

**Board of Assessment Appeals
Fairfield, CT
March 29, 2021 – Minutes**



Recording: <https://www.youtube.com/watch?v=K7U0ik8PiGE>

A Decision Meeting of the Board of Assessment Appeals was held on Monday, March 29, 2021 at 4:00 PM. The meeting was held virtually via teleconference.

MEMBERS PRESENT:

Harold Zawadski, Chair	Kathleen Griffin, Secretary	Paulette Cuozzo
Catherine Giff	Ronek Patel	Judy Szabla (6:53 PM)

MEMBERS ABSENT:

Peter Ruppert, Vice Chair	Alexis Harrison
John Spolyar	

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

1. Call to Order

Harold Zawadski called the meeting to order at 4:13 PM.

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

Appeal #: **232** PID: **3568** Type: **RE** Time: **4:16 PM**
Owner: **LNC PARTNERS LLC**
Location: **14 CAMPFIELD DRIVE**

A motion was made by Ronek Patel and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$244,100 to \$205,000. The Board discussed the provided materials and testimony. The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$244,100** New Value: **\$205,000**

Appeal #: **568** PID: **3106** Type: **RE** Time: **4:20 PM**
Owner: **MCMORRIS WILLIAM J JR**
Location: **57 BLUE RIDGE ROAD**

A motion was made by Ronek Patel and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$236,500 to \$190,000. The Board discussed the provided materials and testimony. The motion passed 4:1:0. Giff opposed.

Decision: The appeal was **GRANTED** Old Value: **\$236,500** New Value: **\$190,000**

Appeal #: **402** PID: **3463** Type: **RE** Time: **4:29 PM**
Owner: **ANASTAS FRANCES (LU)**
Location: **552 KNAPPS HIGHWAY**

A motion was made by Ronek Patel and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$270,800 to \$200,000. The Board discussed the provided materials and testimony. The motion failed 0:5:0.

Decision: The appeal was **DENIED** Old Value: **\$270,800** New Value: **\$270,800**

Appeal #: **220** PID: **3386** Type: **RE** Time: **4:36 PM**
Owner: **FLATTO MICHAEL**
Location: **3 BEACON VIEW DRIVE**

A motion was made by Ronek Patel and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$256,000 to \$170,000. The Board discussed the provided materials and testimony. The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$256,000** New Value: **\$170,000**

Appeal #: **171** PID: **17266** Type: **RE** Time: **4:49 PM**
Owner: **SMITH MICHAEL JOHN**
Location: **1180 MERWINS LANE**

A motion was made by Catherine Giff and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$785,000 to \$700,000. The Board discussed the provided materials and testimony. The motion passed 4:1:0. Griffin opposed.

Decision: The appeal was **GRANTED** Old Value: **\$785,000** New Value: **\$700,000**

Appeal #: **34** PID: **3380** Type: **RE** Time: **5:02 PM**
Owner: **GALLO PAULA**
Location: **23 BEACON VIEW DRIVE**

A motion was made by Ronek Patel and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$285,000 to \$170,000. The Board discussed the provided materials and testimony.

A motion was made by Ronek Patel and seconded by Catherine Giff to amend the motion to grant the appeal in part and reduce the appraised value from \$285,000 to \$185,000.

The motion to amend the motion passed. 5:0:0

The motion as amended passed 5:0:0.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$285,000** New Value: **\$185,000**

Appeal #: **87** PID: **8736** Type: **RE** Time: **5:10 PM**
Owner: **MCSWEEN PATRICK W**
Location: **4466 BLACK ROCK TURNPIKE**

A motion was made by Catherine Giff and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$893,500 to \$800,000. The Board discussed the provided materials and testimony. The motion passed 3:2:0. Zawadski and Griffin opposed.

Decision: The appeal was **GRANTED** Old Value: **\$893,500** New Value: **\$800,000**

Appeal #: **10** PID: **21761** Type: **RE** Time: **5:28 PM**
Owner: **ROCK DAVID M & ELISABETH M (SV)**

Location: **535 HOYDENS HILL ROAD**

A motion was made by Catherine Giff and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$1,107,700 to \$1,000,000. The Board discussed the provided materials and testimony.

