

**Town of East Lyme
Board of Assessment Appeals
March 10th, 2020
Meeting Minutes**

Members Present:

Patrick Hughes, Chair
Tracey Lizza
Suzanne Szupiany
Anthony Attanasio
Mike Bekech

FILED IN EAST LYME
CONNECTICUT
Mar 12 2020 AT 8:27 (AM) PM
BR Bekech
EAST LYME TOWN CLERK

Also Present:

Diane Vitagliano, Town Assessor

Mr. Hughes called the Board of Assessment Appeals to order at 6:05 p.m.

I. Deliberations-

1. Todd & Jenny Sakowski, Niantic Public House & Brewery, LLC

Mr. Hughes discussed the manufacturing machinery & equipment exemption; if granted it would lower the value from \$109,000 to \$49,000 but the penalty would still be paid. The Board discussed how Niantic Public House is a new business and acknowledges their mistake. Mr. Bekech discussed the small amount of flexibility in laws and said not allowing the exemption is punitive. Ms. Vitagliano said she doesn't believe they will be late again in the future.

The Board discussed the calculations provided by the Applicant as well as the 25% penalty. Ms. Szupiany asked if this has happened before.

MOTION(1)

Mr. Bekech moved to allow the Manufacturing Machinery & Equipment Exemption but maintain the penalty as prescribed by the Assessor.

Mr. Attanasio seconded the motion.

Motion carried, 5-0-0.

2. Nancy Gan & Tao Wang, 30 Village Drive

Ms. Lizza said she has been in this house before, that their observation about the yard is accurate, and the kitchen is not updated. Mr. Attanasio asked if the appraisal is comparable to others in the neighborhood and Ms. Szupiany said it's a beautiful piece of property in front. Mr. Hughes said the land value is comparable to others in the neighborhood. Mr. Bekech said all the lots may have the same value but asked if they have the same use. Mr. Attanasio noted their assessment is still lower than others in the neighborhood. Mr. Hughes discussed how Ms. Gan argued her assessment was too large based on her purchase price.

MOTION (2)

Mr. Bekech moved to take no action.

Ms. Szupiany seconded the motion.

Motion carried, 5-0-0.

3. Phillip Delaney, 34 Huntley Court

Mr. Hughes discussed the land value and the 1.25 C-Factor which describes what is close to a waterfront view. He suggested lowering it to .75 or .85 due to the flooding of the property. Mr. Bekech discussed how it would be better for the C-Factor to remain the same, be consistent with the rest of the neighborhood, and instead adjust the total value if needed.

The Board discussed the appeal.

MOTION (3)

Mr. Bekech moved to reduce the appraised value of the land to \$175,000.

Ms. Szupiany seconded the motion.

Motion carried, 5-0-0.

4. Xu Yang, 32 Upper Pattagansett Road Unit 8

The Board discussed the appeal.

Mr. Attanasio noted that the assessment of all the units should be comparable and the Board compared Unit 8 with the other units in the building. Mr. Bekech suggested comparing the condition of each unit as well.

MOTION (4)

Mr. Bekech moved to change the cost market value of the unit from good to average.

Ms. Lizza seconded the motion.

Motion carried, 5-0-0.

5. Lisa Pellegrini, 42 South Lee Road

Mr. Hughes discussed the tree which is technically in the middle of the street. He noted that he doesn't think the tree has anything to do with the assessment; the dwelling assessment is the value that changed. Ms. Lizza stated the tree is not on her property.

The Board further discussed the appeal.

MOTION (5)

Mr. Bekech moved to change the external obsolescence from 5% to 10% until the tree is removed.

Ms. Szupiany seconded the motion.

Motion carried, 5-0-0.

6. Christine & Andrew Towpasz, 7 Islanda Court

Mr. Hughes discussed how the other lot has to be incorporated with the first given the driveway and easement.

MOTION (6)

Mr. Hughes moved to take no action.

Ms. Szupiany seconded the motion.

Motion carried, 5-0-0.

7. Left Rail Properties, 46, 48 & 50R Lovers Lane

Mr. Bekech discussed how lots in that location are usually valued at \$140,000 and suggested making that the total value for all three lots together. He added that it will cost at least \$90,000 to clear the land plus utilities; rear properties usually are 65%-85% of the front property value and all three lots would share a common driveway.

Mr. Hughes said that Mr. Messina is arguing that the land is only worth \$39,000; he agrees that the appraised value is too high but not to the extent he is claiming.

MOTION (7)

Mr. Bekech moved to adjust the Land Line Valuation section from .95 to .7 for Lot 46, 48 and 50R.

Ms. Szupiany seconded the motion.

Motion carried, 5-0-0.

8. Ingid Lin, 3 Darrow Court

Ms. Lin did not attend the appeal hearing.

9. 283 BPR LLC/Pazzaglia Construction, 283 Boston Post Road

The Board discussed the appeal.

Mr. Bekech said the two structures are similar so there is something wrong on the property card. He suggested having Ms. Vitigliano review and correct the card as needed. Ms. Vitigliano explained how the property should be coded apartment, base, apartment and how the incorrect code will now be adjusted. She said this will lower the assessment for building 2 and that building 1 is coded correctly.

Mr. Hughes said that Mr. Pazzaglia is arguing that at 45% complete the value is too high and should be instead at \$520,000. Ms. Vitigliano said the original notice said \$781,480 and the corrected code brings it to \$607,000.

MOTION (8)

Mr. Hughes moved to have the Assessor incorporate the changes and corrections to the field card.

Ms. Lizza seconded the motion.

Motion carried, 5-0-0.

10. Harry & Beverly Picazio, 28 Grassy Hill Road

The Board discussed the appeal.

MOTION (9)

Ms. Szupiany moved to reduce the appraised value from \$106,900 to \$71,900 based upon the land being unusable.

Mr. Attanasio seconded the motion.

Motion carried, 5-0-0.

II. Assessor Changes

Ms. Vitigliano reviewed her recommended changes and/or corrections with the Board; this is information submitted either after the grand list has been completed or the correction of clerical errors:

1. Delete leased items from Geneva Capital, category 16, changing net assessment from \$92,130 to \$45,370.
2. Partridge Court had a sketch error so the square footage was changed.
3. Gateway Development changed their name to GDEL.
4. GDEL deeded a \$57,000 piece parcel to the State for the highway entrance ramp so that figure needs to be removed from the grand list.

III. Adjournment

MOTION (10)

Mr. Hughes moved to adjourn the Board of Assessment Appeals meeting at 7:46pm.

Ms. Szupiany seconded the motion.

Motion carried, 5-0-0.

Respectfully Submitted,

Brooke Stevens
Recording Secretary