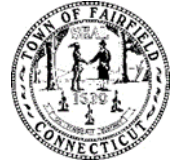


**Board of Assessment Appeals  
Fairfield, CT  
March 9, 2021 – Minutes**



**Recording:** <https://www.youtube.com/watch?v=Kqress1DnBM>

A Decision Meeting of the Board of Assessment Appeals was held on Tuesday, March 9, 2021 at 4:00 PM. The meeting was held virtually via teleconference.

**MEMBERS PRESENT:**

Harold Zawadski, Chair	Kathleen Griffin, Secretary	
Paulette Cuozzo	Catherine Giff	Alexis Harrison (arrived 6:04 PM)
Ronek Patel	Judy Szablak	

**MEMBERS ABSENT:**

Peter Ruppert, Vice Chair	John Spolyar
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**OTHERS PRESENT:**

Ross Murray, Assessor

Harold Zawadski called the meeting to order at 4:10 PM.

Appeal#: **77** Type: **Real Estate** Time: 00:04:40

Listed Owner: **KOREN PROPERTIES LLC**

Location: **76 ALDEN STREET**

Following a review of materials submitted and discussion, a motion was made by Ronek Patel to **grant** the appeal and reduce the appraised value to **\$400,000**.

Motion seconded by Paulette Cuozzo

Motion carried 6:0:0

Appeal#: **377** Type: **Real Estate** Time: 00:18:40

Listed Owner: **SAVAGE KAREN**

Location: **57 ALDEN STREET**

Following a review of materials submitted and discussion, a motion was made by Kathleen Griffin to **grant** the appeal and reduce the appraised value to **\$400,000**.

Motion seconded by Judith Szablak

Motion carried 6:0:0

Appeal#: **146** Type: **Real Estate** Time: 00:24:55  
Listed Owner: **CAMILLO GARY & DIANE B (SV)**  
Location: **85 MONA TERRACE**

Following a review of materials submitted and discussion, a motion was made by Ronek Patel to **grant in part** the appeal and reduce the appraised value to **\$435,000**.  
Motion seconded by Paulette Cuozzo  
Motion carried 6:0:0

Appeal#: **269** Type: **Real Estate** Time: 00:31:09  
Listed Owner: **ANDERSON ROBERT E TRUSTEE**  
Location: **48 MONA TERRACE**

Following a review of materials submitted and discussion, a motion was made by Kathleen Griffin to **grant** the appeal and reduce the appraised value to **\$405,000**.  
Motion seconded by Harold Zawadski  
Motion carried 6:0:0

Appeal#: **268** Type: **Real Estate** Time: 00:37:20  
Listed Owner: **ANDERSON ROBERT E TRUSTEE**  
Location: **60 MONA TERRACE**

Following a review of materials submitted and discussion, a motion was made by Kathleen Griffin to **grant** the appeal and reduce the appraised value to **\$340,000**.  
Motion seconded by Paulette Cuozzo  
Motion carried 6:0:0

Appeal#: **614** Type: **Real Estate** Time: 00:43:30  
Listed Owner: **WELLS DONALD J**  
Location: **45 MONA TERRACE**

Following a review of materials submitted and discussion, a motion was made by Ronek Patel to **grant** the appeal and reduce the appraised value to **\$430,000**.  
Motion seconded by Judith Szablak  
Motion carried 6:0:0

Appeal#: **406** Type: **Real Estate** Time: 00:50:00  
Listed Owner: **SULLIVAN DAVID X**  
Location: **683 OLDFIELD ROAD**

Following a review of materials submitted and discussion, a motion was made by Kathleen Griffin to **grant** the appeal and reduce the appraised value to **\$525,000**.  
Motion seconded by Judith Szablak  
Motion carried 6:0:0

Appeal#: **317**

Type: **Real Estate**

Time: 01:06:15

Listed Owner: **WEINSTEIN HARRIS**

Location: **27 MONA TERRACE**

Following a review of materials submitted and discussion, a motion was made by Judith Szablak to **grant** the appeal and reduce the appraised value to **\$565,000**.

Motion seconded by Kathleen Griffin

Motion carried 6:0:0

Catherine Giff left the meeting at 5:25 PM.

Appeal#: **618**

Type: **Real Estate**

Time: 01:16:00

Listed Owner: **COOLEEN MICHAEL J**

Location: **205 LONGDEAN ROAD**

Following a review of materials submitted and discussion, a motion was made by Ronek Patel to **grant** the appeal and reduce the appraised value to **\$485,000**.