A motion was made by Paulette Cuozzo and seconded by Catherine Giff to amend the motion to grant the appeal in part and reduce the appraised value from \$1,107,700 to \$1,039,000.

The motion to amend the motion passed. 4:1:0 Griffin opposed.

The motion as amended passed 4:1:0. Griffin opposed.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$1,107,700** New Value: **\$1,039,000**

Appeal #: **13** PID: **21541** Type: **RE** Time: **5:39 PM**

Owner: **PERRON ZACHARY SCOTT &**

Location: **580 ROLLING HILLS DRIVE**

A motion was made by Catherine Giff and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$956,400 to \$880,000. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$956,400** New Value: **\$880,000**

Appeal #: **242** PID: **13781** Type: **RE** Time: **5:43 PM**

Owner: **COLLIMORE THOMAS J JR &**

Location: **132 RED OAK ROAD**

A motion was made by Catherine Giff and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$892,000 to \$806,000. The Board discussed the provided materials and testimony. The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$892,000** New Value: **\$806,000**

Appeal #: **284** PID: **13909** Type: **RE** Time: **5:53 PM**

Owner: **POLASTEK SCOTT**

Location: **41 ELEVEN O CLOCK ROAD**

1. A motion was made by Paulette Cuozzo and seconded by Catherine Giff to make a card correction to reduce the value of the generator from \$15,000 (GEN1) to \$5,000 (GEN2) thereby reducing the appraised value from \$1,759,500 to \$1,749,500.

The motion passed 5-0-0.

Old Value: **\$1,759,500** New Value: **\$1,749,500**

2. A motion was made by Catherine Giff and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$1,749,500 to \$1,157,700. The Board discussed the provided materials and testimony.

A motion was made by Paulette Cuozzo and seconded by Catherine Giff to amend the motion to grant the appeal in part and reduce the appraised value from \$1,749,500 to \$1,450,000.

The motion to amend the motion failed. 2:2:1 Zawadski and Griffin opposed; Patel abstained.

The motion failed 0:3:2. Zawadski, Griffin and Patel opposed; Giff and Cuozzo abstained.

Decision: The appeal was **DENIED** Old Value: **\$1,749,500** New Value: **\$1,749,500**

Appeal #: **229** PID: **1445** Type: **RE** Time: **6:13 PM**
Owner: **HERSH ARTHUR R**
Location: **484 VALLEY ROAD**

A motion was made by Kathleen Griffin and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$674,900 to \$674,900. The Board discussed the provided materials and testimony. The motion failed 0:5:0.

Decision: The appeal was **DENIED** Old Value: **\$674,900** New Value: **\$674,900**

Appeal #: **201** PID: **247** Type: **RE** Time: **6:20 PM**
Owner: **GEANURACOS CONSTANCE D 2/5**
Location: **102 LU MANOR DRIVE**

A motion was made by Kathleen Griffin and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$717,900 to \$453,307. The Board discussed the provided materials and testimony. The motion failed 0:5:0.

Decision: The appeal was **DENIED** Old Value: **\$717,900** New Value: **\$717,900**

Appeal #: **258** PID: **1792** Type: **RE** Time: **6:34 PM**
Owner: **CASELLA SCOTT & CHRISTY D (SV)**
Location: **704 STRATFIELD ROAD**

A motion was made by Kathleen Griffin and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$625,400 to \$580,000. The Board discussed the provided materials and testimony.

A motion was made by Harold Zawadski and seconded by Catherine Giff to amend the motion to grant the appeal in part and reduce the appraised value from \$625,400 to \$611,100.

The motion to amend the motion passed. 4:1:0 Cuozzo opposed.

