

# Minutes of Board of Assessment Appeals Meeting - 04/14/22

**Date and time:** 04/14/22 06:00 pm to: 04/14/22 09:00 pm  
**Present:** Brooke Stevens, Recording Secretary, Patrick Hughes, Chair, Mike Bekech, Kim Kalajainen, Gary Cicchiello  
**CC:** Absent: Suzanne Szupiany  
**Location:** East Lyme Town Hall- (Conference Room #1)  
108 Pennsylvania Avenue, Niantic, CT, 06357  
**Link:** <http://app.meetingking.com/meetings/374873>

## Topics

FILED

### 1. Call to Order

**Note** Mr. Hughes called the meeting to order at 6:07 p.m.

April 21, 2022 AT 6 AM/PM

Brooke Stevens ATC  
EAST LYME TOWN CLERK


### 2. Appeals by Appointment Only

#### 2-1. 6:00 PM, Appeal 855, Stephen & Robin Bruno; 8 S Lee Rd

**Note** Mr. Hughes swore Mr. and Mrs. Bruno in.

**Note** The Brunos detailed how they previously had external obsolescence for 10% and that it was removed after 20 years. They would like to see that reinstated and if possible, raised to 16%, and believe that \$400,000 is the appropriate number for assessment.

**Note** The Appellant discussed the poor condition of the home in front of them and provided photos.

 [Bruno\\_photos.pdf](#)

**Note** Mr. Bruno said this problem has been going on for over 20 years and they're trying their very best to be fair and keep emotion out of this. Ms. Bruno noted the properties in front of them look at the beach and given the orientation of their property, they're the only ones who look on the full back yard.

**Note** Mr. Bruno briefly discussed how they've had no luck rectifying the situation through the blight ordinance and Blight Officer. The Board suggested revisiting Bill Mulholland, the Blight Officer, and making the First Selectman aware of the problem.

**Note** The Board discussed the appeal and general condition of the house.

#### 2-2. 6:15 PM, APPEAL 9617, PAZZ & CONSTRUCTION LLC; 24 DARROWS RIDGE

**Decision** This Appellant did not appear; no action taken.

#### 2-3. 6:30 PM- APPEAL 3155, 283 BPR LLC; 14 CHURCH LN

**Decision** This Appellant did not appear; no action taken.

#### 2-4. 6:45 PM- APPEAL 3156, 283 BPR LLC; 23 CHURCH LN

**Decision** This Appellant did not appear; no action taken.

## **2-5. 7:00 PM- APPEAL 44384, PAZZ CONSTRUCTION; 172 BOSTON POST RD**

**Decision** This Appellant did not appear; no action taken.

## **2-6. 7:15 PM- APPEAL 8424, MICHAEL GENCARELLI; 53 FAIRHAVEN RD**

**Note** Mr. Hughes swore Mr. Gencarelli in.

**Note** Mr. Gencarelli said he thinks the appraised value of his home should be \$301,800. He discussed how there is a large disparity between his home and the house next door; the neighbor's field card mistakenly has a photo of his house instead of theirs.

**Note** The Appellant said he would argue that the neighbor's home is in better condition than his; they've added a front porch, a new back deck and a new roof while he hasn't made any improvements. He said several homes in the neighborhood have been remodeled and are of superior quality, but acknowledged that he does have a pool.

**Note** Mr. Gencarelli said he would to know the methodology applied to his revaluation.

**Note** Mr. Hughes noted that it's his dwelling and not the land that has the larger assessment. Mr. Gencarelli said he understands getting an increase but just wants to be treated fairly.

**Note** The Board further discussed the appeal and Mr. Gencarelli confirmed that he purchased the home for \$505,000; he suggested the \$300,000 assessment because that's what his neighbor's is valued at, and he has the exact same home.

## **3. Assessor Recommended Changes**

**Note** The Assessor recommended changes were completed on April 13th, 2022.

## **4. Decisions/Deliberations**

### **4-1. 7:15 PM- APPEAL 8424, MICHAEL GENCARELLI; 53 FAIRHAVEN RD**

**Note** Mr. Bekech noted the value of this property should not be good+.

**Decision** MOTION (1)

Mr. Bekech moved to change the condition of the house from good+ to good.

Ms. Kalajainen seconded the motion.

Motion carried, 4-0-0.

