

TOWN OF EAST LYME  
BOARD OF ASSESSMENT APPEALS

MARCH 8, 2011

EAST LYME TOWN HALL

MEETING MINUTES

FILED: March 11, 2011  
AT 8:45 AM.

L. Blais, ATC  
TOWN CLERK

Members Present:  
William Weber, Chairman  
Joan Schwartz, Secretary  
Paul Dagle  
Susan Graham  
Holly Cheeseman

Chairman Weber called the meeting to order at 6:06 p.m.

Motion (1) Mrs. Cheeseman moved to approve the Meeting Minutes of the January 24, 2011 meeting.

Seconded by Mr. Dagle.

Motion Passed 5-0.

Motion (2) Mr. Dagle moved to approve the Meeting Minutes of the March 1, 2011 meeting.

Seconded by Mrs. Cheeseman.

Motion Passed 5-0.

Motion (3) Mrs. Cheeseman moved to approve the Meeting Minutes of the March 5, 2011 meeting.

Seconded by Mrs. Schwartz.

Motion Passed 5-0.

**Appeal #3: Chowdhury & Hines Chicken Inc., dba KFC**

The members discussed this appeal with the Assessor, Donna Bekech. She explained the Audits that were done in 2007, 2008 and 2009. There was also a property inventory done in 2002. Chowdhury & Hines has never claimed that any assets have been disposed of. They are disputing the Audit figures.

**Motion (4) Mrs. Cheeseman moved that the Board make no change being that the applicant's information did not supply sufficient grounds for a change in value.**

**Seconded by Mrs. Graham.**

**Motion Passed 5-0.**

**Appeal #1: Susan Bracht – 2009 Supplemental Motor Vehicle #900250**

Ms. Bracht did not show up for her scheduled appointment with the Board.

**Motion (5) Mrs. Cheeseman moved that the Board make no change given the applicant's non-appearance.**

**Seconded by Mrs. Graham.**

**Motion Passed 5-0.**

**Appeal #4: Li Li – Personal Property #43541**

**Motion (6) Mr. Dagle moved that the Board make no change due to insufficient evidence presented by the Applicant.**

**Seconded by Mrs. Cheeseman.**

**Motion Passed 5-0.**

**Appeal #5: Alberti – 7 Darrows Court – Real Estate # 9440**

The property is 1500 square feet larger than the comparable property they presented as evidence. They also have one more bedroom and one more bathroom than the comparable property, and the acreage of 7 Darrows Court was three times as much.

**Motion (7) Mrs. Graham moved that the Board make no change due to insufficient evidence to justify a change after review of the 100% appraised value of the identified comparable property.**

**Seconded by Mrs. Cheeseman.**

**Motion Passed 5-0.**

**Appeal #6: Suite Stage, LLC – Personal Property #43593**

The appellant claimed the value of personal property should be zero, but she did state that she did do some consulting work, and performed a survey for a builder. She never stated what the value would be of her personal property, other than zero.

**Motion (8) Mr. Weber moved to remove the “Other” personal property value from her Personal Property Bill for Suite Stage, LLC, which would make the total Assessed value 1340, plus the penalty of 335 for a total of 1675.**

**Seconded by Mrs. Cheeseman.**

**Motion Passed 5-0.**

**Appeal #7: Shri Krishna – Personal Property # 2078**

A representative of Shri Krishna did not show up for the scheduled appointment with the Board.

**Motion (9) Mrs. Cheeseman moved that the Board make no change given the applicant’s non-appearance.**

**Seconded by Mr. Dagle.**

**Motion Passed 5-0.**

**Appeal #8: Welch – 2 Joshua Valley Road – Real Estate # 8730**

The values of this property were already adjusted for location in 2006. There has been a decline in the market, but that does not have anything to do with the 2006 values.

**Motion (10) Mrs. Graham moved that the Board make no change on the assessed value because the value was already adjusted in 2006 for the same reason that the appellant is stating, and the Town has already taken the location factor into account.**

**Seconded by Mrs. Schwartz.**

**Motion Passed 5-0.**

**Appeal #9: Wendy Roth dba Eric Eden Ceramics – Personal Property # 43412**

**Motion (11) Mrs. Cheeseman moved that the Board make no change because the Applicant’s Personal Property Declaration supports the assessment.**

**Seconded by Mrs. Graham.**

**Motion Passed 5-0.**

**Appeal #10: Jasvinder Awla – 2009 Supplement Motor Vehicle #900101**

**Motion (12) Mrs. Graham moved that the Board make no change to the Assessed value of the car because the applicant provided no documentation to justify a change.**

**Seconded by Mrs. Cheeseman.**

**Motion Passed 5-0.**

**Appeal #11: Rain Forest Spa – Personal Property # 43597**

A representative of Rain Forest Spa did not show up for the scheduled appointment with the Board.