The motion as amended passed 4:0:1. Cuozzo abstained.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$625,400** New Value: **\$611,100**

Appeal #: **144** PID: **341** Type: **RE** Time: **6:46 PM**
Owner: **NEWMAN LISA H & JEFFREY H TRS**
Location: **11 VALLEY CIRCLE**

A motion was made by Kathleen Griffin and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$603,400 to \$580,000. The Board discussed the provided materials and testimony.

6:53 PM Judy Szablak joined the meeting.

The motion failed 0:5:1. Szablak abstained.

Decision: The appeal was **DENIED** Old Value: **\$603,400** New Value: **\$603,400**

6:55 PM Paulet Cuozzo broke from the meeting.

Appeal #: **224** PID: **76** Type: **RE** Time: **6:56 PM**
Owner: **WARTHER SEAN M & NATALIE M**
Location: **10 JACKMAN AVENUE**

A motion was made by Kathleen Griffin and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$821,300 to \$720,000. The Board discussed the provided materials and testimony.

7:00 PM Paulette rejoined the meeting

The motion passed 5:0:1. Cuozzo abstained.

Decision: The appeal was **GRANTED** Old Value: **\$821,300** New Value: **\$720,000**

Appeal #: **567** PID: **216** Type: **RE** Time: **7:02 PM**
Owner: **VILLAFLOR MARIAN L & RAY (SV)**
Location: **20 WILSON STREET**

A motion was made by Kathleen Griffin and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$677,500 to \$535,000. The Board discussed the provided materials and testimony.

A motion was made by Kathleen Griffin and seconded by Judy Szablak to amend the motion to grant the appeal in part and reduce the appraised value from \$677,500 to \$560,000.

The motion to amend the motion passed. 4:1:0 Giff opposed.

The motion as amended passed 5:0:0.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$677,500** New Value: **\$560,000**

7:15 PM Harold Zawadski broke from the meeting, Kathleen Griffin assumed chair responsibilities.

Appeal #: **300** PID: **2530** Type: **RE** Time: **7:26 PM**
Owner: **OSBORN SCOTT & ANDRUS**
Location: **123 MOODY AVENUE**

A motion was made by Ronek Patel and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$405,300 to \$326,600. The Board discussed the provided materials and testimony.

7:29 PM Harold Zawadski rejoined.

The motion passed 5:0:1. Zawadski abstained.

Decision: The appeal was **GRANTED** Old Value: **\$405,300** New Value: **\$326,600**

7:00 PM Giff broke from the meeting.

Appeal #: **396** PID: **6896** Type: **RE** Time: **7:31 PM**
Owner: **CHANDLER COLLIN & KATHERINE**
Location: **814 KNAPPS HIGHWAY**

A motion was made by Ronek Patel and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$371,800 to \$335,000. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$371,800** New Value: **\$335,000**

Appeal #: **524** PID: **6925** Type: **RE** Time: **7:35 PM**
Owner: **GURRIERI JOSEPH A**
Location: **95 ROSEVILLE STREET**

A motion was made by Ronek Patel and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$343,600 to \$300,000. The Board discussed the provided materials and testimony.

A motion was made by Ronek Patel and seconded by Judy Szablak to amend the motion to grant the appeal in part and reduce the appraised value from \$343,600 to \$310,000.

The motion to amend the motion passed. 5:0:0

The motion as amended passed 5:0:0.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$343,600** New Value: **\$310,000**

Appeal #: **611** PID: **3270** Type: **RE** Time: **7:44 PM**
Owner: **SHIRE LAURENCE**
Location: **136 CRANE STREET**

A motion was made by Ronek Patel and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$343,600 to \$300,000. The Board discussed the provided materials and testimony. The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$343,600** New Value: **\$300,000**

7:53 PM Catherine Giff rejoined; Kathleen Griffin broke from the meeting.

Appeal #: **400** PID: **21416** Type: **RE** Time: **7:54 PM**
Owner: **VONA GINO & MARIA 50% (SV) &**
Location: **2959 CONGRESS STREET**

A motion was made by Judy Szablak and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$3,798,600 to \$3,500,000. The Board discussed the provided materials and testimony.

