



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 30, 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 6:11 PM.

Approval of Minutes

Mr. Villamil moved to approve the minutes of April 22, 2020. Ms. Cullen seconded. All were in favor and the minutes were approved.

Public Participation

Chris Symes: 6 Lake Drive

Unfinished Business

Put on record decided appeals:

- **Chris Symes -Real Estate at 6 Lake Drive:** Alex made a Motion to Deny Appeal after review of evidence provided by appellant and the corresponding field cards in the assessor's office. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Robert Fonseca - Real Estate at 8 Knollwood Drive:** Alex made a Motion to Deny Appeal due insufficient documentation to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Chris Hottois - Real Estate at 6 Washington Avenue:** Alex made a Motion to Disapprove waiving of penalties; but to lower the value of the assessment by 33% to \$234,250. Brynn seconded. Discussion. All in favor. Motion passed. Appeal disapproved.
- **Chris Hottois - Real Estate at 33 Main Street:** Alex made a Motion to Disapprove waiving of penalties; but to lower the value of the assessment by 33% to \$465,260. Brynn seconded. Discussion. All in favor. Motion passed. Appeal disapproved.
- **Chris Hottois - Real Estate at 4 Washington Avenue:** Alex made a Motion to Disapprove waiving of penalties; but to lower the value of the assessment by 33% to 694,350. Brynn seconded. Discussion. All in favor. Motion passed. Appeal disapproved.
- **Wayne & Marshalee Young - Real Estate at 14 John Beach:** Alex made a Motion to Deny Appeal due insufficient documentation to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Bernard Hydock - Real Estate at 37 Boulevard:** Alex made a Motion to Deny Appeal based on field card and provided evidence review. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.

- **Tino & Meghan Martins - Real Estate at 17 Serene Way:** Alex made a Motion to Deny Appeal due insufficient documentation to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied. The Board also directed the appellant to confirm that he has the most current field card with the assessor's office.
- **Newtown Landlord, LLC - Real Estate at 139 Toddy Hill Road c/o Attorney Paul J. Dorsi:** Alex made a Motion to Deny Appeal based on review of appellant's documents and insufficient documentation to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Anjana Khurana - Real Estate at 1 Copper Creek Circle:** Alex made a Motion to Deny Appeal due insufficient documentation to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Anjana Khurana - Real Estate at 3 Cobblestone Lane:** – Alex made a Motion to Deny Appeal due insufficient documentation to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Hilario's Variety Corp. represented by Attorney Mike D. Reiner – 131 Mount Pleasant Road: Personal Property:** Alex made a Motion to Deny Appeal based on insufficient evidence provided by appellant and lack of relevant tax forms filed with the assessor's office. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **David Andrew: Real Estate at 5 Buck Trail:** Alex made a Motion to Deny Appeal due insufficient evidence to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Joseph Volk/Worldwide Properties, LLC – Real Estate at 146 South Main Street:** Alex made a Motion to Deny Appeal based on insufficient evidence provided by the appellant to support his claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Waterfall Plaza, LLC – Real Estate at 259 South Main Street:** Alex made a Motion to Deny Appeal due insufficient evidence to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Jim & Sue Shortt: Real Estate at 52A Riverside Road:** Alex made a Motion to Deny Appeal based on review of appellant's documents and assessor's records which fail to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Christopher Mahady & Nancy Mengler - Real Estate at 5 Mt. Nebo Road** Alex made a Motion to Deny Appeal due insufficient documentation to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **The Good Earth Tree Care, Inc. – 753 South Main Street: Personal Property:** Alex made a Motion to Approve Appeal based on appellant's documentation showing proof of tax exemption status for machinery being used for recycling purposes. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Approved.
- **Chester & Paula Hopper - Real Estate at 131 Boggs Hill Road:** Alex made a Motion to Approve based on evidence provided and change assessment value to \$270,00. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Approved.
- **Michael & Joanne Genovese – Real Estate at 22 Bradley:** Alex made a Motion to Deny Appeal due insufficient evidence to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Mike D'Amato/MD57 Castle Meadow, LLC: Real Estate at 57 Castle Meadow Road:** Alex made a Motion to Deny Appeal based on insufficient evidence provided by appellant and review of tax assessor's records and methods. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **William A. Genovese, Jr./Hattertown Consultants – 8 Hattertown Road: Personal Property:** Alex made a Motion to Deny Appeal due insufficient evidence to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **William A. Pieragostini/On The Rocks Farm- 9A Point O Rocks Road: Personal Property:** Alex made a Motion to Deny Appeal based on insufficient evidence provided by the appellant and lack of relevant tax forms filed with the