Motion seconded by Harold Zawadski

Motion carried 5:0:0

Appeal#: **637**

Type: **Real Estate**

Time: 01:26:50

Listed Owner: **FOLEY MATTHEW K & JAIME L (SV)**

Location: **91 LONGDEAN ROAD**

Following a review of materials submitted and discussion, a motion was made by Ronek Patel to **deny** the appeal.

Motion seconded by Kathleen Griffin

Motion carried 5:0:0

Appeal#: **198**

Type: **Real Estate**

Time: 01:41:20

Listed Owner: **288 REEF ROAD LLC**

Location: **288 REEF ROAD**

Following a review of materials submitted and discussion, a motion was made by Judith Szablak to **grant** the appeal and reduce the appraised value to **\$500,000**.

Motion seconded by Harold Zawadski

Motion carried 5:0:0

Alexis Harrison arrived at 6:04 PM.

Appeal#: **532** Type: **Real Estate** Time: 01:48:58  
Listed Owner: **GEARY HARRY M JR & SARAH F**  
Location: **190 LONGDEAN ROAD**

Following a review of materials submitted and discussion, a motion was made by Ronek Patel to **grant** the appeal and reduce the appraised value to **\$415,000**.

Motion seconded by Judith Szablak  
Motion carried 5:0:1; Alexis Harrison abstained

Appeal#: **572** Type: **Real Estate** Time: 01:57:40  
Listed Owner: **BAHR TWO LLC**  
Location: **104 COLLEGE PLACE**

Following a review of materials submitted and discussion, no action was taken.

Alexis Harrison left the meeting at 6:33 PM.

Appeal#: **193** Type: **Real Estate** Time: 02:14:05  
Listed Owner: **FLANAGAN ALICE & MARY**  
Location: **1116 REEF ROAD**

Following a review of materials submitted and discussion, a motion was made by Ronek Patel to **grant** the appeal and reduce the the appraised value to **\$300,000**.

Motion seconded by Judith Szablak  
Motion carried 4:1:0; Kathleen Griffin opposed

Catherine Giff joined the meeting a 6:35 PM.  
Meeting paused for a break from 6:37 PM to 7:00 PM.

Appeal#: **272** Type: **Real Estate** Time: 02:31:30  
Listed Owner: **1275 FAIRFIELD BEACH ROAD LLC**  
Location: **1275 FAIRFIELD BEACH ROAD**

Following a review of materials submitted and discussion, no action was taken.

Appeal#: **581** Type: **Real Estate** Time: 2:34:00  
Listed Owner: **GRAUER DONALD F SR 1/2 & ALBERT F JR 1/2**  
Location: **1534 FAIRFIELD BEACH ROAD**

Following a review of materials submitted and discussion, no action was taken.

Judith Szablak left the meeting at 8:10 PM.

Appeal#: **522**

Type: **Real Estate**

Time: 3:08:00

Listed Owner: **FREEDMAN NANCY T**

Location: **465 PENFIELD ROAD**

Following a review of materials submitted and discussion, a motion was made by Paulette Cuozzo to **grant** the appeal and reduce the appraised value to **\$2,300,000**.

Motion seconded by Alexis Harrison

Motion carried 5:1:0; Kathleen Griffin opposed

Appeal#: **429**

Type: **Real Estate**

Time: 03:35:00

Listed Owner: **JUDD GEORGE P & SALLY S (SV)**

Location: **612 PENFIELD ROAD**

Following a review of materials submitted and discussion, a motion was made by Catherine Giff to **grant** the appeal and reduce the appraised value to **\$2,366,667**.

Motion seconded by Alexis Harrison

Motion failed 3:3:0; Harold Zawadski, Kathleen Griffin and Ronek Patel opposed

Appeal#: **271**

Type: **Real Estate**

Time: 04:02:00

Listed Owner: **NIZNANSKY KATHERINE**

Location: **619 PENFIELD ROAD**

Following a review of materials submitted and discussion, a motion was made by Kathleen Griffin to **grant in part** the appeal and reduce the appraised value to **\$810,000**.

Motion seconded by Ronek Patel

Motion carried 5:1:0; Catherine Giff opposed

Harold Zawadski adjourned the meeting at 9:01 PM.

Respectfully Submitted,

Kathleen Griffin  
Secretary  
Board of Assessment Appeals

Kathleen Grande  
Recording Secretary  
Board of Assessment Appeals