The motion failed 0:5:0.

Decision: The appeal was **DENIED** Old Value: **\$3,798,600** New Value: **\$3,798,600**

Appeal #: **444** PID: **14223** Type: **RE** Time: **7:58 PM**
Owner: **ENGLANDER ROBERT & NANCY**
Location: **1610 HILLSIDE ROAD**

A motion was made by Judy Szablak and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$3,650,200 to \$2,600,000. The Board discussed the provided materials and testimony.

The motion failed 2:2:1. Zawadski and Giff opposed. Patel abstained.

Decision: The appeal was **DENIED** Old Value: **\$3,650,200** New Value: **\$3,650,200**

Appeal #: **80** PID: **108682** Type: **RE** Time: **8:04 PM**
Owner: **CARRIER DANIEL & AMANDA**
Location: **2470 HILLSIDE ROAD**

A motion was made by Judy Szablak and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$1,202,500 to \$800,000. The Board discussed the provided materials and testimony. The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$1,202,500** New Value: **\$800,000**

Appeal #: **307** PID: **101244** Type: **RE** Time: **8:08 PM**
Owner: **PAVANO CARMEN & MELLUZZO**
Location: **120 SENATE LANE**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$2,541,700 to \$2,100,000. The Board discussed the provided materials and testimony.

The motion passed 3:2:0. Giff and Patel opposed.

Decision: The appeal was **GRANTED** Old Value: **\$2,541,700** New Value: **\$2,100,000**

8:15 PM Kathleen Griffin rejoined the meeting.

Appeal #: **27** PID: **13578** Type: **RE** Time: **8:16 PM**
Owner: **CAHILL ROBERT AND EILEEN/EST**
Location: **461 BURR STREET**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$1,020,800 to \$800,000. The Board discussed the provided materials and testimony. The motion passed 6:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$1,020,800** New Value: **\$800,000**

Appeal #: **587** PID: **3103** Type: **RE** Time: **8:43 PM**
Owner: **COLLINS STEVEN R & NICOLE (SV)**
Location: **109 BLUE RIDGE ROAD**

A motion was made by Ronek Patel and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$325,200 to \$281,000. The Board discussed the provided materials and testimony. The motion passed 5:1:0. Giff opposed.

Decision: The appeal was **GRANTED** Old Value: **\$325,200** New Value: **\$281,000**

Appeal #: **39** PID: **3617** Type: **RE** Time: **8:52 PM**
Owner: **EBRAHIM AHMED**
Location: **14 BERRYLANE COURT**

A motion was made by Ronek Patel and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$304,800 to \$231,000. The Board discussed the provided materials and testimony. The motion passed 6:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$304,800** New Value: **\$231,000**

Appeal #: **38** PID: **3577** Type: **RE** Time: **8:59 PM**
Owner: **EBRAHIM AHMED**
Location: **38 CAMPFIELD DRIVE**

A motion was made by Ronek Patel and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$271,100 to \$225,000. The Board discussed the provided materials and testimony. The motion passed 6:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$271,100** New Value: **\$225,000**

Appeal #: **388** PID: **6800** Type: **RE** Time: **9:01 PM**
Owner: **HANNINEN AMY E**
Location: **735 KNAPPS HIGHWAY**

A motion was made by Ronek Patel and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$306,300 to \$220,000. The Board discussed the provided materials and testimony. The motion passed 4:2:0. Giff and Griffin opposed.

Decision: The appeal was **GRANTED** Old Value: **\$306,300** New Value: **\$220,000**

3. Adjourn

In response to the chair, Judy Szablak made a motion to adjourn the meeting. Ronek Patel seconded. The motion passed unanimously.

Harold Zawadski adjourned the meeting at 9:09 PM.

Respectfully Submitted,

Kathleen Griffin
Secretary
Board of Assessment Appeals

Kathleen Grande
Recording Secretary
Board of Assessment Appeals