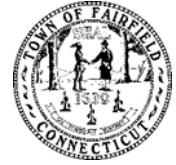


**Board of Assessment Appeals
Fairfield, CT
March 11, 2021 – Minutes**



Recording: <https://www.youtube.com/watch?v=0vcBExjof70>

A Decision Meeting of the Board of Assessment Appeals was held on Thursday, March 11, 2021 at 4:00 PM. The meeting was held virtually via teleconference.

MEMBERS PRESENT:

Harold Zawadski, Chair	Kathleen Griffin, Secretary	Peter Ruppert, Vice Chair (5:23 PM)
Paulette Cuozzo	Catherine Giff	Judy Szablak (4:57 PM)
Ronek Patel	John Spolyar (6:00 PM)	

MEMBERS ABSENT:

Alexis Harrison

OTHERS PRESENT:

Ross Murray, Assessor

1. Call to Order

Harold Zawadski called the meeting to order at 4:19 PM.

Instructions received in an email from The Town attorney on how to properly bring a motion before The Board were shared with The Board by Ross Murray.

2. Deliberation and vote upon appeals properly brought before the Board

Appeal#: **16** Type: **Real Estate** Time: 00:22:17

Listed Owner: **SALERNO REALTY LLC**

Location: **394 PENFIELD 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 **\$385,000**.

Motion seconded by Catherine Giff

Motion **failed** 0:5:0

Appeal#: **15** Type: **Real Estate** Time: 00:26:10

Listed Owner: **SALERNO JOHN P & HELENE (SV)**

Location: **378 PENFIELD ROAD**

Following a review of materials submitted and discussion, a motion was made by Harold Zawadski to grant the appeal and reduce the appraised value to **\$385,000**.

Motion seconded by Catherine Giff

Motion **failed** 0:5:0

Judy Szablak joined the meeting at 4:57 PM. Ronek Patel left the meeting at 4:57 PM.

Appeal#: **276** Type: **Real Estate** Time: 29:36
Listed Owner: **REALE MATTHEW C**
Location: **469 SOUTH BENSON ROAD**

Following a review of materials submitted and discussion, a motion was made by Harold Zawadski to grant in part the appeal and reduce the appraised value to **\$725,000**.

Motion seconded by Kathleen Griffin.

Harold Zawadski withdrew the motion and made a motion to grant in part the appeal and reduce the appraised value to **\$716,800**.

Motion seconded by Catherine Giff

Motion **carried** 3:2:0; Paulette Cuozzo, Kathleen Griffin opposed

Peter Ruppert joined at 5:23 PM. Cathering Giff left the meeting at 5:23 PM

Appeal#: **86** Type: **Real Estate** Time: 1:01:50
Listed Owner: **KOCHI G DENNIS**
Location: **9 MILLARD STREET**

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 **\$450,000**.

Motion seconded by Paulette Cuozzo

Motion **carried** 3:2:0; Kathleen Griffin, Peter Ruppert opposed

Appeal#: **167** Type: **Real Estate** Time: 1:19:36
Listed Owner: **BENTO SUSAN**
Location: **124 FOX STREET**

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 **\$550,000**.

Motion seconded by Harold Zawadski

Motion **failed** 0:5:0

John Spolyar joined the meeting at 6:00 PM.

Appeal#: **65** Type: **Real Estate** Time: 1:30:10
Listed Owner: **ADAMS CHARLES S &**
Location: **51 BIRCH ROAD**

Following a review of materials submitted and discussion, a motion was made by Harold Zawadski to grant the appeal and reduce the appraised value to **\$701,600**.

Motion seconded by Judith Szablak

Motion **failed** 2:3:1; Kathleen Griffin, Judy Szablak, Peter Ruppert opposed; John Spolyar abstained

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Note: Time listed with each Appeal# is approximate time on linked video.

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Appeal#: **175** Type: **Real Estate** Time: 1:44:11
Listed Owner: **DE GENARO PAUL A & HEIDI A (SV)**
Location: **318 LALLEY BOULEVARD**

Following a review of materials submitted and discussion, a motion was made by Harold Zawadski to grant the appeal and reduce the appraised value to **\$641,800**.
Motion seconded by Paulette Cuozzo
Motion **failed** 0:6:0

Appeal#: **290** Type: **Real Estate** Time: 1:58:00
Listed Owner: **PURZYCKI MARK & ROBIN (SV)**
Location: **451 ROWLAND ROAD**

Following a review of materials submitted and discussion, a motion was made by Harold Zawadski to grant the appeal and reduce the appraised value to **\$680,000**.
Motion seconded by Judith Szablak
Motion **carried** 4:2:0; Peter Ruppert, John Spolyar opposed

Appeal#: **61** Type: **Real Estate** Time: 2:14:00
Listed Owner: **DIZENZO ALICE F**
Location: **649 ROWLAND ROAD**

Following a review of materials submitted and discussion, a motion was made by Harold Zawadski to grant the appeal and reduce the appraised value to **\$600,000**.
Motion seconded by Kathleen Griffin
Motion **withdrawn** by Harold Zawadski

Appeal#: **291** Type: **Real Estate** Time: 2:50:10
Listed Owner: **LEGGIADRO MARGUERITE &**
Location: **463 ROWLAND ROAD**

Following a review of materials submitted and discussion, a motion was made by Harold Zawadski to grant the appeal and reduce the appraised value to **\$670,000**.
Motion seconded by Judith Szablak
Motion **carried** 4:2:0; Peter Ruppert, John Spolyar opposed

Appeal#: **260** Type: **Real Estate** Time: 2:56:22
Listed Owner: **BORTER LISA LEVAGGI &**
Location: **30 WESTWAY ROAD**

Following a review of materials submitted and discussion, a motion was made by John Spolyar to grant the appeal and reduce the appraised value to **\$68,200**.
Motion seconded by Kathleen Griffin
Motion **failed** 0:6:0

Appeal#: **595**

Type: **Real Estate**

Time: 3:08:19

Listed Owner: **LAUTENBACH CYNTHIA R**

Location: **580 HARBOR ROAD**

Following a review of materials submitted and discussion, a motion was made by John Spolyar to grant the appeal and reduce the appraised value to **\$3,800,000**.

Motion seconded by Judith Szablak

Paulette Cuzzo made a motion to append the motion and grant in part a reduction of the appraised value to **\$3,900,000**.

Motion seconded by Judy Szablak

Motion **failed** 2:4:0 Harold Zawadski, Kathleen Griffin, Peter Ruppert oppose

Motion **failed** 0:4:2; Judith Szablak, Paulette Cuzzo abstained

Appeal#: **297**

Type: **Real Estate**

Time: 3:38:13

Listed Owner: **CARPENTER JAN & WYNNE JOHN**

Location: **144 HARBOR 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 **\$1,600,000**.

Motion seconded by John Spolyar

Motion **carried** 6:0:0

Appeal#: **441**

Type: **Real Estate**

Time: 3:54:03

Listed Owner: **331 HARBOR ROAD LLC**

Location: **331 HARBOR 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 **\$215,000**.

Motion seconded by Kathleen Griffin

Motion **failed** 3:3:0; Kathleen Griffin, Peter Ruppert, John Spolyar opposed

3. Adjourn

Harold Zawadski made a motion to adjourn the meeting.

Judy Szablak seconded.

Harold Zawadski adjourned the meeting at 8:59 PM.

Respectfully Submitted,

Kathleen Griffin
Secretary
Board of Assessment Appeals

Kathleen Grande
Recording Secretary
Board of Assessment Appeals

Board of Assessment Appeals

Note: Time listed with each Appeal# is approximate time on linked video.

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