**Motion (13) Mrs. Cheeseman moved that the Board make no change given the applicant's non-appearance.**

**Seconded by Mrs. Graham.**

**Motion Passed 5-0.**

**Appeal #12: Rain Spa – Personal Property # 43596**

A representative of Rain Spa did not show up for the scheduled appointment with the Board.

**Motion (14) Mrs. Cheeseman moved that the Board make no change given the applicant's non-appearance.**

**Seconded by Mr. Dagle.**

**Motion Passed 5-0.**

**Appeal #13: Richard Kimball dba Kimball & Associates CPA's Personal Property # 43588**

**Mrs. Cheeseman moved to change the assessment to 2505 to reflect a sole proprietorship and not a joint venture.**

**\*\*There was no second of that Motion.**

**Motion (15) Mr. Dagle moved that the appraised value be based on a one person office and the appraised value of the furniture and the computer be reduced to \$1000.00 each to be consistent with similar businesses.**

**Seconded by Mrs. Cheeseman.**

**Motion Passed 5-0.**

**(Assessed value now equals 1340 plus penalty of 335, for a total of 1675.**

**Appeal #19: Niantic Seaview, LLC – 44 Central Ave - Real Estate #4510**

A letter was received from Niantic Seaview, LLC withdrawing this application.

**Motion (16) Mrs. Cheeseman moved that the Board make no change given the applicant's non-appearance.**

**Seconded by Mrs. Schwartz.**

**Motion Passed 5-0.**

**Appeal #16: Paul & Jeanne Lussier – 220 Old Black Point Road  
Real Estate Account Number: 9609**

This is an approved building site, it is 1.25 acres. The Board reviewed 2 Francis Lane, 10 Francis Lane, and 14 Francis Lane.

**Motion (17) Mrs. Cheeseman moved to lower the C-Factor on lot 16-2 (220 Old Black Point Road) to 1.75 based on the comparable properties in the neighborhood, and 1.0 on the excess acreage due to the wetlands access and the comparable properties.**

**Seconded by Mrs. Schwartz.**

**Motion Passed 5-0.**

**(Assessed value now equals \$494,830)**

**Appeal #14: David Bingham – Route I-95 – Real Estate Account Number; 4262**

Mr. Bingham believes it should be work 20,000 because that is what he paid for it, but it is the 2006 values that this Board considers. The C Factors are already .50.

**Motion (18) Mrs. Graham moved that there is not enough documentation to make a change.**

**Seconded by Mrs. Cheeseman.**

**Motion Passed 5-0.**

**Appeal #15: Janelle Soleau – 22 Darrows Ridge Road – Real Estate Account #: 9427**

The appellant stated the land is over assessed, but the assessment was already dropped because of the topography.

**Motion (19) Mr. Dagle moved that there is not enough justification to change the assessment values.**

**Seconded by Mrs. Cheeseman.**

**Motion Passed 5-0.**

**Appeal #2: Robert & Teresa Boos – 4 Aberdeen Court – Real Estate Account #: 9357**

The board compared this property to 2 Aberdeen Court and 6 Aberdeen Court.

**Motion (20) Mr. Dagle moved that the Board make no change based on the lack of jurisdiction to reduce the assessed value.**

**Seconded by Mrs. Graham.**

**Motion Passed 5-0.**

**Appeal #17: Lynne M. Cesario – 15 Darrows Ridge Road Real Estate Account Number: 9428**

The Board felt this property was assessed properly along with other houses in Town. The Assessor's card already reflects the unfinished spaces that Mr. Cesario discussed. The square footage was measured in accordance with standard assessment practice.

**Motion (21) Mr. Weber moved that the Board make no change based on the fact that the unfinished spaces are already documented on the Assessor's card and the Square footage was calculated per the standard procedures of Assessors.**

**Seconded by Mrs. Schwartz.**

**Motion Passed 5-0.**

**Appeal #18: Dawn Bond et al – Fairhaven Road – Real Estate Acct #2106**

**Motion (22) Mrs. Cheeseman moved to reduce the c factor on the buildable portion of the property to .75 because of the presence of marsh land.**

**Seconded by Mrs. Graham.**

**Motion Passed 5-0.**

**(Assessed Value now equals \$77,560)**

**Motion (23) Mrs. Schwartz moved to adjourn the meeting at 10:20.**

**Seconded by Mr. Dagle.**

**Motion Passed 5-0.**

**Respectfully Submitted,**

A handwritten signature in cursive script, appearing to read "Karen Miller Galbo".

**Karen Miller Galbo  
Recording Secretary**