### **4-2. 4/13/22 8:45 PM- APPEAL 1625, DAVID GODBOUT; 15 CARDINAL RD**

**Note** Mr. Hughes noted Mr. Godbout is seeking a \$20,000 decrease. He noted that the Appellant gave evidence that the home could be valued more given the coal heating, but he's comfortable not taking action.

**Note** Mr. Bekech noted the the value for his property was certified by the Assessor when she signed the grand list. Mr. Cicchiello said the taxpayer has the burden of proof in these cases.

**Decision** MOTION (2)

Mr. Bekech moved to take no action given that the property value is in line with other properties, and no contrary evidence was presented.

Ms. Cicchiello seconded the motion.

Motion carried, 4-0-0.

**4-3. 4/13/22 8:15 PM- APPEAL 9460, PATRICIA DESFORGES TRUST; 29 WHITING FARMS LN**

**Note** The Board discussed the appeal and Ms. Kalajainen asked about the neighborhood adjustment.

**Note** Mr. Hughes said the difference in value is due to the basement and third bedroom; looking at the field card he's not sure how they can address it in a way that would be fair to the rest of the neighborhood.

**Decision** MOTION (3)

Ms. Kalajainen moved to change the grade from average-good to average.

Mr. Cicchiello seconded the motion.

Motion carried, 4-0-0.

**4-4. Next Meeting**

**Note** The Board discussed perspective BAA Motor Vehicle Appeal Meeting dates and settled on Saturday September 10th, 2022 at 9:00 a.m.

**5. Adjournment**

**Decision** MOTION (4)

Mr. Hughes moved to adjourn the April 14th, 2022 meeting at 7:45 p.m.

Mr. Bekech seconded the motion.

Motion carried, 4-0-0.

**Note** Respectfully Submitted,  
Brooke Stevens



There is only one way to reach our house... you must pass # 304 Giants Neck Road.

