

TOWN OF EAST LYME
BOARD OF ASSESSMENT APPEALS

MARCH 14, 2012

MEETING MINUTES

MEMBERS PRESENT:
SUSAN GRAHAM, CHAIRWOMAN
PAUL DAGLE
JOAN SCHWARTZ
RALPH NAPIANY
MICHAEL FOLEY

FILED IN EAST LYME TOWN
CLERK'S OFFICE

March 15th 2012 at 2:00 ^{AM} ~~PM~~

Esther B. Williams

EAST LYME TOWN CLERK

The meeting was called to order at 6:00 p.m.

The members performed site visits to the following properties:

23 High Street
15 Cove Street
40 Center Street
12 Laurel Street
22 North Main Street
23 Cherry Street
6 North Road
8 North Road
16 South Road
2 South Road
17 Saunders Drive
19 Bishops Bay Drive
16 Bishops Bay Drive

Motion (1) Mr. Foley moved to approve the Assessor Corrections as presented (a copy of those corrections is attached)

Seconded by Ms. Schwartz.

Motion Passed 5-0.

No action was taken on the following applications that were either withdrawn, or the applicant did not appear for their hearing with the Board of Assessment Appeals.

Sudal, Theodore J. Tr.	-	33 Crescent Ave CB (11.4/24)
Bond, Dawn et al	-	Brainerd Rd (07.2/9)
5,6,7,8 Dance!	-	Personal Property (Acct #43663)

Davidson, Scott - 42 Indian Woods Rd (10.4/20)
Davidson, Scott N. - 3-5 Pleasant St (17.6/15)
Niantic Bay Yacht Club Inc. - Shore Rd OGBA (08.2/157)

COOLIDGE-MIDWAY MALL EQUITIES LP – 170 FLANDERS ROAD

Motion (2) Mr. Foley moved to take no action on the appeal of 170 Flanders Road.

Seconded by Mr. Dagle.

Motion Passed 3-0-2 (Abstained: Mr. Napiany and Ms. Schwartz)

SHYAM-RAM LLC – 5 KING ARTHUR DRIVE

Motion (3) Mr. Dagle moved to take no action on the appeal of 5 King Arthur Drive.

Seconded by Mr. Foley.

Motion Passed 4-0-1 (Abstained: Ms. Schwartz)

EAST S9 LLC – 269 FLANDERS ROAD

Motion (4) Mr. Foley moved to take no action on the appeal of 269 Flanders Road.

Seconded by Mr. Napiany.

Motion Passed 4-0-1 (Abstained: Ms. Schwartz)

15 LIBERTY WAY LLC – 15 LIBERTY WAY

Motion (5) Mr. Foley moved to take no action on the appeal of 15 Liberty Way.

Seconded by Mr. Dagle.

Motion Passed 4-0-1 (Abstained: Ms. Schwartz)

L&L EAST LYME LLC – 248 FLANDERS ROAD

Motion (6) Mr. Foley moved to take no action on the appeal of Stop and Shop for 248 Flanders Road.

Seconded by Mr. Dagle.

Motion Passed 4-0-1 (Abstained: Mr. Napiany)

GPF FLANDERS PLAZA LLC – 9 CHESTERFIELD ROAD

Motion (7) Mr. Foley moved to take no action on the appeal of CVS for 9 Chesterfield Road.

Seconded by Ms. Schwartz.

Motion Passed 4-0-1 (Abstained: Mr. Napiany)

JOY A. SMITH – PERSONAL PROPERTY ACCT: 40633 (CAMPER)

Motion (8) Mr. Foley moved to lower the fair market value of the camper to \$250.00.

Seconded by Mr. Dagle.

Motion Passed 3-0-2 (Abstained: Ms. Schwartz & Mr. Napiany)

JOHN E. NOWICKI – 15 COVE STREET

Motion (9) Mr. Foley moved to reduce the c-factor of 2.0 on the property to 1.5.

Seconded by Ms. Graham.

There was discussion of reducing the c-factor. It had been lowered previously because the appellant had stated that he could not build a new home on the property. He now has a new home on a very small lot. His next-door neighbor on the water has a c-factor of 2, with the same view as Mr. Nowicki.

Motion did not pass 1-2-2 (Nay: Mr. Dagle & Ms. Graham/Abstained: Mr. Napiany & Ms. Schwartz)

Motion (10) Mr. Dagle moved to apply an economic adjustment to the lot due to the size and the shape of the lot. With this adjustment the fair market value will be reduced to \$337,400.00 and the assessed value will be reduced to \$236,180.00.

Seconded by Mr. Foley.

Motion Passed 3-0-2 (Abstained: Ms. Schwartz & Mr. Napiany)

STEVEN A TELKE – 23 HIGH STREET

Motion (11) Mr. Foley moved to take no action on the appeal of 23 High Street.

Seconded by Mr. Dagle.

Motion Passed 3-0-2 (Abstained: Mr. Napiany & Ms. Schwartz)

ERIC F. WHITED – 40 CENTER STREET

Motion (12) Mr. Napiany moved to take no action on the appeal of 40 Center Street.

Seconded by Mr. Foley.

Motion Passed 4-0-1 (Abstained: Ms. Schwartz)

JOANNE M. ROCAMORA – 6 NORTH ROAD

Motion (13) Mr. Foley moved to take no action on the appeal of 6 North Road.

Seconded by Mr. Napiany.

Motion Passed 4-0-1 (Abstained: Ms. Schwartz)

JOANNE M. ROCAMORA – 8 NORTH ROAD

Motion (14) Mr. Foley moved to take no action on the appeal of 8 North Road.

Seconded by Mr. Napiany.