assessor's office. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.

- **Yvonne Grimes - 1 Bennetts Bridge Road: Personal Property:** Alex made a Motion to Approve and set item #17 value "Farm Machinery" on the summary report to \$0; add remainder of items on the report and apply a 25% penalty to those items. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Approved.
- **Keith Irwin – 33 Copper Creek Circle: Motor Vehicle:** Alex made a Motion to Deny Appeal due insufficient evidence to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Christine Bernhardt/Andrea Collins/Sedor Farm LLC: Personal Property:** Alex made a Motion to Approve and set item #17 value "Farm Machinery" on the summary report to \$0; add remainder of items on the report and apply a 25% penalty to those items. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Approved.
- **Joseph J. & Annette Zatkovich – Real Estate at 621 Brookside Court:** Alex made a Motion to Deny Appeal due insufficient evidence to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Constance Johnson/Wet Puppy Products – Personal Property: 11 Rockywood Drive:** Alex made a Motion to Approve Appeal and set assessment value to \$4,680 on the personal property assessment notice. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Approved.
- **Elizabeth Chaves/Therapeutic Massage – 54 Maltbie Road: Personal Property:** Alex made a Motion to Approve Appeal and adjust assessment by \$205.00 on the personal property assessment notice. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Approved.
- **Lisa & James Gallagher – Real Estate at 31 Equestrian Ridge Road:** Alex made a Motion to Deny Appeal based on insufficient documentation to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Paul Fadus & Chris Carvalho – Real Estate at 91 Church Hill Road:** Alex made a Motion to Deny Appeal based on appellant's failure to produce evidence that the property was incorrectly assessed. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **16-30 Hattertown Rd., LLC- Real Estate at 16-30 Hattertown Road:** – Alex made a Motion to Deny Appeal based on documents provided by appellant and documents reviewed at the assessor's office. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **HW 1945, LLC – Real Estate at 5, 11 & 25 Meridian Ridge Drive:** Alex made a Motion to Deny Appeal based on appellant's insufficient evidence to support his claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Advanced Rejuvenation Therapy dba Biorestore – 32 Church Hill Road: Personal Property:** Alex made a Motion to Deny Appeal due insufficient documentation to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **William DeRosa & Sadra Mejia – Real Estate at 115 Forest Drive:** Alex made a Motion to Deny Appeal based on review of field card and adjustments already made for the property. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Paul & Geraldine Mitchell – Real Estate at 15A Old Green Road:** Alex made a Motion to Approve Appeal, and to 1.) Set assessed value at \$282,564 on appellant's field card; and 2.) Set a new value for interior living area if different from field card based on inspector being allowed to enter and measure by appellant. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Approved.
- **Santo & Lynda Silvestro- Real Estate at 18-22 Platts Hill Road:** Alex made a Motion to Deny Appeal based on review of appellant's documents and lack of sufficient proof to alter assessment. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Ronald Lametta – Real Estate at 71 Mt. Pleasant Road:** Alex made a Motion to Deny Appeal based insufficient evidence provided by appellant. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Simm Ln., LLC: Real Estate at 3 Simm Lane:** Alex made a Motion to Deny Appeal due insufficient documentation to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Armstrong Moving and Storage, LLC – 10 Turnberry Lane: Personal Property:, M/V – Per Appellant:** Alex

made a Motion to Deny Appeal due insufficient evidence to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.