①



70 953155



Front yard  
#304

304

3

Our house

7011051155



Omnia

3

our house

Front yard # 304





11014 / 1014 # 304

○ ONL PORTER



Front porch  
of property  
# 304



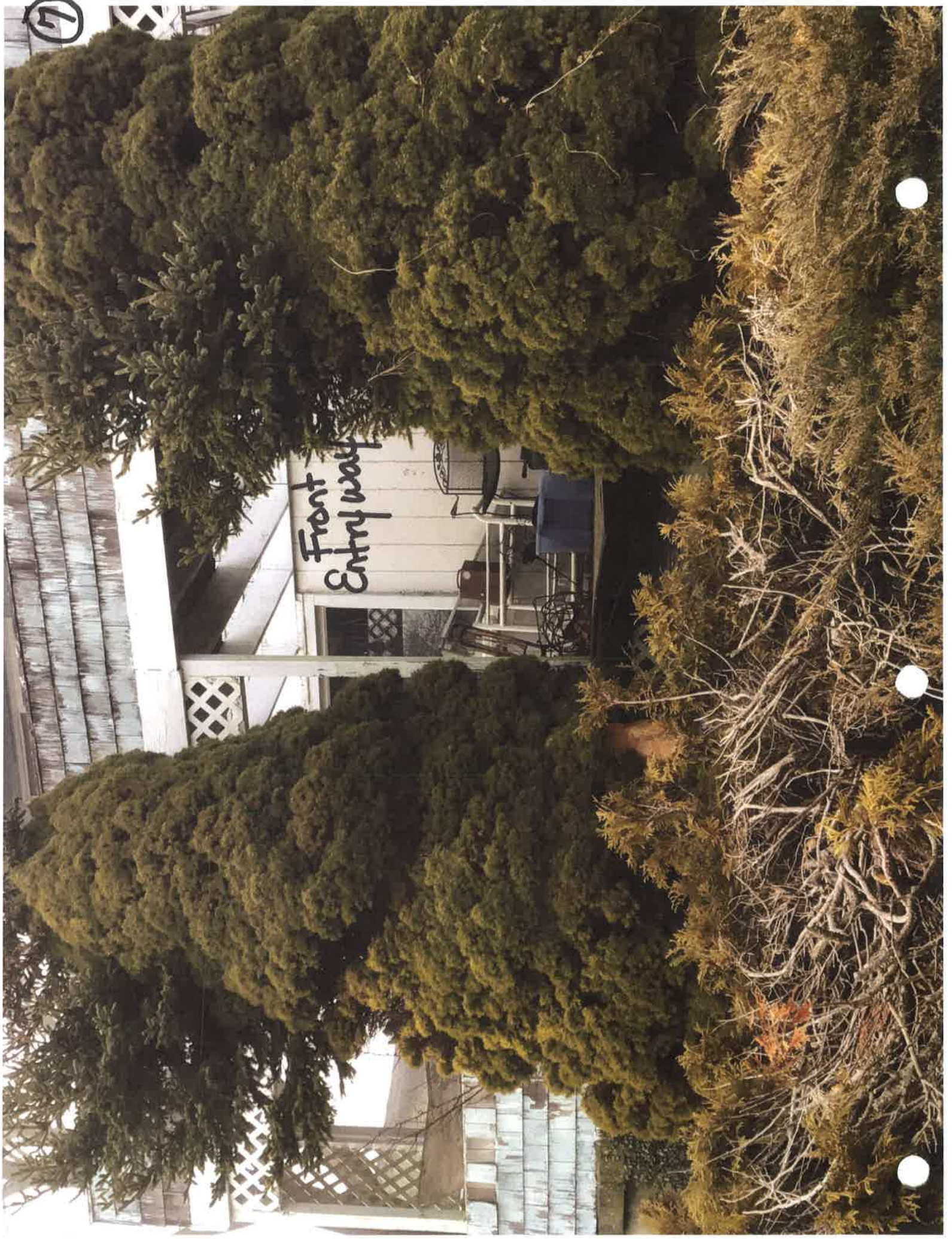
6



Handwritten text, possibly a signature or name, oriented vertically.

