

**NEWTOWN BOARD OF ASSESSMENT APPEALS REGULAR MEETING  
REMOTE PARTICIPATION  
TUESDAY, APRIL 6, 2021**

**MINUTES**

**PRESENT VIA TELECONFERENCE:** Alex Villamil, Charles Gardner and Edward Randall

**CALL TO ORDER:** Mr. Villamil called the meeting to order at 6:09 pm.

**APPROVAL OF MINUTES:** Mr. Villamil moved to accept the minutes of the October 2, 2020 Board of Assessment Appeals Special Meeting. Seconded by Mr. Gardner. Mr. Randall abstained. Motion passes (2-1).

Mr. Villamil moved to accept the minutes of the February 22, 2021 Board of Assessment Appeals Special Meeting. Seconded by Mr. Gardner. Mr. Randall abstained. Motion passes (2-1).

**PUBLIC PARTICIPATION:** None

**NEW BUSINESS:**

*Discussion and Possible Action:*

Hearing appeals for commercial properties with assessed value over \$1,000,000  
Tabled until next meeting.

Conduct Hearings for Scheduled Applicants:

• **Tino & Meghan Martins** – Real Estate at 17 Serene Way

Mr. Martins presented supporting documentation towards his appeal for real estate at 17 Serene Way. The Martins' purchased their home for \$999,000 in 2019. He expressed that 2 acres of the property is useable until you hit the backyard, it then slopes down until you hit the wetlands. When they purchased it in the month of July, it was drier and wasn't obviously wetlands until the rainy season. Mr. Gardner asked if there is anything else on the field card that is inaccurate. Mr. Martins stated that yes, there is an outbuilding labeled as livable space, but is actually not. He indicated that there is no running water or heat, but there is electricity. He noted that the previous owner had not allowed an inspection to be done of the property which is why the assumed living space was added. Mr. Villamil added that the resolution for this may be sending out an inspector to verify the outbuilding does not have finished area. This was tabled for further deliberation.

• **Christopher Symes** – Real Estate at 6 Lake Road

Mr. Symes presented his appeal for real estate at 6 Lake Road for the second year in a row. He claims that although his property is waterfront, it sits on rocks and the value of land is grossly over assessed. Compared to other homes on the road that are waterfront, his has a higher value than others with better views and land that is more appealing. He does not argue the value given to the structure, he is only disputing the value put on his land. The Board agreed to review the comps that Mr. Symes provided and will get back to him with a decision.

• **Wayne & Marshalee Young** – Real Estate at 14 John Beach Road

Mr. Young presented an appraisal which he had done in 2020 and it came out to \$420,000. Compared to

the houses in the neighborhood, he asked the board to review the findings of his own personal appraisal as well as comps he provided. He feels neighbors' homes are similar to his and they're assessed lower. Mr. Villamil indicated that in 2019, there was an adjustment of 5% reduction due to an excess of wet land. Mrs. Young stated that the property sits on 8 acres, with 5 acres as wet land. She asked whether the town could take that acreage back since they have no use for it. Mr. Gardner said that the town does take donations of land and she should inquire whether it would be of interest to them. Mr. Randall also suggested that they speak to Newtown Land Association. This was tabled for further deliberation.

• **Linda Manganaro** – Business Personal Property

Ms. Manganaro spoke on Golden Opportunities which is a home based office. She originally had not submitted a 2020 personal property declaration. However, after consulting with the Assessor's Office, she did submit an amended personal property declaration, as well as, documentation that it is filed as a 501(c)3 company. An interoffice pre-BAA amendment was made and the non-profit exemption was applied. Mr. Villamil would like to confirm with the Assessor's Office whether a 501(c)3 needs to file a declaration every year or not. He tabled this for further clarification.

• **Michael Livingston & Sabrina Santilli** – Real Estate at 3 Grand Place

Mr. Livingston presented his supporting documentation for real estate at 3 Grand Place. He questioned how the assessment comes to be. They purchased the home for \$412,000 in June 2020 and the assessment went up shortly afterwards. He doesn't have an issue paying the taxes, he just feels the amount doesn't compare to other properties on the street. The Board will review the provided documentation and will notify him of their decision.

• **Pamela Bouchard** – Business Personal Property

Ms. Bouchard spoke on her business Plum Orchid LLC. She stated that she has not been making a profit from this business and did not understand why she has to file a declaration. She did not file a personal property declaration for 2020 and was assessed with an estimation plus the 25% non-filed penalty. The Board noted that her business is in fact an actively registered LLC with the State of Connecticut. Mr. Villamil suggested that she fill out a personal property declaration using her own true numbers and submit that to the Board as soon as possible. The Board will await her submission and follow up with a decision.

• **Samms CT, LLC** – Business Personal Property

No show.

• **Plantation Medical, LLP** – Business Personal Property

No show.

• **Libor Karas** – Business Personal Property

Mr. Karas spoke on his farming business, MWF Services, and indicated that he did submit his personal property declaration on time. Mr. Villamil stated that the Assessor's Office had noted his declaration was insufficiently filled out with most of it left blank. Mr. Karas provided a copy of what he submitted to the Board. Mr. Villamil said the Board will double check the declaration and get back to him with a conclusion.

• **Libor Karas** – Real Estate at 58 Botsford Hill Road

Mr. Karas presented photos, supporting documentation and his realtor.com listing regarding his real estate at 58 Botsford Hill Road. He spoke on his property being a working farm. He claims his barn is sitting on a dirt floor and the main house is from the fifties with low ceilings. He claims that he is being driven out of town by the high assessment. Mr. Randall asked if the BAA in 2018 lowered his assessment. Mr. Gardner asked if the lower assessment in 2018 was due to farming exemptions. He also

noted the field card indicated that a recent inspection done in March 2021 resulted that there was no sign of farming. Mr. Karas responded that at the time the field inspector came out, there were no animals on his property at the time. After reviewing the materials presented, the Board needs clarification on whether the farming is being done full time. This was tabled for further deliberation.

• **Jeffrey Cordisco** – Real Estate at 42 Boggs Hill Road

Mr. Cordisco presented his supporting documentation for his property at 42 Boggs Hill Road. He purchased the property in August 2020. It has 5 acres of land with 2 of them useable and 3 of them containing wet land. He presented comps of other properties in the area. He feels his assessment should be more in a \$315,000-\$355,000 range. Mr. Villamil stated that the Board will further review his case and will get back to him with their decision.

**ADJOURNMENT:** There being no further business, Mr. Villamil moved to adjourn the meeting at 9:05 p.m. Seconded by Mr. Randall. All in favor.

*Respectfully submitted,  
Rina Quijano, Clerk*

**THESE MINUTES ARE SUBJECT TO APPROVAL BY THE BOARD OF ASSESSMENT APPEALS  
AT THE NEXT MEETING**