

TOWN OF EAST LYME
BOARD OF ASSESSMENT APPEALS

MARCH 5, 2011

EAST LYME TOWN HALL

MEETING MINUTES

Members Present:
William Weber, Chairman
Joan Schwartz, Secretary
Paul Dagle
Susan Graham
Holly Cheeseman

FILED March 8, 20 11
AT 8:15 AM.
Sablais
TOWN CLERK

Chairman Weber called the meeting to order at 9:00 a.m.

Motion (1) Mrs. Cheeseman moved to approve the Assessor's Changes.

Seconded by Mrs. Schwartz

Motion Passed 5-0.

**Appeal # 16 – Paul Lussier – Real Estate Account Number: 9609
220 Old Black Point Road**

Mr. Lussier feels the property value should be reduced. He has reviewed the land values of adjacent owners, and he feels his property is over valued. He has 1.25 acres. He has limited use of his lot, he is limited to the size of the house that can be put on the lot. There is Conservation land behind it, but there is also a wetlands area. The lot has been approved for building.

**Appeal #14 – David B. Bingham – Real Estate Account Number: 4262
Route I-95**

Mr. Bingham bought this property to block development. There used to be access to it from Pember Road, but that was cutoff from Interstate 95. There is no way to get to the property without trespassing. He was concerned that the developer of the "bird subdivisions" would try to develop this piece of property, so he bought it. He has a big interest in getting Route 11 built, and feels this could be an important piece to do that.

**Appeal #17 – Lynne M. Cesario – Real Estate Account Number: 9428
15 Darrows Ridge Road**

Mr. and Mrs. Cesario believe that the appraised value is wrong and that the square footage of the home is wrong. They have a bonus area over the garage, which is not accessible from the second floor, and that is unfinished, and is storage space for their costume business. They also have storage in the basement. They have Geothermal heating and they would need a larger system in order to heat the room over the garage and the basement. They had an appraisal done in 2010 and they had a second appraisal done recently and they had it based on 2006 values. Their lot has wetlands and ledge. There is only an acre and a half of buildable lot. They compared their home to 30 Darrow's Ridge which has the same assessment as theirs, but 30 Darrow's Ridge is very high end. They believe the value of their home should be 850,000, or 800,000, or 811,000.

**Janelle M. Soleau – Real Estate Account Number: 9427
22 Darrows Ridge Road**

Janelle Soleau stated there is attic area over the garage that is not accessible. She believes the square footage to be 3650. The town's sketch shows the first floor is larger than the second floor and that is not the case. She bought the lot for 175,000. She has 4.31 acres. She bought it in May of 2010. Her next door neighbor just bought their lot for 135,000.

**Robert & Teresa Boos – Real Estate Account Number: 9357
4 Aberdeen Court**

Grace Devenese represented Mr. and Mrs. Boos

She presented a letter from the owners. They believe the lot value should be 75,000. They bought it for 205,000. They have it for sale and haven't been able to sell it. It is a buildable lot.

**Dawn A. Bond et al – Real Estate Account Number: 2106
Fairhaven Road**

Angela Kackowski and Matthew Kackowski represented the owners of the property. They feel the value of the property is 10,000. It is along the Pattagansett River, and it is all marsh land. There is no place that it is buildable. It is totally in a flood zone.

The Board visited the following properties.

1. 15 Darrows Ridge
2. 22 Darrows Ridge
3. 7 Darrows Court
4. 2 Joshua Valley Road
5. Fairhaven Road
6. 220 Old Black Point Road

Motion (2) Mr. Dagle moved to adjourn the meeting at 12:15 p.m.

Seconded by Mrs. Schwartz.

Motion Passed 5-0.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Karen Miller Galbo". The signature is written in a cursive, flowing style.

**Karen Miller Galbo
Recording Secretary**