Front  
Entry way

7

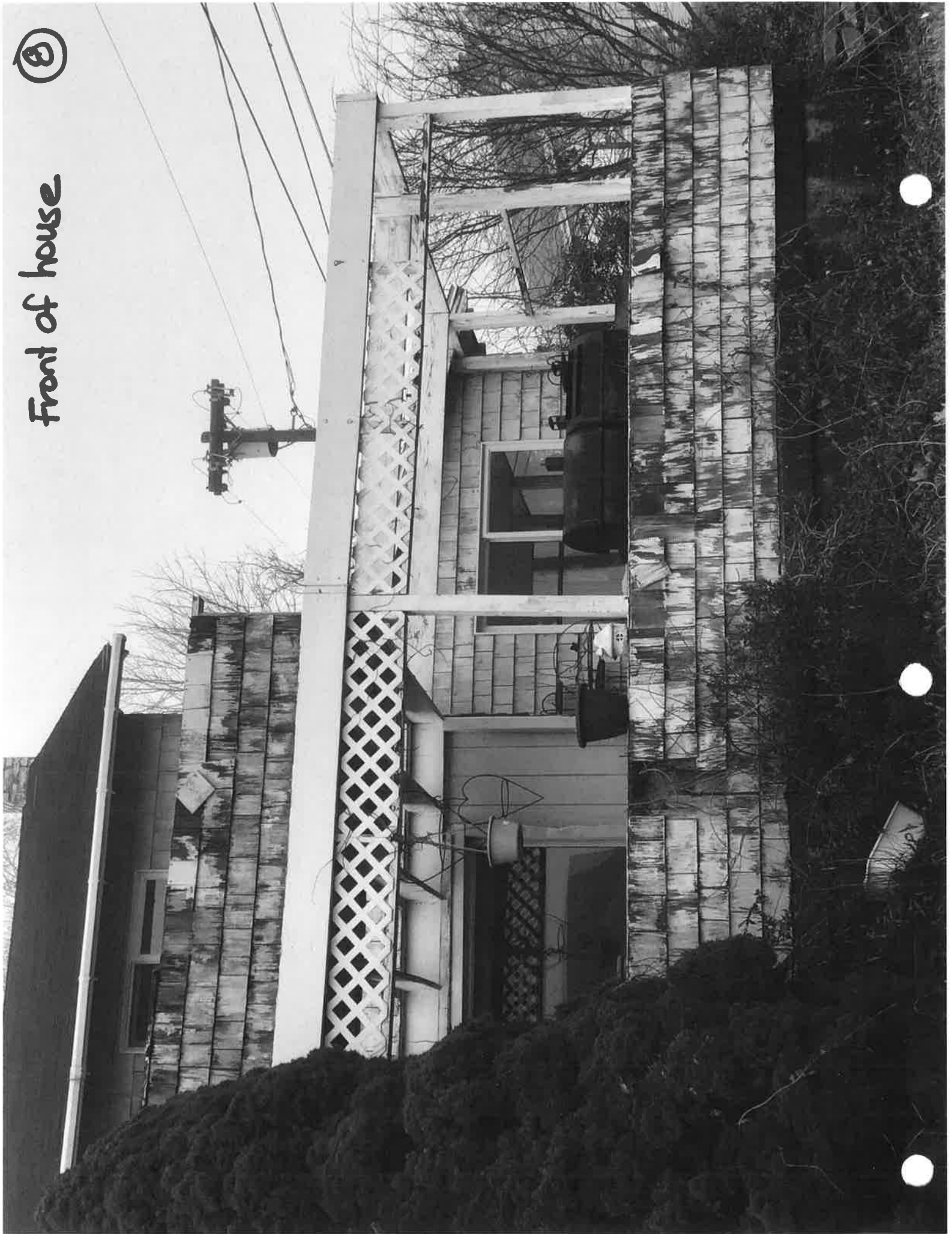


①

thorpe  
how many?

