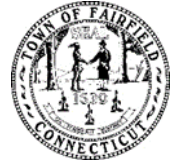


**Board of Assessment Appeals  
Fairfield, CT  
March 15, 2021 – Hearing Minutes (PM Session)**



**Hearing Recordings Links**

- Room 1:** Hearings Not Recorded  
**Room 2:** <https://www.youtube.com/watch?v=BctffyW1QBU>  
**Room 3:**  
**Room 4:**

The Board of Assessment Appeals held appeal hearings on March 15, 2021 beginning at 6:00 PM. The hearings were held at Old Town Hall, 611 Old Post Road, and virtually via teleconference.

**PRESENT:**      **Room 1:**      Alexis Harrison  
                         **Room 2:**      Peter Ruppert, Vice Chair

**ABSENT:**                      Harold Zawadski, Chair                      Kathleen Griffin, Secretary  
   Paulette Cuozzo                              Judy Szablak  
   Ronek Patel                                      John Spolyar  
   Catherine Giff

**OTHERS PRESENT:**                      Appellants as listed in attached minutes

**MINUTES**

See attached.

Respectfully Submitted,  
Katherine Napolitano  
Recording Secretary

Appeal #: 52                      PID: 15128                      Hearing Date: 3/15/2021                      Hearing Time: 6:00 PM  
Address: 95 SYCAMORE LANE                      Start Time: 6:04 PM  
Owner: BADER BRET & SHORENA (SV)                      Room: 2  
Appellant(s): BADER BRET                      Member(s): Peter

Appeal #: 651                      PID: 16890                      Hearing Date: 3/15/2021                      Hearing Time: 6:00 PM  
Address: 949 FAIRFIELD BEACH ROAD                      Start Time: 6:15 PM  
Owner: FOX PROPERTIES, LLC                      Room: 1  
Appellant(s): GANIM PAUL J                      Member(s): Alexis

Appeal #: 650                      PID: 16905                      Hearing Date: 3/15/2021                      Hearing Time: 6:15 PM  
Address: 1027 FAIRFIELD BEACH ROAD                      Start Time: 6:15 PM  
Owner: FAIRFIELD SHORE, LLC                      Room: 1  
Appellant(s): GANIM PAUL J                      Member(s): Alexis

Appeal #: 91                      PID: 21146                      Hearing Date: 3/15/2021                      Hearing Time: 6:30 PM  
Address: 121 HENDERSON ROAD                      Start Time: 6:20 PM  
Owner: STRAINING MARGARET P                      Room: 2  
Appellant(s): STRAINING MARGARET P                      Member(s): Peter

Appeal #: 646                      PID: 16871                      Hearing Date: 3/15/2021                      Hearing Time: 6:30 PM  
Address: 28 LIGHTHOUSE POINT                      Start Time: 6:30 PM  
Owner: 28 LIGHTHOUSE POINT LLC                      Room: 1  
Appellant(s): GANIM PAUL J                      Member(s): Alexis

Appeal #: 591                      PID: 17889                      Hearing Date: 3/15/2021                      Hearing Time: 6:45 PM  
Address: 271 HENDERSON ROAD                      Start Time: 6:45 PM  
Owner: MCGOLDRICK CHARLES P III                      Room: 2  
Appellant(s): CHRIS RUSSO, RUSSO & RIZIO LLC                      Member(s): Peter

Appeal #: 647                      PID: 16870                      Hearing Date: 3/15/2021                      Hearing Time: 6:45 PM  
Address: 38 LIGHTHOUSE POINT                      Start Time: 6:48 PM  
Owner: 38 LIGHTHOUSE POINT LLC                      Room: 1  
Appellant(s): GANIM PAUL J                      Member(s): Alexis

Appeal #: 446                      PID: 15130                      Hearing Date: 3/15/2021                      Hearing Time: 7:00 PM  
Address: 449 MILL PLAIN ROAD                      Start Time: 6:58 PM  
Owner: STURGES COTTAGE, LLC THE                      Room: 2  
Appellant(s): CHRIS RUSSO, RUSSO & RIZIO LLC                      Member(s): Peter

