

Town of East Lyme
Board of Assessment Appeals
March 10, 2018
Meeting Minutes

Members Present:

Mike Foley
Patrick Hughes
Susan Graham
Anthony Attanasio
William Mather

FILED

Mar 12 2018 AT 3:50 AM/PM
William Mather
EAST LYME TOWN CLERK

Mr. Foley called the Board of Assessment Appeals Meeting to order at 9:03 a.m.

I. Appeals-

- 15) Peter Wolanic- 265 Flanders Road- Account #7400**
- 16) Peter Wolanic- 265 Flanders Road- Account #7401**

Attorney David Gussak from Greene Law, Pc was in attendance representing the Appellant. He said the property in question is an older motel being marketed by US Properties for 1,060,000 but there have been no takers so far. Attorney Gussak asked that both the motel and restaurant be considered together even though they are assessed separately by the Town.

The Town assesses the property at 1,600,000 based on the number of rooms, and Attorney Gussak offered comparables from Waterford and Wilcott. He noted the restaurant has been closed for quite some time, and is in less than pristine condition. Attorney Gussak said he understands that the Board may choose to opt-out since this is a commercial property over a million dollars.

- 17) Port Niantic- 17 Smith Avenue- Account #243**

Attorney Gussak **noted** this property is a small warehouse and office property, but fairly unique since it's a marina. He offered a comparable in Clinton as well as Old Lyme, and provided the Board with a capitalization of income memorandum; it asserts a 2 million dollar market value as opposed to the Town's 3 million.

Mr. Hughes noted the c factor here is only a 3 and the marina is on the water- anywhere else it would be a 4. Mr. Foley observed a fair amount of land is on the street and not on the water.

II. Deliberations-

- 15) Peter Wolanic- 265 Flanders Road- Account #7400**
- 16) Peter Wolanic- 265 Flanders Road- Account #7401**

Mr. Foley said from a procedural standpoint this is two separate parcels but per the request of the Appellant, both properties are to be considered together which puts this well over the one million dollar mark. The Board decided to have two separate motions despite considering the properties together.

Mr. Hughes said the restaurant is assessed at \$409,000 and he hasn't seen any evidence this should be changed.

Mr. Hughes moved to take no action.
Ms. Graham seconded the motion. Motion carried, 5-0-0.

Mr. Foley motioned that no action be taken regarding the motel parcel; this is a commercial property over one million dollars.
Mr. Attanasio seconded the motion. Motion carried, 5-0-0.

17) Port Niantic- 17 Smith Avenue- Account #243

Mr. Hughes said they are already getting a break on the c factor.
Ms. Graham moved to take no action since this is a commercial property over one million dollars.
Mr. Attanasio seconded the motion. Motion carried, 5-0-0.

III. New Business

The board discussed the charter requirement of each Board and Commission filing a set of rules and regulations each year. Ms. Graham feels it's important to focus on "how to act" during a meeting as opposed to legislation. Mr. Foley said he would like to see one uniform set of bylaws to cover all committees. Mr. Foley suggested tabling this until the September meeting which will allow for further research. The Board determined it would be beneficial to have examples of bylaws already on file, sent to them a week before their next meeting.

The Board of Assessment Appeals meeting adjourned at 9:39 a.m.

Respectfully Submitted,

Brooke Stevens, Recording Secretary