③

front of house





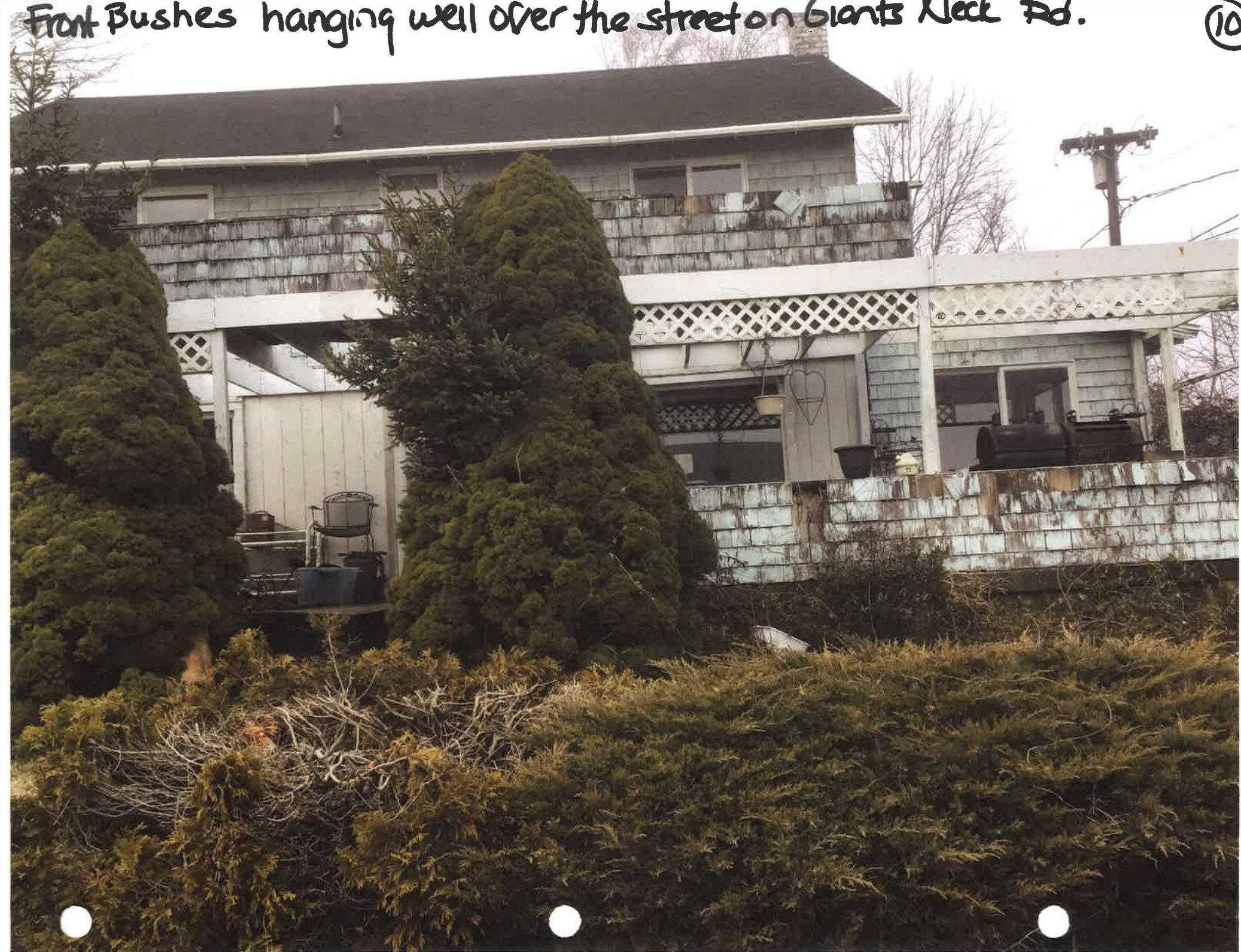
Front of house



front of notes

Front Bushes hanging well over the street on Giants Neck Rd.

10



South Lee Rd. side view

11



12

View from our driveway

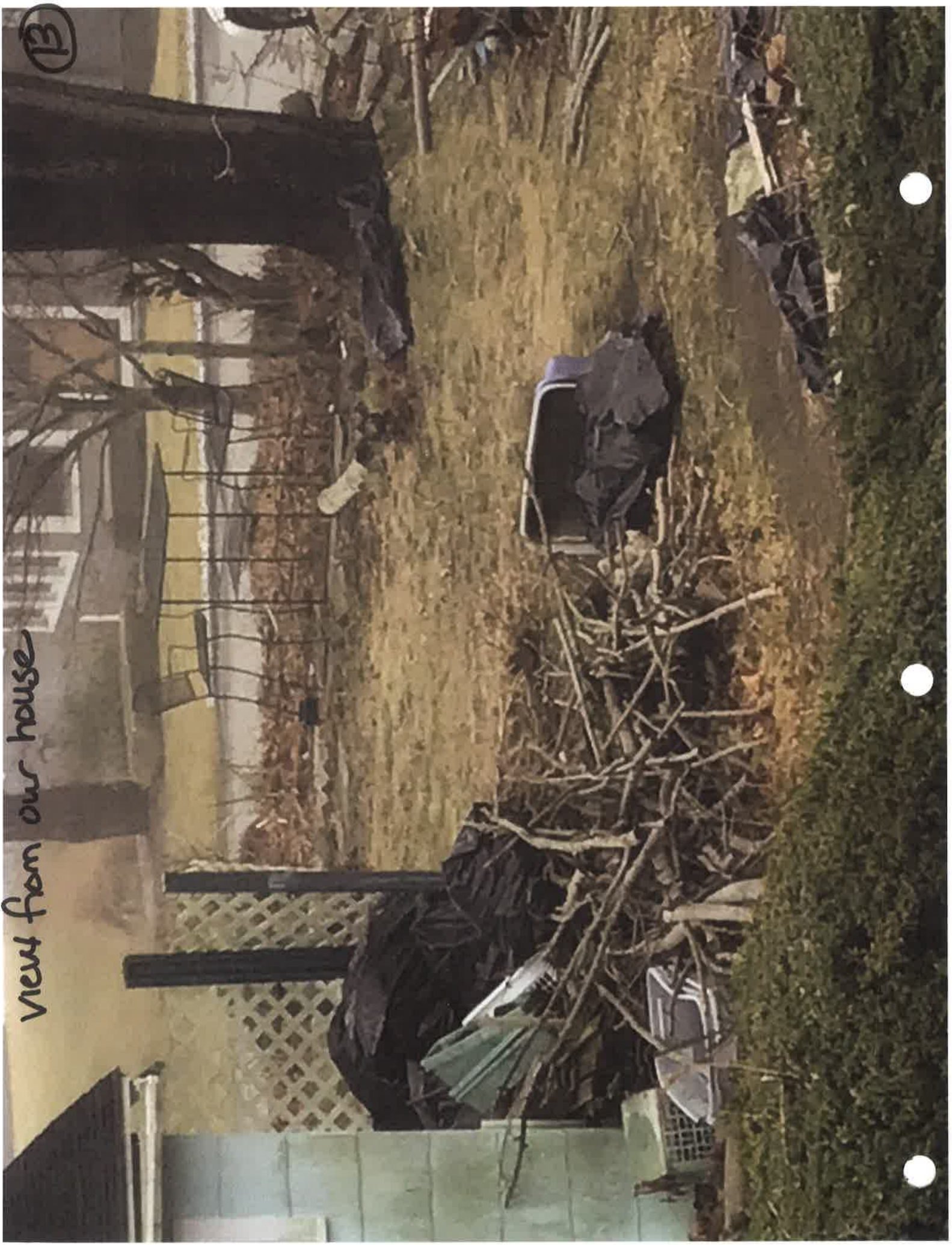


(5)

