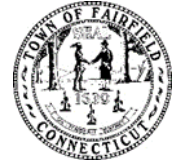


**Board of Assessment Appeals
Fairfield, CT
March 31, 2021 – PM - Minutes**



Recording: <https://www.youtube.com/watch?v=Qk4K4TLMZNI>

A Decision Meeting of the Board of Assessment Appeals was held on Wednesday, March 31, 2021 at 4:00 PM. The meeting was held virtually via teleconference.

MEMBERS PRESENT:

Harold Zawadski, Chair	Peter Ruppert, Vice Chair (6:09 PM)	Kathleen Griffin, Secretary
Paulette Cuozzo	Catherine Giff	Ronek Patel
John Spolyar (6:09 PM)	Judy Szablak	

MEMBERS ABSENT:

Alexis Harrison

OTHERS PRESENT: Ross Murray, Assessor; Bill Hurley, Engineering Manager
and by phone, members of the public

1. Call to Order

Harold Zawadski called the meeting to order at 4:05 PM.

Chairman Zawadski informed the Board the First Selectwoman approved the Board's request to extend the deadline to May 15, 2021 for the Board to complete its work.

2. Q&A with engineering manager re: drainage and wetlands at southern end of Lalley Blvd and Rowland Road

Engineering manager Bill Hurley addressed questions from the Board regarding the topography, condition and runoff into the one-acre parcel at 323 Edward St. Mr. Hurley also spoke to the elevation and topography of the properties that are the subject of appeals #249 and #61 that abut the Edward St. parcel.

3. Approval of the February 23, 2021 regular meeting minutes:

A motion was made by Kathleen Griffin and seconded by Ronek Patel to approve the minutes of the February 23, 2021 meeting.

The motion passed 5:0:0.

4. Approval of the March 2021 hearing minutes

A motion was made by Kathleen Griffin and seconded by Catherine Giff to approve the minutes of the following hearing sessions:

March 2, 2021 – AM Hearings	March 2, 2021 – PM Hearings	March 3, 2021 – AM Hearings
March 3, 2021 – PM Hearings	March 4, 2021 – AM Hearings	March 4, 2021 – PM Hearings
March 5, 2021 – AM Hearings	March 8, 2021 – AM Hearings	March 8, 2021 – PM Hearings
March 9, 2021 – AM Hearings	March 9, 2021 – PM Hearings	March 10, 2021 – AM Hearings
March 10, 2021 – PM Hearings	March 11, 2021 – PM Hearings	March 12, 2021 – AM Hearings
March 15, 2021 – AM Hearings	March 15, 2021 – PM Hearings	March 16, 2021 – AM Hearings
March 17, 2021 – AM Hearings	March 17, 2021 – PM Hearings	March 18, 2021 – PM Hearings
March 22, 2021 – AM Hearings	March 29, 2021 – AM Hearings	

A motion was made by Kathleen Griffin and seconded by Catherine Giff to amend the motion to make the following changes to the draft minutes:

- Change the list of All Members to 'Present' and 'Absent' at the top of each set of hearing minutes and list what Hearing Room each member was in
- March 2 AM – change phone numbers to recording links; remove Room 4 (no hearings)
- March 3 AM – Change Kathleen from Room 2 to Room 4
- March 3 PM – Put 'Hearings not Recorded' next to Room 4; Change Harold from Room 1 to Room 3
- March 4 AM – Correct the link for Room 2

The motion to amend passed 5:0:0.

The motion as amended passed 5:0:0.

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

Appeal #: **485** PID: **18126** Type: **RE** Time: **4:47 PM**

Owner: **TARGET INSURANCE LLC**

Location: **50 GENEVA TERRACE**

A motion was made by Catherine Giff and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$471,300 to \$400,000. The Board discussed the provided materials and testimony. The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$471,300** New Value: **\$400,000**

Appeal #: **249** PID: **11716** Type: **RE** Time: **4:51 PM**

Owner: **MCINERNEY PATRICK J**

Location: **528 LALLEY BOULEVARD**

1. A motion was made by Harold Zawadski and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$881,700 to \$550,000.

Harold Zawadski withdrew the motion.

