

TOWN OF EAST LYME

BOARD OF ASSESSMENT APPEALS

MARCH 21, 2017

MEETING MINUTES

**MEMBERS PRESENT:**

Michael Foley, Chairman  
Mary Ann Salvatore  
Anne Thurlow  
Patrick Hughes

FILED

Mar 22 20 17 AT 8:55 AM/PM  
Karen Thurlow, Clerk  
EAST LYME TOWN CLERK

**MEMBERS ABSENT:**

Susan Graham

**CONSTANCE CLABBY & PAMELA LARAMIE – 12 COVE HILL ROAD – ACCOUNT NUMBER 003079**

Mr. Foley swore in the appellants.

The appellants stated that their property increased by \$39,000 in a few months. They think that is way off. They stated the property was appraised in 2016 and the value was \$470,000.

**STAR-INNS LLC – 256 FLANDERS ROAD – ACCOUNT NUMBER 005087**

Mr. Foley swore in the appellant's representative.

The appellant's representative reviewed the income information with the Board. The restaurant closed 20 years ago. The motel was built in 1959. The restaurant does not generate revenue. He doesn't think Vision went out to the property. The motel has no amenities. He thinks the market value should be \$695,550.

**RALPH & ANN POLLY – 93 SCOTT ROAD – ACCOUNT NUMBER 005490**

Mr. Foley swore in Mr. and Mrs. Polly.

They discussed mistakes on their property card. Mr. Foley told them they should go to the Assessor's Office with the mistakes that they presented them.

**HW PROPERTIES LLC – 308 FLANDERS ROAD – ACCOUNT NUMBER 007228**

The appellant did not appear.

**DIANE NAZARKO – 25 SPRING ROCK ROAD – ACCOUNT NUMBER 007993**

Mr. Foley swore in Diane Nazarko.

She stated she has an easement through her property, and she has wetlands. It is a small lot. She has been trying to sell the property since 2014. She stated it is worth \$50,000.

**CROWN ATLANTIC CO – OLD QUARRY ROAD – ACCOUNT NUMBER 041937**

Mr. Foley swore in the appellant's representative.

The representative stated it is cell tower land; the value was already included in the 93 Roxbury Road property value. He believes this account should be closed and valued at zero.

**MARY VALLAS POSNER – 29 ROMAGNA ROAD – ACCOUNT NUMBER 005529**

Mr. Foley swore in Mary Vallas Posner.

Mrs. Posner stated she believes the appraised value should be \$150,500. One bathroom is not working, a fireplace is not working, the house is in a hollow, and the lot is slanted.

**MAUREEN HIGGINS – 112 FLANDERS ROAD – ACCOUNT NUMBER 000034**

Mr. Foley swore in Maureen Higgins.

Maureen Higgins stated after she bought it she found many problems. There is asbestos wrapped around the pipes in the basement. The heating system is at least 50 years old and inefficient. There is not much insulation. The kitchen is very old fashioned and has no heat. There is no insulation behind the kitchen cabinets. It is not hooked up to city water. She thinks the condition is below average.

**THOMAS & JOANNE HERLIHY – 55 SOUTH EDGEWOOD ROAD – ACCOUNT NUMBER 003083**

**\*\*This item was already acted on by the Board as Mr. Herlihy did not appear at a previous meeting for his scheduled appointment. The Board agreed to hear Mr. Herlihy's appeal.**

Mr. Foley swore in Mr. Herlihy.

Mr. Herlihy stated he thinks the assessed value should be \$164,290. The upstairs and the basement are unfinished.

**JAMES MEYER – 19 EAST SHORE DRIVE – ACCOUNT NUMBER 004665**

**\*\*This item was already acted on by the Board as Mr. Meyer did not appear at a previous meeting for his scheduled appointment. The Board agreed to hear Mr. Meyer's appeal.**

Mr. Foley swore in Mr. Meyer.

Mr. Meyer stated the building is 360 square feet, has a half bath, and no kitchen. He has had it for sale for some time for under \$300,000 and has not had a single inquiry.

**DELIBERATIONS**

**JAMES MEYER – 19 EAST SHORE DRIVE**

**\*\*THE BOARD HAD PREVIOUSLY TAKEN NO ACTION ON THIS ITEM, BUT DID HEAR MR. MEYER'S APPEAL AT THIS MEETING.**

**Motion (1) Mr. Hughes moved to take no action.**

**Seconded by Mary Ann Salvatore.**

**Motion Passed 4-0.**

**RALPH & ANN POLLY – 93 SCOTT ROAD**

**Motion (2) Mr. Hughes moved to take no action.**

**Seconded by Mary Ann Salvatore.**

**Motion Passed 4-0.**

**HW PROPERTIES LLC – 308 FLANDERS ROAD**

**Motion (3) Mr. Hughes moved to take no action.**

**Seconded by Anne Thurlow.**

**Motion Passed 4-0.**

**DIANE NAZARKO – 25 SPRING ROCK ROAD**

**Motion (4) Mary Ann Salvatore moved to take no action.**

**Seconded by Mr. Hughes.**

**Motion Passed 4-0.**

**MARY POSNER – 29 ROMAGNA ROAD**

**Motion (5) Mary Ann Salvatore moved to adjust under Cost Market Evaluation the depreciation percentage to 50%.**

**Seconded by Mr. Hughes.**

**Motion Passed 4-0.**

**MAUREEN HIGGINS – 112 FLANDERS ROAD**

**Motion (6) Mary Ann Salvatore moved to adjust under Cost Market Evaluation the depreciation percentage to 50%.**

**Seconded by Mr. Hughes.**

**Motion Passed 4-0.**

**THOMAS HERLIHY – 55 SOUTH EDGEWOOD ROAD**

**\*\*THE BOARD HAD PREVIOUSLY TAKEN NO ACTION ON THIS ITEM, BUT DID HEAR MR. HERLIHY'S APPEAL AT THIS MEETING.**

**Motion (1) Mr. Hughes moved to take no action.**

**Seconded by Mary Ann Salvatore.**

**Motion Passed 4-0.**

**Respectfully Submitted,**



**Karen Miller Galbo  
Recording Secretary**