



## TOWN OF NEWTOWN

### Town of Newtown Board of Assessment Appeals

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE BOARD OF ASSESSMENT APPEALS

A Newtown Board of Assessment Appeals Special Meeting was held on Thursday, April 16, 2020 at 6:00 PM in Shared Meeting Room #3 at the Newtown Municipal Center, 3 Primrose Street, Newtown, CT. Appellants before the Board participated remotely by telephone due to the Covid-19 Social Distancing Period Mandate.

**Members Present:** Alex Villamil and Brynn Cullen

**Staff Present:** Jackie zVon

**Mr. Villamil called the meeting to order at 6:08 PM.**

#### Approval of Minutes

Mr. Villamil moved to table approval the minutes of April 15, 2020. Ms. Cullen seconded. All were in favor and approval of the minutes was tabled until the next meeting on April 22, 2020.

#### Public Participation

None

#### Unfinished Business

None.

#### New Business

Appeals were heard on the following:

- **Peter A. Spath: R/E at 5,7& 9 Dusty Lane – Per appellant** – Appraised value is too high compared to independent appraisal. **Decision pending.**
- **Santo & Lynda Silvestro: R/E at 18-22 Platts Hill Road – Per Appellant:** Assessment too high based on comparable properties. Property has deed restrictions. **Decision pending.**
- **Ronald Lametta: R/E at 71 Mt. Pleasant Road – Per Appellant:** Market value of home properties has dropped. (M) Alex (2nd) Brynn **Appeal is denied based on insufficient evidence provided by appellant.**
- **Simm Ln., LLC: R/E at 3 Simm Lane – Per Appellant:** Assessor's calculation of market value exceeds actual value of the property. **Decision pending.**
- **I am Journey, LLC: R/E at 31 Hawleyville Road: Appellant failed to attend.**
- **Armstrong Moving and Storage, LLC: P/P, M/V – Per Appellant:** He is being taxed on five (5) vehicles that are owned by a different entity and registered in New York, but parked at his facility. (M) Alex (2nd) Brynn **Appeal is denied based on insufficient evidence to support appellant's claim.**
- **Kellyann Cerrato: R/E at 60 Osborne Hill Road – Per Appellant:** Contesting tax increase of \$2,000 in one year. Too high based on comparable properties. **Decision pending.**
- **Kevin Miller: R/E at 6 Brookwood Drive: Appellant failed to attend.**
- **Janice M. Butler, CPA: P/P –Per Appellant:** Personal Property Declaration was timely filed. New assessment is higher, but nothing has changed from the previous year. **Decision pending.**

- **John & Erin Arcario: R/E at 10 Butternut Ridge - Per Appellant:** Comparable homes have lower assessed values and lower taxes. **Decision pending.**
- **Robert Mastroni: R/E at 224 South Main Street – Per Appellant:** Market values have dropped, and there is an inability to rent retail space because there is so much retail space in Newtown. Comparable properties are valued lower. Parking is limited for first floor. **Decision pending.**

### **Adjournment**

Mr. Villamil moved to adjourn the meeting and commence deliberations. Ms. Cullen seconded. All were in favor, and the meeting was adjourned at 9:00 p.m.

Respectfully submitted,  
Jackie zVon, Clerk