2. A motion was made by Harold Zawadski and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$881,700 to \$785,700. The Board discussed the provided materials and testimony.

A motion was made by Harold Zawadski and seconded by Kathleen Griffin to amend the motion to grant the appeal in part and reduce the appraised value from \$881,700 to \$810,600.

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

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

Decision: The appeal was **GRANTED IN PART** Old Value: **\$881,700** New Value: **\$810,600**

Appeal #: **61** PID: **11701** Type: **RE** Time: **5:08 PM**

Owner: **DIZENZO ALICE F**

Location: **649 ROWLAND ROAD**

A motion was made by Harold Zawadski and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$769,500 to \$600,000. The Board discussed the provided materials and testimony.

The motion failed 2:3:0. Zawadski, Griffin and Patel opposed.

Decision: The appeal was **DENIED** Old Value: **\$769,500** New Value: **\$769,500**

Appeal #: **638** PID: **11535** Type: **RE** Time: **5:23 PM**
Owner: **GODFRED BRENT P & JOAN**
Location: **40 CARLYNN DRIVE**

A motion was made by Harold Zawadski and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$1,481,300 to \$1,350,000. The Board discussed the provided materials and testimony.

The motion failed 0:4:1. Cuozzo abstained.

Decision: The appeal was **DENIED** Old Value: **\$1,481,300** New Value: **\$1,481,300**

Appeal #: **248** PID: **19254** Type: **RE** Time: **5:29 PM**
Owner: **JACOBS ERIC**
Location: **120 PINE CREEK AVENUE**

A motion was made by Harold Zawadski and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$1,575,200 to \$1,393,740. The Board discussed the provided materials and testimony.

The motion failed 0:5:0.

Decision: The appeal was **DENIED** Old Value: **\$1,575,200** New Value: **\$1,575,200**

Appeal #: **279** PID: **16206** Type: **RE** Time: **5:40 PM**
Owner: **RODRIGUEZ LUCAS J MILAZZO- &**
Location: **256 EASTLAWN STREET**

A motion was made by Harold Zawadski and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$1,523,600 to \$1,200,000. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **GRANTED** Old Value: **\$1,523,600** New Value: **\$1,200,000**

Appeal #: **75** PID: **11816** Type: **RE** Time: **5:54 PM**
Owner: **MCHUGH JEFFREY P & PATRICIA J**
Location: **31 JUDSON ROAD**

A motion was made by Kathleen Griffin and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$902,200 to \$750,000. The Board discussed the provided materials and testimony.

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to amend the motion to grant the appeal in part and reduce the appraised value from \$902,200 to \$869,500.

The motion to amend the motion passed. 3:2:0 Cuozzo and Giff opposed.

The motion as amended passed 3:2:0. Cuozzo and Giff opposed.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$902,200** New Value: **\$869,500**

6:09 PM Peter Ruppert and John Spolyar joined; Harold Zawadski left the meeting.

Appeal #: **149** PID: **11652** Type: **RE** Time: **6:11 PM**
Owner: **JOHN SULLIVAN**
Location: **239 EDWARD STREET**

A motion was made by John Spolyar and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$1,346,200 to \$1,100,000.

John Spolyar withdrew the motion.

Appeal #: **149** PID: **11652** Type: **RE** Time: **6:11 PM**

Owner: **JOHN SULLIVAN**

Location: **239 EDWARD STREET**

1. A motion was made by John Spolyar and seconded by Kathleen Griffin to correct the field card to remove the elevator and reduce the appraised value from \$1,346,200 to \$1,301,300.
The motion passed 6-0-0.
2. A motion was made by Kathleen Griffin and seconded by Catherine Giff to grant the appeal and reduce the corrected value from \$1,301,300 to \$1,100,000. The Board discussed the provided materials and testimony.
The motion failed 3:3:0. Griffin, Ruppert and Spolyar opposed.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$1,346,200** New Value: **\$1,301,300**

6:41 PM Catherine Giff broke from the meeting.