no more  
Cust/

view from our house

13



View from our house looking South at the water

Water

(14)

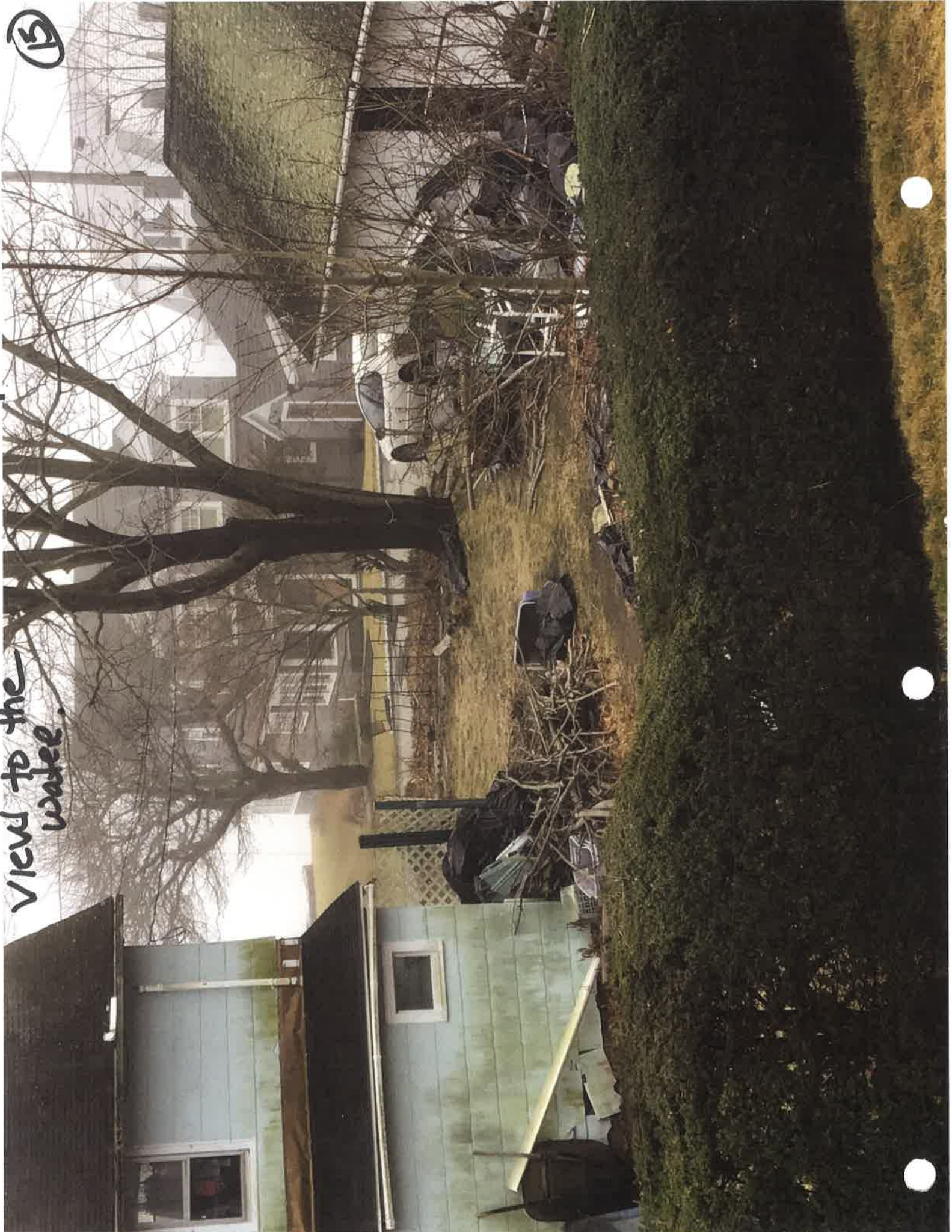


170702

to those who are looking for  
the way out

(11)





View to the waste.

