

**Town of East Lyme**  
**Board of Assessment Appeals**  
**March 4th, 2019**  
**Meeting Minutes**

**Members Present:**

Mike Foley  
 Patrick Hughes  
 William Mather  
 Anthony Attanasio (Arrived at 6:41 p.m.)  
 Susan Graham

FILED IN EAST LYME  
 CONNECTICUT  
 March 20 19 AT 9:47 AM/PM  
*Brooke Starns ATC*  
 EAST LYME TOWN CLERK

Mr. Hughes called the Board of Assessment Appeals Meeting to order at 6:00 p.m.

**I. Appeals-****1) Jonathan & Susan Allison- 63 Walnut Hill Road- List #5585**

Mr. Hughes swore Jonathan Allison in. Mr. Allison explained he purchased this lot last year after being on the market for 15 years; it sold for \$60,000 and the original asking price was \$90,000. He thinks the assessment should be changed to \$60,000 given the sloping of the property and it's necessary to obtain driveway rights from the neighbor. He said that access is difficult and it will be extremely difficult to develop the property and noted it's adjacent to the solar field.

Mr. Foley asked if he tried negotiating with the Assessor and Mr. Allison said he was told to come here. Mr. Allison explained that there are wetlands half-way through the property and Ms. Graham asked how much. Mr. Allison further explained there are a 150 X 50 piece as well as another piece in the back of the property.

**2) James Ryder III- 25 Chesterfield Road-List #004201**

Mr. Hughes swore Mr. Ryder in. Mr. Ryder said he is in the process of purchasing 25 Chesterfield Road and noticed some other homes in the area have much lower taxes while his home is 600 square feet smaller, and he directed the Board to 126 Boston Post Road. Mr. Hughes asked if any of his comparables have mix use on it. Mr. Foley observed that the lion share of the value is the land and not the building. Ms. Graham asked about the condition of the house and Mr. Ryder said it needs to be updated to be used. Mr. Foley said they'd look at the tax cards of the properties around him.

**II. Deliberations-****2) James Ryder III- 25 Chesterfield Road-List #004201**

The Board discussed how Mr. Ryder stated he is in the process of buying the property; given that Mr. Ryder doesn't yet own the property no action can be taken.

**MOTION (1)**

**Ms. Graham moved to take no action.**

**Mr. Mather seconded the motion.  
Motion carried, 4-0-0.**

**1) Jonathan & Susan Allison- 63 Walnut Hill Road- List #5585**

Mr. Foley observed that access is difficult but a driveway is achievable if he finds someone who will live next door to the solar field. Mr. Foley also said he understands the Applicant's point but a 22 acre single lot provides plenty of room to build one home. Mr. Hughes suggested bringing the C factor down to .5 so it's matched all the way across and in line with the rest of the parcel.

**MOTION (2)**

**Mr. Hughes moved to adjust the C factor from .8 to .5.  
Mr. Foley seconded the motion.  
Motion carried, 4-0-0.**

**III. Appeals Continued-**

**3) The Appeal for 16 Joval Street was withdrawn.**

**4) Allen & Heather Larson- Brainerd Road- List #5751**

Mr. Hughes swore Mr. Larson in. Mr. Larson explained that the property in question is next to his house and has been on sale on and off since 1997; the property is steep and rocky and only interested him since it abutters his property. He said he bought the property for \$15,000 and it's appraised at \$123,300. Ms. Graham asked if it's a buildable lot and Mr. Foley observed that they can't do septic, there's no water and sewer, and the ledge is largely exposed and very steep.

Mr. Attanasio arrived at 6:41 p.m.

**IV. Deliberations Continued-**

**4) Allen & Heather Larson- Brainerd Road- List #5751**

Ms. Graham asked about dropping the C factor. Mr. Foley said essentially this property has very little value since it's an unbuildable lot.

