

TOWN OF EAST LYME

BOARD OF ASSESSMENT APPEALS

MARCH 14, 2015

MEETING MINUTES

Members Present:

Michael Foley, Chairman  
Sue Graham  
Mary Ann Salvatore  
Joan Schwartz  
Ralph Napiany

FILED IN EAST LYME  
CONNECTICUT  
MAY 15 8:15 AM PM  
Kathleen Gallo, Clerk  
EAST LYME TOWN CLERK

Chairman Foley called the meeting to order at 9:00 a.m.

**Motion (1) Sue Graham moved to approve the 2014 Grand List Assessor Corrections as submitted:**

Raymond Hart, List #42969;  
William Lane DBA Connecticut Heat, List #43991;  
James Shivevar DBA CT Photo Guys, List #43954;  
Fred & Lynn Youngman, List #43864

Seconded by Ralph Napiany

Motion Passed 5-0.

**Motion (2) Sue Graham moved to take no action on all appellants who did not appear for their hearing:**

Robert Conrad, List #42185  
Children's Dental Associates, List #41856  
Nice Apartments, LLC, List #43790  
Nice Townhouses, LLC, List # 43791  
SRG Systems, Inc., List # 41914  
Computer Gurus, List # 41870  
Eric Cymbala, List #3552  
Old Ledge Apiaries, List # 43795  
Robert Gordon Douglas, List # 1208

Seconded by Ralph Napiany

Motion Passed 5-0.

**Terry & Frances Ryan, 11 West Lane, List # 5960**

Attorney Gene Cushman represented the appellant. He stated there is only 50 feet of waterfront. He stated there are properties around 11 West Lane with considerably more waterfront that are assessed for less. This property faces Millstone, and property values in Old Black Point have come down considerably.

**Arthur J. Phelan, 66 South Washington Avenue, List #5474**

Mr. Foley swore Mr. Phelan in.

Mr. Phelan stated the house was built in 1871. There is no insulation, no furnace, and no air conditioning. 64 South Washington Avenue sold for \$440,000. His house faces Millstone. The bluff walkway was damaged by a hurricane and has not been fixed by Crescent Beach Association yet. His mortgage lender said he needed flood insurance. He believes the house is in below average condition.

**DELIBERATIONS**

**Arthur J. Phelan, 66 South Washington Avenue, List #5474**

**Motion (3) Mary Ann Salvatore moved to change the C. Factor to 3.5.**

**Seconded by Ralph Napiany.**

**Motion Passed 5-0.**

**Harvest Christian Fellowship, List #6149**

Mr. Foley stated according to his research it is taxable, because they don't use it for church business.

**Motion (4) Ralph Napiany moved to take no action on this item.**

**Seconded by Sue Graham.**

**Motion Passed 5-0.**

**Carla Steele, 10 Billow Road, List #4616**

The members researched the C. Factors of the neighboring properties. They were consistent.

**Motion (5) Ralph Napiany moved to take no action on this item.**

**Seconded by Mary Ann Salvatore.**

**Motion Passed 5-0.**

**417 Main Street Niantic, LLC, Crescent Point, List #43795**

**Motion (6) Sue Graham moved to take no action on this item.**

**Seconded by Joan Schwartz.**

**Motion Passed 5-0.**

**Anya Sokolovskaya, 26 White Birch Circle, List #339**

**Motion (7) Sue Graham moved to reduce the assessed value by \$3000.00.**

**Seconded by Ralph Napiany.**

**Motion Passed 5-0.**

**Frank Natale, N. Edgewood Road, List #3354**

**Motion (8) Ralph Napiany moved to take no action on this item.**

**Seconded by Sue Graham.**

**Motion Passed 5-0.**

**Terry & Frances Ryan, 11 West Lane, List #5960**

**Motion (9) Sue Graham moved to take no action on this item.**

**Seconded by Mary Ann Salvatore.**

**Motion Passed 5-0.**

**Respectfully Submitted,**

**Karen Miller Galbo  
Recording Secretary**