Appeal #: **151** PID: **11958** Type: **RE** Time: **6:42 PM**

Owner: **QUERIPEL MARION/EST**

Location: **114 OYSTER ROAD**

A motion was made by John Spolyar and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$572,700 to \$570,000.

John Spolyar withdrew the motion.

6:41 PM Catherine Giff rejoined the meeting; Ronek Patel broke from the meeting.

Appeal #: **246** PID: **9930** Type: **RE** Time: **6:59 PM**

Owner: **CAMPBELL DEIRDRE M**

Location: **541 JUDD STREET**

A motion was made by John Spolyar and seconded by Peter Ruppert to grant the appeal and reduce the appraised value from \$454,500 to \$420,000. The Board discussed the provided materials and testimony. The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$454,500** New Value: **\$420,000**

7:11 PM Ronek Patel rejoined the meeting.

Appeal #: **233** PID: **9576** Type: **RE** Time: **7:12 PM**

Owner: **PACEWICZ MICHAEL A & JEANNE M**

Location: **355 SIGWIN DRIVE**

A motion was made by John Spolyar and seconded by Peter Ruppert to grant the appeal and reduce the appraised value from \$458,000 to \$433,000. The Board discussed the provided materials and testimony. The motion failed 1:5:0. Giff, Griffin, Patel, Ruppert and Spolyar opposed.

Decision: The appeal was **DENIED** Old Value: **\$458,000** New Value: **\$458,000**

7:26 PM Paulette broke from the meeting.

Appeal #: **527** PID: **13931** Type: **RE (FARM)** Time: **7:28 PM**

Owner: **GUINN WILLIAM & PAMELA (SV)**

Location: **3808 REDDING ROAD**

A motion was made by Catherine Giff to ask the Assessor to meet with the appellant to determine if the property can be classified as a farm.

Catherine Giff withdrew the motion.

7:32 PM Paulette Cuozzo rejoined the meeting.

Appeal #: **162** PID: **14185** Type: **RE** Time: **7:38 PM**
Owner: **MUDDY PUDDLE III LLC**
Location: **361 CROSS HIGHWAY**

A motion was made by Kathleen Griffin and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$279,200 to \$35,000. The Board discussed the provided materials and testimony. The motion failed 3:3:0. Griffin, Ruppert and Spolyar opposed.

Decision: The appeal was **DENIED** Old Value: **\$279,200** New Value: **\$279,200**

Appeal #: **527** PID: **13931** Type: **RE (FARM)** Time: **8:15 PM**
Owner: **GUINN WILLIAM & PAMELA (SV)**
Location: **3808 REDDING ROAD**

A motion was made by Catherine Giff and seconded by John Spolyar to grant the appeal to have a portion of the property classified as farmland. The Board discussed the provided materials and testimony.

Catherine Giff withdrew the motion.

Appeal #: **622** PID: **14921** Type: **RE** Time: **8:41 PM**
Owner: **DOULIS CESAR & VESSELINA (SV)**
Location: **896 MILL PLAIN ROAD**

A motion was made by Peter Ruppert and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$516,400 to \$460,000. The Board discussed the provided materials and testimony. The motion failed 2:4:0. Griffin, Patel, Ruppert and Spolyar opposed.

Decision: The appeal was **DENIED** Old Value: **\$516,400** New Value: **\$516,400**

Appeal #: **91** PID: **21146** Type: **RE** Time: **8:55 PM**
Owner: **STRAINING MARGARET P**
Location: **121 HENDERSON ROAD**

A motion was made by Peter Ruppert and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$529,900 to \$482,000. The Board discussed the provided materials and testimony.

The motion passed 6:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$529,900** New Value: **\$482,000**

3. Adjourn

In response to the chair, John Spolyar made a motion to adjourn the meeting. Catherine Giff seconded. The motion passed unanimously.

Peter Ruppert adjourned the meeting at 9:10 PM.

Respectfully Submitted,

Kathleen Griffin
Secretary
Board of Assessment Appeals

Kathleen Grande
Recording Secretary
Board of Assessment Appeals