Appeal #: 649                   PID: 16904                   Hearing Date: 3/15/2021                   Hearing Time: 7:00 PM  
Address: 1025 FAIRFIELD BEACH ROAD                   Start Time: 7:00 PM  
Owner: FAIRFIELD SHORE, LLC                   Room: 1  
Appellant(s): GANIM PAUL J                   Member(s): Alexis

Appeal #: 264                   PID: 19749                   Hearing Date: 3/15/2021                   Hearing Time: 7:15 PM  
Address: 209 WOODROW AVENUE                   Start Time: 7:04 PM  
Owner: RUTA ALEXANDER N &                   Room: 1  
Appellant(s): RUTA ALEXANDER                   Member(s): Alexis

Appeal #: 466                   PID: 14893                   Hearing Date: 3/15/2021                   Hearing Time: 7:15 PM  
Address: 166 OLD MILL ROAD                   Start Time: 7:06 PM  
Owner: EPIFANO EDWARD & ELLIN I (SV)                   Room: 2  
Appellant(s): EPIFANO EDWARD                   Member(s): Peter

Appeal #: 394                   PID: 15069                   Hearing Date: 3/15/2021                   Hearing Time: 7:45 PM  
Address: 282 NORTH PINE CREEK ROAD                   Start Time: 7:45 PM  
Owner: LYON DAUN E                   Room: 1  
Appellant(s): LYON DAUN E                   Member(s): Alexis

Appeal #: 129                   PID: 15049                   Hearing Date: 3/15/2021                   Hearing Time: 8:15 PM  
Address: 45 STURGES ROAD                   Start Time: 7:47 PM  
Owner: THUMM BARBARA W                   Room: 2  
Appellant(s): BARBARA W. THUMM                   Member(s): Peter

Appeal #: 534                   PID: 15070                   Hearing Date: 3/15/2021                   Hearing Time: 8:00 PM  
Address: 292 NORTH PINE CREEK ROAD                   Start Time: 8:06 PM  
Owner: ELES CHRISTEL                   Room: 1  
Appellant(s): CHRISTEL RAY ELES                   Member(s): Alexis

Appeal #: 622                   PID: 14921                   Hearing Date: 3/15/2021                   Hearing Time: 8:00 PM  
Address: 896 MILL PLAIN ROAD                   Start Time: 8:08 PM  
Owner: DOULIS CESAR & VESSELINA (SV)                   Room: 2  
Appellant(s): VESSELINA DOULIS                   Member(s): Peter

Appeal #: 648                   PID: 16869                   Hearing Date: 3/15/2021                   Hearing Time: 8:15 PM  
Address: 46 LIGHTHOUSE POINT                   Start Time: 8:15 PM  
Owner: 46 LIGHTHOUSE POINT LLC                   Room: 1  
Appellant(s): GANIM PAUL J                   Member(s): Alexis

Appeal #: 147                   PID: 15114                   Hearing Date: 3/15/2021                   Hearing Time: 8:30 PM  
Address: 208 STURGES ROAD                   Start Time: 8:21 PM  
Owner: SMITH JEFFREY S &                   Room: 2  
Appellant(s): JEFFREY SMITH                   Member(s): Peter

Appeal #: 326                   PID: 14833                   Hearing Date: 3/15/2021                   Hearing Time: 8:30 PM  
Address: 89 BARLOW PLACE                   Start Time: 8:24 PM  
Owner: GREGA SHAWN T & JENNIFER L                   Room: 1  
Appellant(s): GREGA SHAWN                   Member(s): Alexis

Appeal #: 295                   PID: 2649                   Hearing Date: 3/15/2021                   Hearing Time: 8:45 PM  
Address: 440 VILLA AVENUE                   Start Time: 8:55 PM  
Owner: LINDAHL NANCY E                   Room: 1  
Appellant(s): LINDAHL NANCY E                   Member(s): Alexis

Appeal #: 9                   PID: 13506                   Hearing Date: 3/15/2021                   Hearing Time: 7:30 PM  
Address: 79 CYNTHIA DRIVE                   Start Time: DID NOT APPEAR  
Owner: BUSCIOLANO SALVATORE M &                   Room: 1  
Appellant(s): BUSCIOLANO SALVATORE M &                   Member(s): Alexis