



## TOWN OF NEWTOWN BOARD OF ASSESSMENT APPEALS

NEWTOWN BOARD OF ASSESSMENT APPEALS REGULAR MEETING  
WEDNESDAY, MARCH 22, 2023

### MINUTES

**PRESENT:** Kadri Graffeo, Scott Reiss, Alex Villamil, Edward Randall

**CALL TO ORDER:** Mr. Reiss called the meeting to order at 6:30 pm.

**APPROVAL OF MINUTES:** Mr. Villamil moved to accept the minutes of the March 20, 2023 Board of Assessment Appeals Regular Meeting. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0)

### NEW BUSINESS:

#### *Discussion and Possible Action:*

- Conduct hearings for Scheduled Appellants: (Room #1)
  - **Jodi Lee Craig – Real Estate at 56 Waterview Dr**  
Mr. Reiss began by administering the statutory oath. Jodi Lee Craig presented her case to appeal the assessment of the property listed above.  
Ms. Graffeo made a motion to approve the reduction in the assessed value from \$326,660 to \$246,690. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).
  - **Elizabeth Ross – Real Estate at 67 Elizabeth Circle**  
Mr. Reiss began by administering the statutory oath. Elizabeth Ross presented her case to appeal the assessment of the property listed above.  
Mr. Reiss made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).
  - **JoAnne Barnhart – Real Estate at 73 Elizabeth Circle**  
Mr. Reiss began by administering the statutory oath. Elizabeth Ross representative for JoAnne Barnhart presented the case to appeal the assessment of the property listed above.  
Ms. Graffeo made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Villamil. All in favor. Motion passes (4-0).
  - **75 Taunton Hill Road LLC – Real Estate at 75 Taunton Hill Road**  
Mike Trella the attorney for 75 Taunton Hill Road LLC presented the case to appeal the assessment of the property listed above.  
Mr. Randall made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Villamil. All in favor. Motion passes (4-0).

- **137 Mt Pleasant Road LLC – Real Estate at 137 Mt Pleasant Road**  
 Mike Trella the attorney for 137 Mt Pleasant Road LLC presented the case to appeal the assessment of the property listed above.  
Ms. Graffeo made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).
- **135 Mt Pleasant Road LLC– Real Estate at 135 Mt Pleasant Road**  
 Mike Trella the attorney for 135 Mt Pleasant Road LLC presented the case to appeal the assessment of the property listed above.  
Mr. Reiss made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Randall. All in favor. Motion passes (4-0).
- **133 Mt Pleasant Road LLC– Real Estate at 133 Mt Pleasant Road**  
 Mike Trella the attorney for 133 Mt Pleasant Road LLC presented the case to appeal the assessment of the property listed above.  
Mr. Randall made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Villamil. All in favor. Motion passes (4-0).
- **131 Mt Pleasant Road LLC– Real Estate at 131 Mt Pleasant Road**  
 Mike Trella the attorney for 131 Mt Pleasant Road LLC presented the case to appeal the assessment of the property listed above.  
Mr. Villamil made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).
- **Paul Hilario– Real Estate at 15 Cider Mill Road**  
 Mike Trella the attorney for Paul Hilario presented the case to appeal the assessment of the property listed above.  
Mr. Reiss made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Randall. All in favor. Motion passes (4-0).
- **139 Mt Pleasant Road LLC – Real Estate at 139 Mt Pleasant Road**  
 Mike Trella the attorney for 139 Mt Pleasant Road LLC presented the case to appeal the assessment of the property listed above.  
Mr. Villamil made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Randall. All in favor. Motion passes (4-0).
- **Richard & Alisa Lengel – Real Estate at 32 West Street**  
 Mr. Reiss began by administering the statutory oath. Alisa Lengel presented their case to appeal the assessment of the property listed above.  
Ms. Graffeo made a motion to approve the reduction in the assessed value for dwelling only from \$210,600 to \$197,330. Seconded by Mr. Villamil. All in favor. Motion passes (4-0).
- **Russ-Jean-Marc & Simone A Robertson – Real Estate at 131 Forest Drive**  
 Mr. Reiss began by administering the statutory oath. Russ-Jean-Marc & Simone A Robertson presented their case to appeal the assessment of the property listed above.  
Ms. Graffeo made a motion to approve the reduction in the assessed value from \$375,260 to \$297,500 based on provided appraisal. Also, assessor change two bedrooms to one bedroom and revalidate measurements of square feet, subject to on-site assessor confirmation. Seconded by Mr. Randall. All in favor. Motion passes (4-0).
- **Cynthia S Lattanzio – Real Estate at 3 Somerset Lane**

Mr. Reiss began by administering the statutory oath. Cynthia S Lattanzio presented her case to appeal the assessment of the property listed above.

