

**Town of East Lyme**  
**Board of Assessment Appeals**  
**March 9th, 2019**  
**Meeting Minutes**

**Members Present:**

Patrick Hughes  
William Mather  
Anthony Attanasio  
Susan Graham

FILED IN EAST LYME  
CONNECTICUT  
Mar 12, 20 19 AT 9:13 AM PM  
*Brian J. Graham*  
EAST LYME TOWN CLERK

**Absent:**

Mike Foley

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

- 1) **Garrett & Tara Hofer- 4 Nathan Hale Drive List #R8847**
- 2) **Garrett & Tara Hofer- 6 Nathan Hale Drive List #R8848**

Mr. Hughes swore Mr. Hofer in. Mr. Hofer said his request is pretty simple, he just moved from Clinton, is trying to build a house, and his biggest obstacle is the high price of the land. He said over time he realized the flag lot behind him if ever developed would push their house close to his because of the wetlands, so he opted to buy it. He has no plans to develop this lot which is still classified as a buildable lot but wants to keep his options open. He added that the former owner sold the property due to the high taxes.

Mr. Hughes explained their role is to make sure everything is fair and Vision Appraisal is the company that actually sets the values; the Board takes a look around to make sure everything is consistent. Ms. Graham asked about the topography of the flag lot and Mr. Hofer said it's flat with wetlands in the back, rough, and very challenging to develop. Mr. Hofer questions if anything would have actually been built on the lot but purchased it just in case. Mr. Attanasio suggested investigating whether the backlot is actually a buildable lot.

Mr. Hofer pointed out that the cost of building a house is significantly greater than a few years ago and his main motivation; it will cost him more to build a house than the houses already built there.

- 3) **Emini & Nedret Emin- 44 Black Point Road- List #4278**

Mr. Hughes swore Mr. Emin in. Mr. Emin said when they bought the building they put the restaurant in place and did repairs and the taxes increased \$2,440 (55%) after that. He said on top of that he was taxed a \$1,361 equipment tax. Ms. Graham asked what was in the space before and Mr. Emin said a deli. Mr. Hughes said this is a commercial property but lower than they normally deal with but they will look for comparables in Town. Mr. Emin asked the Board to please take into consideration that business on Main Street is different from business on Black Point Road.

**4) James Lombardo- 4 Maple Street**

Mr. Hughes swore Mr. Lombardo in. Mr. Lombardo said he recently renovated his bathrooms and noticed his detached hot tub on a 2x4 platform was part of the assessment after 8 years of not being assessed. He said it's not a lot of money but more the principle of it and he supplied a photograph. Mr. Lombardo said there was also a garage workshop complete with a propane tank which he has since removed; it's no longer a workshop but a storage room and he requests that it be reassessed in the future.

Mr. Hughes said Mr. Lombardo should definitely speak with the Assessor about the workshop since it's appraised at \$7,200. He looked at the field card and noticed the \$300 was actually made part of the assessment in 2010. Mr. Lombardo said he doesn't understand how that can possibly be a patio.

**II. Deliberations-**

**4) James Lombardo- 4 Maple Street**

**MOTION (1)**

**Ms. Graham moved to take no action since the hot tub platform has always been part of the assessment.**

**Mr. Attanasio seconded the motion.**

**Motion carried, 4-0-0.**

Ms. Graham told Ms. Vitigliano, the Assessor, that they encouraged Mr. Lombardo to seek her out regarding the workshop.

**3) Emini & Nedret Emin- 44 Black Point Road- List #4278**

Ms. Vitigliano explained that in 2016 the property had a 45% construction code since have the property was gutted and once the construction was complete that code was removed for the 2017 Grand List. She also added that during the reveals the commercial values went up. The Board compared the field cards before, during and after the construction.

Ms. Graham observed the assessment was \$100,000 less and he probably spent that fixing up the building. Mr. Hughes said the 55% increase makes sense and Ms. Graham said it's hard to evaluate a business. Mr. Hughes said he feels bad but doesn't think they can take any action. Ms. Vitigliano said she looked at East Coast Taco and the assessment matches up with that.