**MOTION (3)**

**Mr. Foley moved to reduce the appraised value by \$32,500 because it's not a viable buildable lot.  
Mr. Attanasio seconded the motion.  
Motion carried, 5-0-0.**

**V. Appeals Continued-**

**5) Anthony & Rose Cotoia- 14 Broadway- List #1638**

Mr. Hughes swore Mr. Cotoia in. Mr. Cotoia provided the Board with several photographs and explained that the neighborhood has considerable blight; he has a problem with his assessment going up when there is a foreclosure a few houses away and a house in complete disrepair out his back window. Mr. Hughes said he will drive by the property and take a look. The Board briefly discussed the Town Blight Ordinance. Mr. Foley said the Assessor made a note that the assessment got bumped up because of the installation of air conditioning units. The Board tabled this appeal until March 9, 2019.

**6) Craig & Kim Thibeau- 12 North Bridebrook Road- List #2946**

Mr. Hughes swore Mr. Thibeau in. Mr. Thibeau provided the Board with several photographs and said he doesn't think his assessment is fair because the kitchen hasn't been updated and is 20 years old; he further explained that his taxes were raised by \$500 within 6 months of buying his house and that doesn't sit well with him. Mr. Foley said they will investigate why they felt the alteration was necessary. Mr. Hughes asked what Mr. Thibeau is asking for and Mr. Thibeau said he would like to see it return to the previous assessed value.

**VI. Deliberations Continued-**

**6) Craig & Kim Thibeau- 12 North Bridebrook Road- List #2946**

Mr. Hughes said there's a note from the Assessor that improvements previously done were in better condition than they were aware of and that there is a patio that was not on the card. Mr. Foley observed that they received a pretty big bump in assessment for something that been there. Mr. Hughes said it would have to be a pretty extravagant patio they weren't aware of and Mr. Foley suggested they ask Ms. Vitigliano for more details. The Board tabled this item until March 5, 2019 since the next scheduled Applicant arrived.

**VII. Appeals Continued-**

**7) Mary Romanowicz- 2012 Chevy Suburban- List #902259**

Ms. Romanowicz's father came in place of her since she is working and Mr. Hughes swore him in. Mr. Romanowicz said she feels the taxes are too high and that the car has 115,651 miles on it. Mr. Hughes went to view the vehicle in the parking lot and see what model she has. He said it's a LTV8 and consulted the NDA which provided a value of \$15,300 which doesn't take into account the high mileage.

**MOTION (4)**

**Mr. Foley moved to adjust the assessment to \$13,150.**

**Mr. Mather seconded the motion.**

**Motion carried, 5-0-0.**

**8) This Appeal was withdrawn.**

**9) Nancy Yario- 7 Orchard Street- List #570**

Mr. Hughes swore Ms. Yario in and she said she also came here two years ago; she got sued by the Town and her neighbors but things are in better shape now, and she's doing the work herself. She said it's a flag lot so accessibility is a nightmare; she has a tiny driveway between 2

houses. Ms. Yario said no reduction has been given despite these issues and noted she has been unable to obtain a roofer willing to do the work. Mr. Hughes clarified with Ms. Yario that there are only two bedrooms, no heat, and that the difficult accessibility is why she is seeking a reassessment. Mr. Foley said they will ask the Assessor why the extra room is being called a bedroom. Ms. Yario said she is just looking for reasonableness that the house is in poor condition. Mr. Hughes said he would drive by the property to take a look and the appeal was tabled until March 9, 2019.

**10) Joane Olawale- 20 Pennsylvania Ave- Personal Property List #44905**

Mr. Hughes swore Ms. Olawale in and she explained she doesn't have any major equipment, staff and has very little overhead. Mr. Foley encouraged Ms. Olawale to fill out the personal declaration form and submit tomorrow or Wednesday. The Board tabled this appeal until March 9, 2019.

**MOTION (5)**

**Mr. Attanasio moved to adjourn the Board of Assessment Appeals meeting at 8:11 p.m.**

**Ms. Graham seconded the motion.**

**Motion carried, 5-0-0.**

Respectfully Submitted,  
Brooke Stevens,  
Recording Secretary