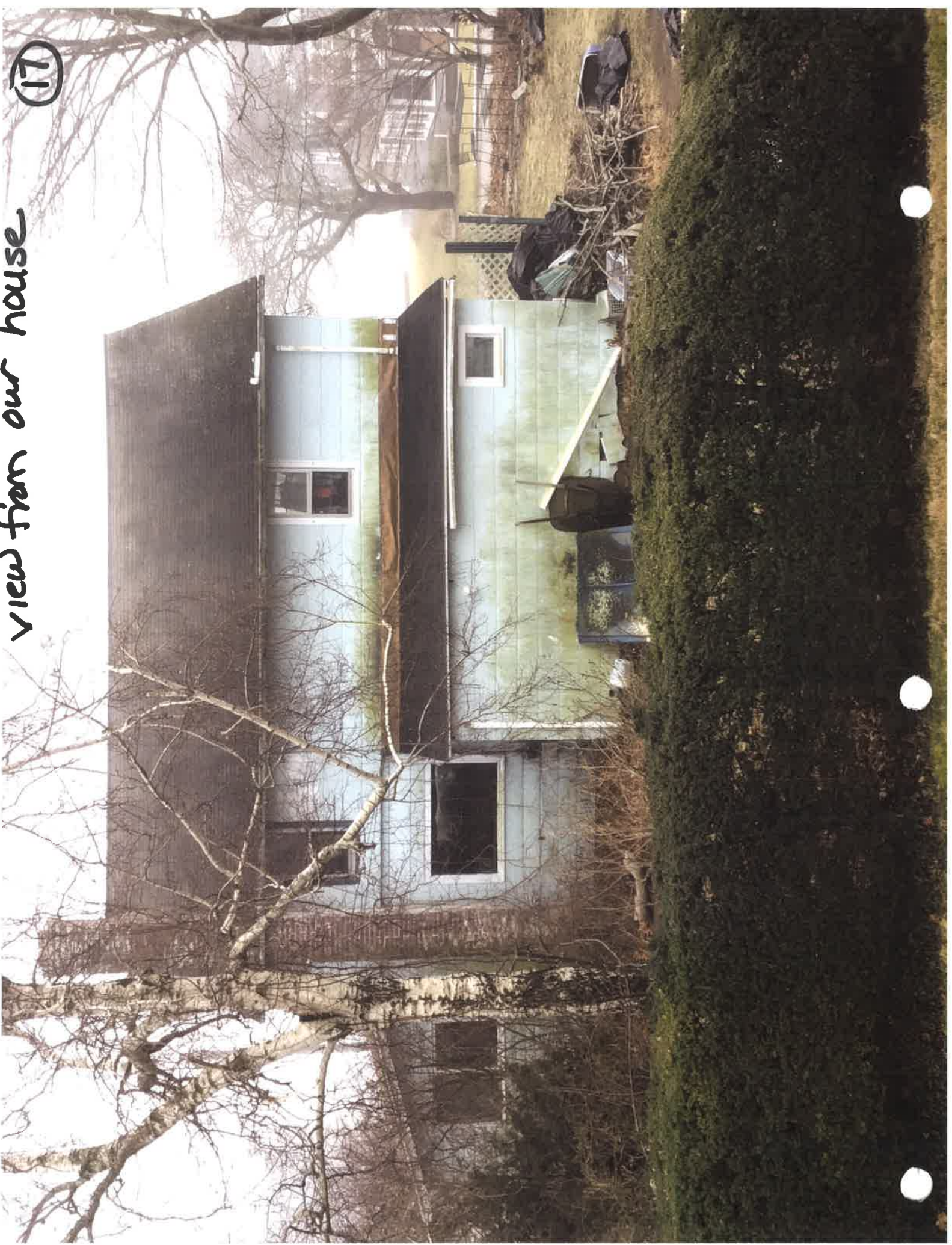
15

16



view from our house

(17)





18

(19)



View From our  
driveway (front yard)

20



Two more ways  
to present  
yourself

20

view from our house (2)





Another view to the water

