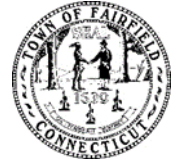


**Board of Assessment Appeals
Fairfield, CT
March 24, 2021 - Minutes**



Recording: <https://www.youtube.com/watch?v=5kjWtJw4LuY>

A Decision Meeting of the Board of Assessment Appeals was held on Wednesday, March 24, 2021 at 6:00 PM. The meeting was held virtually via teleconference.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Harold Zawadski, Chair

OTHERS PRESENT: Ross Murray, Assessor and by phone members of the public

1. Call to Order

Peter Ruppert called the meeting to order at 6:03 PM.

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

Appeal #: **601** PID: **18501** Type: **RE** Time: **6:05 PM**
Owner: **LYNCH JOHN F & ELLEN H (SV)**
Location: **241 HARBOR ROAD**

A motion was made by John Spolyar and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$4,218,200 to \$3,400,000. The Board discussed the provided materials and testimony. The motion failed 3:5:0. Giff, Griffin, Ruppert, Spolyar and Ronek opposed.

Decision: The appeal was **DENIED** Old Value: **\$4,218,200** New Value: **\$4,218,200**

Appeal #: **113** PID: **18522** Type: **RE** Time: **6:24 PM**
Owner: **BERNACCHIA GERARD & HSIEH**
Location: **48 HARBOR ROAD**

A motion was made by John Spolyar and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$1,300,900 to \$900,000. The Board discussed the provided materials and testimony. The motion failed 0:7:1. Harrison abstained.

Decision: The appeal was **DENIED** Old Value: **\$1,300,900** New Value: **\$1,300,900**

Appeal #: **440** PID: **19344** Type: **RE** Time: **6:28 PM**
Owner: **319 HARBOR ROAD LLC**
Location: **319 HARBOR ROAD**

A motion was made by Judy Szablak and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$2,655,600 to \$2,280,000. The Board discussed the provided materials and testimony. The motion passed 7:1:0. Ruppert opposed.

Decision: The appeal was **GRANTED** Old Value: **\$2,655,600** New Value: **\$2,280,000.**

Appeal #: **442** PID: **19346** Type: **RE** Time: **6:39 PM**
Owner: **385 HARBOR ROAD LLC**
Location: **385 HARBOR ROAD**

A motion was made by Judy Szablak and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$5,511,200 to \$4,200,000. The Board discussed the provided materials and testimony. The motion passed 5:3:0. Griffin, Ruppert and Spolyar opposed.

Decision: The appeal was **GRANTED** Old Value: **\$5,511,200** New Value: **\$4,200,000**

Alexis Harrison left the meeting at 6:59 PM.

Appeal #: **439** PID: **19475** Type: **RE** Time: **6:59 PM**
Owner: **SEASHELL REAL ESTATE LLC**
Location: **750 HARBOR ROAD**

A motion was made by Judy Szablak and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$6,636,900 to \$4,100,000. The Board discussed the provided materials and testimony. The motion failed 3:4:0. Griffin, Ruppert, Patel and Spolyar opposed.

Decision: The appeal was **DENIED** Old Value: **\$6,636,900** New Value: **\$6,636,900**

Appeal #: **37** PID: **19514** Type: **RE** Time: **7:20 PM**
Owner: **MCMANUS MITCHELL &**
Location: **1088 HARBOR ROAD**

A motion was made by Judy Szablak and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$2,341,600 to \$1,850,000. The Board discussed the provided materials and testimony. The motion failed 3:4:0. Griffin, Ruppert, Patel and Spolyar opposed.

Decision: The appeal was **DENIED** Old Value: **\$2,341,600** New Value: **\$2,341,600**

Ronek Patel left the meeting at 7:34 PM
The Board recessed from 7:34 PM – 7:44 PM
Peter Ruppert, Kathleen Griffin, Paulette Cuozzo and John Spolyar joined the meeting at 7:45 PM

Appeal #: **428** PID: **7296** Type: **RE** Time: **7:49 PM**
Owner: **PAPAGEORGE LUCAS**
Location: **1391 BLACK ROCK TURNPIKE**

A motion was made by Peter Ruppert and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$351,800 to \$182,245. The Board discussed the provided materials and testimony. Alexis Harrison rejoined the meeting at 7:54 PM.

Judy Szablak rejoined the meeting at 7:58 PM

The motion passed 3:2:2. Griffin and Spolyar opposed; Harrison and Szablak abstained.

Decision: The appeal was **GRANTED** Old Value: **\$351,800** New Value: **\$182,245**

Appeal #: **484** PID: **7054** Type: **RE** Time: **8:04 PM**
Owner: **MELARAGNO JASON A & JEFFREY M**
Location: **1153 BLACK ROCK TURNPIKE**

A motion was made by Peter Ruppert and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$372,600 to \$275,000. The Board discussed the provided materials and testimony. The motion failed 1:6:0. Giff, Griffin, Harrison, Ruppert, Spolyar and Szablak opposed.

Decision: The appeal was **DENIED** Old Value: **\$372,600** New Value: **\$372,600**

Appeal #: **463** PID: **8512** Type: **RE** Time: **8:17 PM**
Owner: **NICHOLSON ERIC B**
Location: **531 HIGH STREET**

A motion was made by Peter Ruppert and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$382,500 to \$292,000. The Board discussed the provided materials and testimony. The motion passed 5:2:0. Ruppert and Spolyar opposed.

Decision: The appeal was **GRANTED** Old Value: **\$382,500** New Value: **\$292,000**

Appeal #: **69** PID: **7429** Type: **RE** Time: **8:31 PM**
Owner: **RBC CONSTRUCTION, LLC**
Location: **957 HIGH STREET**

A motion was made by Peter Ruppert and seconded by Alexis Harrison to grant the appeal and reduce the appraised value from \$413,500 to \$380,000. The Board discussed the provided materials and testimony. The motion passed 7:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$413,500** New Value: **\$380,000**

Appeal #: **476** PID: **9328** Type: **RE** Time: **8:31 PM**
Owner: **AQUINO FRANCIS J SR**
Location: **934 STILLSON ROAD**

A motion was made by Peter Ruppert and seconded by Alexis Harrison to grant the appeal and reduce the appraised value from \$425,600 to \$300,000. The Board discussed the provided materials and testimony.

A motion was made by Peter Ruppert and seconded by Catherine Giff to amend the motion to grant the appeal in part and reduce the appraised value from \$425,600 to \$385,000.

The motion to amend the motion passed 5:2:0. Griffin and Spolyar opposed.

The motion passed 5:2:0. Griffin and Spolyar opposed.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$425,600** New Value: **\$385,000**

3. Adjourn

In response to the chair, John Spolyar made a motion seconded by Judy Szablak to adjourn the meeting. The motion passed unanimously.

Peter Ruppert adjourned the meeting at 9:16 PM.

Respectfully Submitted,

Kathleen Griffin
Secretary
Board of Assessment Appeals

Kathleen Grande
Recording Secretary
Board of Assessment Appeals