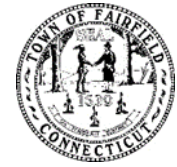


**Board of Assessment Appeals
Fairfield, CT
March 5, 2021 – Hearing Minutes (AM Session)**



Hearing Recordings Links

- Room 1:** <https://www.youtube.com/watch?v=8TbHPHPcSIY>
Room 2: https://www.youtube.com/watch?v=p_U0k6lwFc
Room 3: <https://www.youtube.com/watch?v=VPPzQWbltNA>
Room 4:

The Board of Assessment Appeals held appeal hearings on March 5, 2021 beginning at 9:00 AM. The hearings were held at Old Town Hall, 611 Old Post Road, and virtually via teleconference.

PRESENT:

Room 1:	Harold Zawadski, Chair
Room 2:	John Spolyar
Room 3:	Judy Szablak

ABSENT:

Peter Ruppert, Vice Chair	Kathleen Griffin, Secretary
Paulette Cuozzo	Alexis Harrison
Catherine Giff	Ronek Patel

OTHERS PRESENT: Appellants as listed in attached minutes

MINUTES

See attached.

Respectfully Submitted,
Katherine Napolitano
Recording Secretary

Appeal #: 563	PID: 19207	Hearing Date: 3/5/2021	Hearing Time: 11:15 AM
Address: 417 PINE CREEK AVENUE			Start Time: 11:40 AM
Owner: FROST STEVEN & SANDRA (SV)			Room: 1
Appellant(s): FROST STEVEN			Member(s): Harold
Appeal #: 537	PID: 18922	Hearing Date: 3/5/2021	Hearing Time: 11:30 AM
Address: 650 SOUTH PINE CREEK ROAD			Start Time: 11:25 AM
Owner: BIUCKIE DAWN C & ORACHEFF			Room: 3
Appellant(s): DAWN C BIUCKIE			Member(s): Judy
Appeal #: 564	PID: 19206	Hearing Date: 3/5/2021	Hearing Time: 11:00 AM
Address: 421 PINE CREEK AVENUE			Start Time: 11:23 AM
Owner: FROST STEVEN & SANDRA (SV)			Room: 1
Appellant(s): FROST STEVEN			Member(s): Harold
Appeal #: 194	PID: 21009	Hearing Date: 3/5/2021	Hearing Time: 11:15 AM
Address: 1334 PEQUOT AVENUE			Start Time: 11:15 AM
Owner: BINAL MEHMET 50% & YADIGAR 50%			Room: 2
Appellant(s): BINAL MEHMET			Member(s): John
Appeal #: 632	PID: 19260	Hearing Date: 3/5/2021	Hearing Time: 10:45 AM
Address: 69 PINE CREEK AVENUE			Start Time: 11:08 AM
Owner: MCGUIRE VALERIE A			Room: 1
Appellant(s): VALERIE A MCGUIRE			Member(s): Harold
Appeal #: 517	PID: 21029	Hearing Date: 3/5/2021	Hearing Time: 11:00 AM
Address: 184 SOUTH GATE LANE			Start Time: 11:00 AM
Owner: TREDWAY CHAD			Room: 3
Appellant(s): GREG LANE PROPERTY CONSULTANTS			Member(s): Judy
Appeal #: 434	PID: 20975	Hearing Date: 3/5/2021	Hearing Time: 11:00 AM
Address: 1011 PEQUOT AVENUE			Start Time: 10:49 AM
Owner: GUNSTON HOLDINGS LLC			Room: 2
Appellant(s): CHRIS RUSSO, RUSSO & RIZIO LLC			Member(s): John
Appeal #: 601	PID: 18501	Hearing Date: 3/5/2021	Hearing Time: 10:45 AM

