

TOWN OF EAST LYME

BOARD OF ASSESSMENT APPEALS

MARCH 19, 2016

MEETING MINUTES

Members Present:

Michael Foley, Chairman
Mary Ann Salvatore
Patrick Hughes
Anne Thurlow
Susan Graham

FILED IN EAST LYME
CONNECTICUT
Mar 24 2016 AT 8:35 AM PM
Carol A. Thurlow
EAST LYME TOWN CLERK

The meeting was called to order at 9:00 a.m.

Christopher and Shaler Wright – 30 Brainard Road – List Number 001175

Mr. Foley swore them in.

Mr. Wright stated the house was purchased in August of 2014. It has no garage, no permanent dock, and is marshy in the backyard. It appears that his assessment is not in alignment with other properties. 28 and 32 Brainard Road are both gorgeous homes and the land may be similar, but the houses are very different.

Pierce McConaughy – 32 Sea Crest Avenue – List Number 002364

Mr. Foley swore Mr. McConaughy in.

Mr. McConaughy stated he bought the property at auction for \$183,000. He does not feel it was appraised properly.

Patricia Kolosowski – 35 Woodland Drive – List Number 003654

Mr. Foley swore Ms. Kolosowski in.

Ms. Kolosowski stated the house was built in 1945, nothing has been done to it. There is no insulation. There are large rock outcroppings and there are two bedrooms, not three. It is in poor condition.

Assessor's Corrections:

Motion (1) Mr. Hughes moved to approve the Assessor's Corrections as presented.

Seconded by Ms. Thurlow.

Motion Passed 5-0.

Approval of Meeting Minutes

Motion (2) Ms. Salvatore moved to approve the Minutes of March 9, 2015.

Seconded by Ms. Graham.

Motion Passed 3-0-2 (Mr. Hughes & Ms. Thurlow abstained)

Motion (3) Ms. Salvatore moved to approve the Minutes of March 10, 2015.

Seconded by Ms. Graham.

Motion Passed 3-0-3 (Mr. Hughes & Ms. Thurlow abstained)

Motion (4) Ms. Salvatore moved to approve the Minutes of March 14, 2015.

Seconded by Ms. Graham.

Motion Passed 3-0-2 (Mr. Hughes & Ms. Thurlow abstained)

Motion (5) Ms. Graham moved to approve the Minutes of September 12, 2015.

Seconded by Ms. Salvatore.

Motion Passed 2-0-3(Mr. Foley, Mr. Hughes & Ms. Thurlow abstained)

Motion (6) Mr. Hughes moved to approve the Minutes of January 11, 2016.

Seconded by Ms. Salvatore.

Motion Passed 3-0-2 (Ms. Thurlow & Ms. Graham abstained)

Motion (7) Mr. Hughes moved to approve the Minutes of March 14, 2016.

Seconded by Ms. Graham.

Motion Passed 5-0.

Motion (8) Ms. Graham moved to approve the Minutes of March 15, 2016.

Seconded by Ms. Salvatore.

Motion Passed 5-0.

DELIBERATION

Joseph Woychowski – 1997 VW Jetta – List Number 902717

Motion (9) Mr. Hughes moved to reduce the appraised value of the vehicle to \$775.00.

Seconded by Ms. Thurlow.

Motion Passed 5-0.

Daniel Sullivan – 1999 Renegade Motor Home – List Number 902379

Motion (10) Ms. Graham moved to reduce the appraised value to \$28,150.

Seconded by Ms. Salvatore.

Motion Passed 5-0.

April Marie Music – List Number 43869

She did not file her personal property declaration on time, the penalty cannot be reduced.

Mr. Hughes moved to reduce her appraised value by \$400.00.

There was no second.

Motion (11) Ms. Salvatore moved to remove item 24 in the amount of \$950.00.

Seconded by Ms. Graham.

Motion Passed 5-0.

James & Kathy Crete – List Number 42330

They did not attend their appointment.

Motion (12) Ms. Graham moved to take no action.

Seconded by Mr. Hughes.

Motion Passed 5-0.

Mike & Jessica Valsamis – 30 Willow Lane – List Number 7763

Ms. Salvatore recused herself.

The comps were not in their neighborhood, they were no persuasive comps.

Motion (13) Mr. Hughes moved to take no action.

Seconded by Ms. Graham.

Motion Passed 4-0

Carol Newman – 31 Wells Street – List Number 2160

The property she compared hers to abuts the military base, hers is right next to the beach in a nice location.

Motion (14) Ms. Graham moved to take no action.

Seconded by Mr. Hughes.

Motion Passed 5-0.

Gaeton Rocamore – 6 Elizabeth Street – List Number 007273

If the lot is smaller than the street card states then the Assessor can fix that.

Motion (15) Mr. Hughes moved to take no action.

Seconded by Ms. Salvatore.

Motion Passed 4-0-1 (Ms. Graham abstained)

Niantic Realty LLC – 5 Barone Road – List Number 006083

Motion (16) Ms. Thurlow moved to reduce the dwelling appraised value to \$1.00.

Seconded by Ms. Graham.

Motion Passed 5-0.

William Mayhew – 75 West Main Street

Mr. Foley recused himself.

Motion (17) Mr. Hughes moved to take no action.

Seconded by Ms. Salvatore.

Motion Passed 4-0.

Jill Holt – List Number 003155/003156/003154

All of these were withdrawn

Bodhi Naturopathic LLC – List Number 44062

Motion (18) Ms. Thurlow moved to reduce item 24 to zero.

Seconded by Ms. Graham.

Motion Passed 5-0.

19 West Lane EL LLC – List Number 008245

Motion (19) Ms. Graham moved to reduce the “C” factor by a point to 2.0, based on the surrounding properties.

Seconded by Ms. Thurlow.

Motion Passed 5-0.

Barbara Kardys – 6 Upper Kensington – List Number 9410

It was determined that this property is consistent with the rest of the neighborhood.

Motion (20) Mr. Hughes moved to take no action.

Seconded by Ms. Thurlow.

Motion Passed 5-0.

Barbara Kardys – 210 West Main Street – List Number 0634

Motion (21) Ms. Salvatore moved to reduce the grade of the dwelling to Fair.

Seconded by Ms. Graham.

Motion Passed 5-0.

Shri Krishna – Day’s Inn – List Number 9410

Motion (22) Ms. Graham moved to take no action.

Seconded by Ms. Salvatore.

Motion Passed 5-0.

Christopher Wright – 30 Brainard Road – List Number 001175

It was determined that the house to the left has a C factor of 2, he is a 2.25.

Motion (23) Ms. Thurlow moved to lower the C factor to 2.0

Seconded by Mr. Hughes.

Motion Passed 5-0.

Pierce McConaughy – 32 Sea Crest Avenue – List Number 2364

The comps that were used were from 2014/2015.

Motion (24) Ms. Graham moved to take no action.

Seconded by Ms. Thurlow.

Motion Passed 5-0.

Patricia Kolosowski – 35 Woodland Drive

Motion (25) Ms. Salvatore moved to take no action.

Seconded by Ms. Graham.

Motion Passed 5-0.

The meeting was adjourned Ms. Thurlow 11:40 a.m.

Respectfully Submitted,

**Karen Miller Galbo
Recording Secretary**