**MOTION (2)**

**Mr. Hughes moved to take no action.**

**Ms. Graham seconded the motion.**

**Motion carried, 4-0-0.**

**10) Joane Olawale- 20 Pennsylvania Ave- Personal Property List #44905**  
(continued from March 4th, 2019)

Ms. Vitigliano supplied the Board with the property declaration Ms. Olawale dropped off and the Board discussed it. The assessment before receiving the declaration was \$12,275 but the applicant's estimate is actually \$850. Ms. Graham noted they can't do anything about the fine given for not filling out a declaration for 4 years.

**MOTION (3)**

**Mr. Attanasio moved to lower the assessment to \$850 with no alteration to the fine.**

**Mr. Mather seconded the motion.**

**Motion carried, 4-0-0.**

**5) Anthony & Rose Cotoia- 14 Broadway- List #1638**  
(continued from March 4th, 2019)

Mr. Hughes said he looked at both properties and there is definitely blight but he doesn't think they can do anything about it. Mr. Mather said he doesn't think someone can get a break on what the neighbors do. Ms. Vitigliano said we have to rely on the blight ordinance and Vision doesn't take into consideration the state of other homes. She shared that the Blight Officer went to Court and ultimately the homeowner was ordered to clean up the property.

**MOTION (4)**

**Mr. Hughes moved to take no action because they can't do anything about blight.**

**Mr. Mather seconded the motion.**

**Motion carried, 3-0-1.**

**Ms. Graham abstained from the vote.**

**9) Nancy Yario- 7 Orchard Street- List #570**  
(continued from March 4th, 2019)

The Board discussed the property and Mr. Attanasio observed it's a strange system when someone changes their home from fair to poor and gets a break because of it.

**MOTION (5)**

**Mr. Hughes moved to change the home classification from fair to poor.**

**Mr. Attanasio seconded the motion.**

**Motion carried, 4-0-0.**

- 1) **Garrett & Tara Hofer- 4 Nathan Hale Drive List #R8847**
- 2) **Garrett & Tara Hofer- 6 Nathan Hale Drive List #R8848**

Ms. Graham observed that the assessment for 6 Nathan Hale Drive is very high. The Board reviewed the neighboring field cards.

**MOTION (6)**

**Ms. Graham moved to lower the assessment to \$201,000 to reflect comparable property values in the neighborhood.**

**Mr. Attanasio seconded the motion.**

**Motion carried, 4-0-0.**

The Board looked at comparable field cards for 4 Nathan Hale Drive. Ms. Graham noted that all these lots are selling for \$80,000 plus and asked if Vision will change this in the reval; Ms. Vitigliano responded that she has been flagging neighborhoods where land values are too high. Mr. Hughes said this is in line with what's out there and the applicant would probably need to go to Court or wait until the next reval to see a change.

**MOTION (7)**

**Mr. Hughes moved to take no action.**

**Ms. Graham seconded the motion.**

**Motion carried, 4-0-0.**

**III. Misc-**

**Roy Perkins- 7 Hope Street- List #3948**

Ms. Vitigliano detailed the floor collapse in the Bicycle Shop at 7 Hope Street.

**MOTION (8)**

**Mr. Hughes moved to follow the Assessor recommendation and change the building to uninhabitable due to the floor collapse in August 2018.**

**Ms. Graham seconded the motion.**

**Motion carried, 4-0-0.**

Mr. Hughes reminded the Board that the next Board of Assessment meeting is on September 14th, 2019 at 9:00 a.m.

**MOTION (9)**

**Mr. Attanasio moved to adjourn the Board of Assessment Appeals meeting at 10:39 a.m.**

**Mr. Mather seconded the motion.**

**Motion carried, 4-0-0.**

Respectfully Submitted,  
Brooke Stevens,  
Recording Secretary