Address: 241 HARBOR ROAD		Start Time: 10:42 AM
Owner: LYNCH JOHN F & ELLEN H (SV)		Room: 2
Appellant(s): CHRIS RUSSO, RUSSO & RIZIO LLC		Member(s): John
Appeal #: 631 PID: 19280	Hearing Date: 3/5/2021	Hearing Time: 10:30 AM
Address: 69 PINE CREEK AVENUE		Start Time: 10:40 AM
Owner: MCGUIRE VALERIE A		Room: 1
Appellant(s): VALERIE A MCGUIRE		Member(s): Harold
Appeal #: 595 PID: 101269	Hearing Date: 3/5/2021	Hearing Time: 10:30 AM
Address: 580 HARBOR ROAD		Start Time: 10:35 AM
Owner: LAUTENBACH CYNTHIA R		Room: 2
Appellant(s): CHRIS RUSSO, RUSSO & RIZIO LLC		Member(s): John
Appeal #: 616 PID: 19185	Hearing Date: 3/5/2021	Hearing Time: 10:15 AM
Address: 459 PINE CREEK AVENUE		Start Time: 10:14 AM
Owner: PUSHNER GEORGE M & DIANE		Room: 1
Appellant(s): PUSHNER GEORGE		Member(s): Harold
Appeal #: 297 PID: 18536	Hearing Date: 3/5/2021	Hearing Time: 10:15 AM
Address: 144 HARBOR ROAD		Start Time: 10:05 AM
Owner: CARPENTER JAN & WYNNE JOHN		Room: 3
Appellant(s): CARPENTER JAN & WYNNE JOHN		Member(s): Judy
Appeal #: 260 PID: 19477	Hearing Date: 3/5/2021	Hearing Time: 10:00 AM
Address: 30 WESTWAY ROAD		Start Time: 10:00 AM
Owner: BORTER LISA LEVAGGI &		Room: 2
Appellant(s): BORTER LISA L & J THEODORE		Member(s): John
Appeal #: 430 PID: 19283	Hearing Date: 3/5/2021	Hearing Time: 9:45 AM
Address: 31 PINE CREEK AVENUE		Start Time: 9:45 AM
Owner: CIOFFI JOSEPH		Room: 1
Appellant(s): CIOFFI JOSEPH		Member(s): Harold
Appeal #: 54 PID: 18496	Hearing Date: 3/5/2021	Hearing Time: 9:30 AM
Address: 163 HARBOR ROAD		Start Time: 9:37 AM
Owner: JUDELSON DEBORAH A		Room: 2

Appellant(s): JUDELSON DEBORAH A

Member(s): John

Appeal #: 441 PID: 19345

Hearing Date: 3/5/2021

Hearing Time: 10:00 AM

Address: 331 HARBOR ROAD

Start Time: 9:35 AM

Owner: 331 HARBOR ROAD LLC

Room: 3

Appellant(s): ROBERT RUSSO

Member(s): Judy

Appeal #: 468 PID: 19265

Hearing Date: 3/5/2021

Hearing Time: 9:30 AM

Address: 38 PINE CREEK AVENUE

Start Time: 9:30 AM

Owner: CIOFFI JOSEPH

Room: 1

Appellant(s): CIOFFI JOSEPH

Member(s): Harold

Appeal #: 440 PID: 19344

Hearing Date: 3/5/2021

Hearing Time: 9:45 AM

Address: 319 HARBOR ROAD

Start Time: 9:25 AM

Owner: 319 HARBOR ROAD LLC

Room: 3

Appellant(s): ROBERT RUSSO

Member(s): Judy

Appeal #: 439 PID: 19475

Hearing Date: 3/5/2021

Hearing Time: 9:30 AM

Address: 750 HARBOR ROAD

Start Time: 9:20 AM

Owner: SEASHELL REAL ESTATE LLC

Room: 3

Appellant(s): ROBERT RUSSO

Member(s): Judy

Appeal #: 263 PID: 18503

Hearing Date: 3/5/2021

Hearing Time: 9:15 AM

Address: 297 HARBOR ROAD

Start Time: 9:19 AM

Owner: ZELSON LISA BETH

Room: 2

Appellant(s): ZELSON DANIEL

Member(s): John

Appeal #: 442 PID: 19346

Hearing Date: 3/5/2021

Hearing Time: 9:15 AM

Address: 385 HARBOR ROAD

Start Time: 9:15 AM

Owner: 385 HARBOR ROAD LLC

Room: 3

Appellant(s): ROBERT RUSSO

Member(s): Judy

Appeal #: 608 PID: 19264

Hearing Date: 3/5/2021

Hearing Time: 9:00 AM

Address: 48 PINE CREEK AVENUE

Start Time: 9:05 AM

Owner: STAUSS JOHN C & GERALDINE D

Room: 1

Appellant(s): JOHN C STAUSS

Member(s): Harold

GERALDINE STAUSS

Appeal #: 180 PID: 19357

Hearing Date: 3/5/2021

Hearing Time: 9:00 AM

Address: 935 HARBOR ROAD

Owner: JCU, LLC

Appellant(s): URQUHART ALEX
JUDY URQUHART

Start Time: 9:03 AM

Room: 2

Member(s): John