Motion Passed 4-0-1 (Abstained: Ms. Schwartz)

WILLIAM R. CARR & PATRICIA E. CARR – 23 CHERRY STREET

Motion (15) Mr. Napiany moved to take no action on the appeal of 23 Cherry Street.

Seconded by Mr. Foley.

Motion Passed 4-0-1 (Abstained: Ms. Schwartz)

ROBERT S GAROFALO & DENISE GAROFALO – 16 BISHOPS BAY ROAD

Motion (16) Mr. Foley moved to take no action on the appeal of 16 Bishops Bay Road.

Seconded by Mr. Dagle.

Motion Passed 4-0-1 (Abstained: Ms. Schwartz)

THERESA GAROFALO – 19 BISHOPS BAY ROAD

Motion (17) Mr. Napiany moved to take no action on the appeal of 19 Bishops Bay Road.

Seconded by Mr. Dagle.

Motion Passed 4-0-1 (Abstained: Ms. Schwartz)

BYRON STEWART & KIMBERLY STEWART – 17 SAUNDERS DRIVE

Motion (18) Mr. Napiany moved to lower the c-factor on 17 Saunders Drive to 1.75.

Seconded by Mr. Foley.

Motion Passed 4-0-1 (Abstained: Ms. Schwartz)

DAVID BRISTOL – 22 NORTH MAIN STREET

Motion (19) Mr. Foley moved to lower the appraised value of the dwelling on 22 North Main Street to \$20,000.00, with a total appraised value of the entire parcel to be \$150,700.00.

Seconded by Mr. Napiany.

Motion Passed 4-0-1 (Abstained: Ms. Schwartz)

PAUL M KUMPITSCH & CINDY S KUMPITSCH – 12 LAUREL STREET

Motion (20) Mr. Napiany moved to take no action on the appeal of 12 Laurel Street.

Seconded by Mr. Foley.

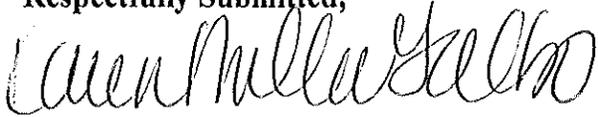
Motion Passed 4-0-1 (Abstained: Ms. Schwartz)

Motion (21) Ms. Schwartz moved to adjourn the meeting at 9:30 p.m.

Seconded by Mr. Napiany.

Motion Passed 5-0.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Karen Miller Galbo". The signature is written in a cursive, flowing style.

**Karen Miller Galbo
Recording Secretary**

BOARD OF ASSESSMENT APPEALS
2011 GRAND LIST
ASSESSOR CORRECTIONS

The following 2011 Personal Property and Real Estate list changes are due to revised personal property declarations and/or additional information submitted by property owners after the signing of the grand list.

PERSONAL PROPERTY

1. List #43078 – Dell Financial Services LP
 - Change assessment from 8,020 to 5,270
 - Remove code 160

2. List #43746 – Ecolab
 - Change assessment from 2,499 to 0
 - Duplicate account see #42729

3. List #43519 – Fit club CT LLC
 - Change assessment from 169,013 to 168,375
 - Adjust per amended declaration submitted

4. List #40091 – Buckley Appraisal Services Inc
 - Change assessment from 15,087 to 11,340
 - Adjust to reflect correct year of acquisition

5. List #43747– Ginnetti Dan DBA Power Pay
 - Change assessment from 1,250 to 0
 - Delete – no assets

6. List #42636 – Klymezak, Chester
 - Change assessment from 10,024 to 7,300
 - Remove code 250 – timely filing

7. List #42739 – Ikon Office Solutions Inc
 - Change assessment from 7,580 to 5,210
 - Adjust to reflect correct year of acquisition

8. List #43723 – KSK Associates LLC
 - Change assessment from 2,110 to 0
 - Delete – no assets

9. List #43693 – Lucky Strike Charters LLC
 - Change assessment from 6,027 to 0
 - Assets declared in Waterford

10. List #43734 – US Express Leasing
 - Change assessment from 72,925 to 0
 - Duplicate account see #42914

11. List #43749 – Nadeau, Edward
 - Change assessment from 24,051 to 0
 - Registered – see MV add from Wolcott
12. List #42474 – New England Mobility Inc
 - Change assessment from 2,099 to 1,263
 - Adjust per amended declaration submitted
13. List #43547 – Tessera Computing LLC
 - Change assessment from 1,988 to 438
 - Adjust per amended declaration submitted
14. List # 40995 – Waterman, David DBA custom Craft Upholstery
 - Change assessment from 2,310 to 1,463
 - Adjust per amended declaration submitted
15. List #43657 – GE Equip Small Ticket LLC
 - Change assessment from 7,860 to 7,450
 - Adjust to reflect correct year of acquisition
16. List #43744 – Nail Spa IV
 - Change assessment from 19,561 to 0
 - Duplicate account see #43653
17. List #43515 – Carradero-Soto Marizol
 - Change assessment from 2,473 to 2,000
 - Adjust to reflect correct year of acquisition

REAL ESTATE

1. List #006337 – 17 Upper Pattagansett Road (map 30.2 lot 67)
 - Change assessment from 181,370 to 177,660
 - Correct acreage per 510/414 and map DR5/633
2. List #003553 – 21 Billow Road (Map 05.11 lot 61)
 - Change assessment from 228,340 to 234,290
 - Correct heat and baths
3. List #001080 – 20 Bay View Road (Map 04.5 lot 45)
 - Change assessment from 152,950 to 146,300
 - Correct bedrooms and add UC (under construction) for incomplete interior renovation (bath/flooring)

Respectfully submitted,

