

EAST LYME BOARD OF ASSESSMENT APPEALS

Minutes of March 9, 2010

The East Lyme Board of Assessment Appeals met to hear appeals for the 2009 Grand List. The meeting was called to order by Chairperson William Weber at 6:00PM in the East Lyme Town Hall lower level conference room. In attendance were Chairperson Weber, Joan Schwartz, Holly Cheeseman and Susan Graham with clerical support from BAA Clerk Michael Bekech.

#4 Terry Mitchell appeared before the Board (with a letter of authorization) to appeal the assessment on property known as 22 Church Lane owned by Mary Ann Gibbons. Mr. Mitchell noted that AHEPA entered into a contract to purchase the property for \$364,000 subject to the approval of building 52 low/moderate income elderly rental units on the site. The company prepared a soil survey and prepared to bring forward a preliminary plan to build the complex. At the same time, AHEPA was developing a similar site in Birmingham Alabama that had similar wet lands to cross as the subject sight. After that site was turned down by the Federal DEP, the decision was made to not bring forward this site for approval. No Army Corp of Engineers denial exists for the Church Lane site. Mr. Mitchell noted that the site was unbuildable and therefore should have no value but provided no specific backup for his valuation. The town assessment is \$72,520.

With the scheduled appointments completed, a motion was made by William Weber and seconded by Joan Schwartz to accept the minutes of the 3/4/2010 meeting. Mr. Dagle joined the meeting by speakerphone hookup at this time. The minutes were accepted as written by a 4-0 vote with Paul Dagle abstaining. The minutes for the 3/6/2010 were next considered. There was a motion to accept the minutes of the 3/6/2010 meeting brought forward on a motion by Susan Graham and second by Holly Cheeseman. The minutes were accepted unanimously with no one abstaining.

On behalf of the Assessor, a list of Assessor's corrections to the 2009 GL was brought forth by the clerk for consideration. The two items included a personal property account in the name of SCG Capital Corporation which has a capital lease for equipment with the BOE. This reduction would be \$164,240. A second correction related to a Real Estate account located at 14 S. Cobblers Court that was found on review to an error in the number of bathrooms. The assessment change is from \$196,420 to \$186,270. After a short explanation, a motion was made by Holly Cheeseman and seconded by Joan Schwartz to accept the two assessment corrections. The motion passed unanimously.

The appeals were reviewed and acted upon by the Board of Assessment appeals. A matrix is included as part of the minutes that summarizes the actions of the Board with the assessment prior to the board action and after the board action displayed. A brief description of the reason for change (if appropriate) is included as well as the person bringing the motion forward, seconding the motion and the votes on each separate appeal.

A change to the March 6, 2010 meeting minutes, seventh line, first paragraph remove (Fortunato and Roseberry of 24 Atlantic Street) and replace with (Shea, Jean & John of 43 Whitecap Road).

After the completion of both the review and the finalized actions required to be made by the Board, a motion was made by Holly Cheeseman and seconded by Joan Schwartz to cancel the remaining BAA hearing dates for the month of March 2010. The motion passed unanimously.

The decisions made by the Board are included in the matrix which is attached and officially part of the minutes for this date.

Respectfully submitted,

Michael Bekech
Clerk to EL BAA
03/09/2010