Ms. Graffeo made a motion to approve the reduction in the assessed value from \$541,860 to \$461,795. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).

- Conduct hearings for Scheduled Appellants: (Room #3)
  - **Jeffrey & Carol Wise – Real Estate at 19 Huntingtown Road**  
Mr. Villamil began by administering the statutory oath. Jeffrey & Carol Wise presented their case to appeal the assessment of the property listed above.  
Mr. Villamil made a motion to approve the reduction in the assessed value from \$257,380 to \$245,000. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).
  - **Frances & Albert Fenaroli – Real Estate at 2 Bennetts Bridge Rd**  
Mr. Villamil began by administering the statutory oath. Albert Fenaroli presented their case to appeal the assessment of the property listed above.  
Mr. Villamil made a motion to approve the reduction in the assessed value from \$352,270 to \$334,656. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).
  - **Clifford & Valerie Ingham – Real Estate at 26 Flat Swamp Road**  
Mr. Villamil began by administering the statutory oath. Clifford & Valerie Ingham presented their case to appeal the assessment of the property listed above.  
Mr. Villamil made a motion to approve the reduction in the assessed value from \$318,460 to \$306,930. Seconded by Mr. Randall. All in favor. Motion passes (4-0).
  - **Dave Deepak & Jagruti Deepak – Real Estate at 7 Quarry Ridge Road**  
Mr. Villamil began by administering the statutory oath. Dave Deepak & Arav Dave (his son) presented the case to appeal the assessment of the property listed above.  
Mr. Villamil made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).
  - **Ahmad Elawa – Real Estate at 56 Charter Ridge Drive**  
Mr. Villamil began by administering the statutory oath. Ahmad Elawa presented his case to appeal the assessment of the property listed above.  
Mr. Villamil made a motion to approve the reduction in the assessed value from \$572,090 to \$553,560. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).
  - **Dan O’Neil – Real Estate at 103 Poverty Hollow**  
Mr. Villamil began by administering the statutory oath to Fred Miller and Dan O’Neil. Robert Hall (attorney), Fred Miller (appraiser), and Dan O’Neil presented the case to appeal the assessment of the property listed above.  
Mr. Villamil made a motion to approve the reduction in the assessed value from \$536,660 to \$430,500 based on the provided appraisal. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).
  - **Joseph H Sugden Jr – Real Estate at 18 Rowledge Pond Rd**  
Mr. Villamil began by administering the statutory oath to Fred Miller and Joseph H Sugden Jr. Robert Hall (attorney), Fred Miller (appraiser), and Joseph H Sugden Jr presented the case to appeal the assessment of the property listed above.  
Mr. Villamil made a motion to approve the reduction in the assessed value from \$474,250 to \$392,000 based on the provided appraisal. Seconded by Mr. Randall. All in favor. Motion passes (4-0).

- **Robert H Hall – Real Estate at 8 Huntingtown Road**  
Mr. Villamil began by administering the statutory oath to Fred Miller. Robert H Hall (attorney) and Fred Miller (appraiser) presented the case to appeal the assessment of the property listed above.  
Mr. Villamil made a motion to approve the reduction in the assessed value from \$302,020 to \$168,000 based on the provided appraisal. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).
  - **Robert H Hall & Margot S Hall – Real Estate at 5 Nettlestown Avenue**  
Robert H Hall (attorney) withdrew his appeal.
  - **Dawn Palmieri – Real Estate at 69 Mt Pleasant Road**  
Mr. Villamil began by administering the statutory oath. Dawn Palmieri presented her case to appeal the assessment of the property listed above.  
Mr. Villamil made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).
  - **Regina DelRossi – Real Estate at 7 Bayberry Drive**  
Mr. Villamil began by administering the statutory oath. Regina DelRossi presented her case to appeal the assessment of the property listed above.  
Mr. Villamil made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).
  - **Jeanette Fenaroli – Real Estate at 60 Totem Trail**  
Mr. Villamil began by administering the statutory oath. Jeanette Fenaroli presented her case to appeal the assessment of the property listed above.  
Mr. Villamil made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).
- Deliberated and finalized decisions as noted in the above motions.

**ADJOURNMENT:** There being no further business, Mr. Reiss deemed the meeting adjourned at 10:56 pm.

*Respectfully submitted,  
Dana Ulibarri, Clerk*

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