- **Janice M. Butler, CPA: Personal Property:** Alex made a Motion to Approve Appeal and set assessed value at \$70 and add 25% statutory penalty to the total net. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Approved.
- **John & Erin Arcario – Real Estate at 10 Butternut Ridge:** Alex made a Motion to Deny Appeal based on insufficient evidence and review of field cards at assessor's office to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Robert Mastroni – Real Estate at 224 South Main Street:** Alex made a Motion to Deny Appeal based on insufficient evidence to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.

New Business

Appeals to Decide:

- **Charles Spath (The Peter A. Spath Trust) – Real Estate at 5,7& 9 Dusty Lane:** Alex made a Motion to Deny Appeal based on insufficient evidence to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Kellyann Cerrato – Real Property at 60 Osborne Hill Road:** Alex made a Motion to Deny Appeal based on insufficient evidence to support appellant's claim and review of comparable properties provided by appellant. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Abigail Kende – 141 Poverty Hollow Road: Personal Property:** Alex made a Motion to Approve Appeal. Reduce assessment by \$3,830. Add all other figures and apply a penalty to that sum. Assessor to inform appellant that there are non-registered vehicles that need to be registered. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Approved.
- **Bob & Siobhan Deveney – Real Estate at 10 Greenleaf Farms Road:** Alex made a Motion to Approve Appeal, for inspector to confirm square footage based on access being granted by appellant. Drop grade to A+ from AA, and change year built of pool to 1999 and "custom" to "standard" on the field card and apply adjustments triggered by these changes to the assessment. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Approved.
- **Dodgingtown Auto Repair, LLC represented by Candace V. Fay Esq.: Personal Property:** Alex made a Motion to Deny Appeal based on non-filing status at the assessor's office. Therefore, insufficient evidence to support appellant's claim. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Nassar Aqeel – Real Estate at 11 Church Hill Road:** Brynn made a Motion to Approve Appeal and set assessment value at \$680,481. Alex seconded. Discussion. All in favor. Motion passed - Appeal Approved.
- **Paul & Katherine Lukienchuk – Real Estate at 25 Dayton Street:** Alex made a Motion to Deny Appeal based on insufficient evidence provided to support the appeal. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Andy & Cheryl Engels – 147 Brushy Hill Road: Personal Property:** Alex made a Motion to Deny Appeal based on evidence provided by appellant. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.
- **Craig Kopfman/Green Acres Landscaping – 5 Dusty Lane: Personal Property:** Alex made a Motion to Approve Appeal; add values on 2019 summary report equal to \$35,260, then add 25% penalty to sum. Total \$44,080. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Approved.
- **The Good Earth Tree Care, Inc.: Personal Property:** Alex made a Motion to Approve Appeal based on evidence provided by appellant. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Approved.
- **The Good Earth Tree Care, Inc.: Personal Property:** Alex made a Motion to Approve Appeal based on evidence provided by appellant. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Approved.
- **Granny's Bridge, LLC – Real Estate at 7 Beaver Dam Road:** Alex made a Motion to Approve Appeal and set land line valuation adjustment factor to 0.97. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Approved.

- **Lisa Katchadurian- Real Estate at 8 Winter Ridge Road:** Alex made a Motion to Deny Appeal based on review of documents provided by appellant. Brynn seconded. Discussion. All in favor. Motion passed - Appeal Denied.

Mr. Villamil made a Motion to Approve Charlie Gardner as a third member of the Board of Assessment Appeals. Ms. Cullen seconded. Discussion. Motion passed. Charlie Gardner is approved as the third member of the Board of Assessment Appeals.

Adjournment

Mr. Villamil moved to adjourn the meeting. Ms. Cullen seconded. All were in favor, and the meeting was adjourned at 9:37 p.m.

Respectfully submitted,
Jackie zVon, Clerk