

TOWN OF EAST LYME
BOARD OF ASSESSMENT APPEALS

MARCH 13, 2012

MEETING MINUTES

MEMBERS PRESENT:
SUE GRAHAM, CHAIRWOMAN
PAUL DAGLE
MICHAEL FOLEY
JOAN SCHWARTZ

FILED Mar 14, 2012
AT 10:00 a.m.

MEMBERS ABSENT:
RALPH NAPIANY

L. A. Blair, etc.
TOWN CLERK

The meeting was called to order at 6:30 p.m.

45) Black Point Construction Company, LLC – Real Estate (List #9291)

Barbara Swensson and Donald Eckley were present to appeal the assessment of 10 Miranda Way. It has been on the market for the last few years. They are hoping to sell it soon. They believe the fair market value is \$82,500.00.

46) Black Point Construction Company, LLC – Real Estate (List #9292)

Barbara Swensson and Donald Eckley were present to appeal the assessment of 12 Miranda Way. It has been on the market. It will need a 350 foot driveway, and 2000 yards of fill is needed for the septic system. They believe the fair market value is \$82,500.00.

47) Route 156 Industries, LLC – Real Estate (List #6240)

Barbara Swensson and Donald Eckley were present to appeal the assessment of 3 Sessa Lane. It is a commercial building. They believe the fair market value to be \$80,000.00. It is very close to needing to be replaced. To replace the building it would cost between \$34,800.00 and \$41,800.00.

48) First Niantic Limited Liability Company – Real Estate (List #607)

Barbara Swensson and Donald Eckley were present to appeal the assessment of 17 West Lane. They believe there is limited access to their home due to two posts and a chain across the road in Old Black Point. They met with Vision and did get a decrease in their assessment. They believe the house value is very high. The roof is leaking, the drywall is cracking, screens are ripped, the carpet is original, there are numerous dog

accidents on the carpet, the interior needs paint, and three garage doors are inoperable. The air conditioning is broken. Their view is of Millstone. They believe fair market value to be \$1,400,000.00.

49) L&L East Lyme, LLC – Real Estate (List #1364)

Attorney Mark Murphy represented Stop and Shop at 248 Flanders Road. He is appealing the real estate assessment at that property. He believes the fair market value to be \$7,300,000.00.

50) GPF Flanders Plaza LLC – Real Estate (List #1858)

Attorney Mark Murphy represented CVS at 9 Chesterfield Road. He is appealing the real estate assessment at that property. He believes the fair market value to be \$2,450,000.00.

51) Pomer, Marshall Ira – Real Estate (List #5493)

Mr. Pomer owns Sherman Court in Crescent Beach. He presented an appraisal to the Board. He believes the fair market value of the property to be \$525,000.00. He does not have any place to park at his home. He doesn't have heat. He also is not on the beach, but on the bluff.

5,6,7,8 Dancel – Personal Property Account Number 43663

A representative did not appear for the hearing.

52) Cesario, Lynne M – Real Estate (List #9428)

Lynne and John Cesario were appealing the assessment of 15 Darrows Ridge Road. They believe there is a land discrepancy. They do not feel that their land value should have been increased. Also there is a bonus room over their garage that is not heated. They believe the fair market value to be \$700,000.00. They presented an appraisal to the Board.

Davidson, Scott – Real Estate (List #6160)

Mr. Davidson did not appear for the hearing for 42 Indian Woods Road.

Davidson, Scott – Real Estate (List #3936)

Mr. Davidson did not appear for the hearing for 3-5 Pleasant Street.

53) Hennessey, Michael B. & Heather J. – Real Estate (List #6888)

Mr. and Mrs. Hennessey are appealing the assessment at 16 South Road. They believe the land and buildings are out of line. The land in front of their home is owned by the Marina next door, so their property is not waterfront. They believe the fair market value to be \$445,000.00

54) Niantic Bay Yacht Club – Real Estate (List #4999)

Hunt Foster, Norm Peck, and Dennis Hoisington were present to appeal the assessment of the Yacht Club property at 18 Shore Road. They believe the property is overvalued. They have been trying to sell it. They had it on the market for \$450,000.00 and reduced it to \$400,000.00. At the members direction they have had to keep the asking price at \$400,000.00. They believe the fair market value to be \$285,000.00.

55) Niantic Bay Yacht Club – Real Estate (List #4997)

The Niantic Bay Yacht Club withdrew its application for appeal on the property identified as Shore Road OGBA, Assessor's Map 08.2 Lot 157.

56) Smith, Margaret B., Smith Kevin M Sr TR – Real Estate (List #9850)

Kevin Smith and Betty Smith are appealing the assessment on 23 West Lane. It has been on the market, and they have had no offers. They believe fair market value to be \$450,000.00.

57) Smith, Margaret B., Smith Kevin M Sr TR – Real Estate (List #6450)

Kevin Smith and Betty Smith are appealing the assessment on 21 West Lane. They believe the fair market value to be \$1,800,000.00.

Motion (1) Mr. Dagle moved to adjourn the meeting at 9:10 p.m.

Seconded by Mr. Foley.

Motion Passed 4-0.

Respectfully Submitted,

**Karen Miller Galbo
Recording Secretary**