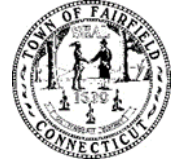


**Board of Assessment Appeals
Fairfield, CT
April 1, 2021 - Minutes**



Recording: <https://www.youtube.com/watch?v=SLvU7BcYBOI>

A Decision Meeting of the Board of Assessment Appeals was held on Thursday, April 01, 2021 at 4:00 PM. The meeting was held virtually via teleconference.

MEMBERS PRESENT:

| | | |
|------------------------|-----------------------------|------------------------|
| Harold Zawadski, Chair | Kathleen Griffin, Secretary | Paulette Cuozzo |
| Catherine Giff | Judy Szablak | John Spolyar (6:10 PM) |

MEMBERS ABSENT:

| | |
|---------------------------|-----------------|
| Peter Ruppert, Vice Chair | Alexis Harrison |
| Ronek Patel | |

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

1. Call to Order

Harold Zawadski called the meeting to order at 4:11 PM.

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

Appeal #: **620** PID: **16040** Type: **RE** Time: **4:14 PM**
Owner: **WALSH JAMES F**
Location: **85 PRATT STREET**

A motion was made by Judy Szablak and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$528,600 to \$483,000. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **GRANTED** Old Value: **\$528,600** New Value: **\$483,000**

Appeal #: **562** PID: **17322** Type: **RE** Time: **4:32 PM**
Owner: **RED 11, LLC D/B/A TWIN OAK FARMS**
Location: **1159 REDDING ROAD**

A motion was made by Harold Zawadski and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$2,042,600 to \$1,500,000. The Board discussed the provided materials and testimony.

The motion failed 0:4:1. Zawadski, Griffin, Giff and Szablak opposed; Cuozzo abstained.

Decision: The appeal was **DENIED** Old Value: **\$2,042,600** New Value: **\$2,042,600**

Appeal #: **551** PID: **7649** Type: **RE** Time: **4:51 PM**
Owner: **BERWICK ASSOCIATES, L.L.C.**
Location: **83 CASTLE AVENUE**

A motion was made by Harold Zawadski and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$306,400 to \$225,000. The Board discussed the provided materials and testimony.

The motion failed 0:4:1. Zawadski, Griffin, Giff and Szablak opposed; Cuzzo abstained.

Decision: The appeal was **DENIED** Old Value: **\$306,400** New Value: **\$306,400**

Appeal #: **550** PID: **21425** Type: **RE** Time: **5:00 PM**
Owner: **BERWICK ASSOCIATES, L.L.C.**
Location: **320 BERWICK AVENUE**

A motion was made by Harold Zawadski and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$215,400 to \$150,000. The Board discussed the provided materials and testimony.

A motion was made by Harold Zawadski and seconded by Judy Szablak to amend the motion to grant the appeal in part and reduce the appraised value from \$215,400 to \$179,500.

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: **\$215,400** New Value: **\$179,500**

Appeal #: **31** PID: **4387** Type: **RE** Time: **5:17 PM**
Owner: **ANCEL DOROTHEE & NICOLAS (SV)**
Location: **97 GODFREY ROAD**

1. A motion was made by Harold Zawadski and seconded by Judy Szablak to correct the field card to remove the generator and reduce the appraised value from \$549,200 to \$539,200. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

2. A motion was made by Harold Zawadski and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$539,200 to \$492,700. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **GRANTED** Old Value: **\$539,200** New Value: **\$492,700**

Appeal #: **79** PID: **20442** Type: **RE** Time: **5:33 PM**
Owner: **FERLISI PINA & FONTANA MARIO**
Location: **990 HULLS FARM ROAD**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$1,515,200 to \$1,350,000. The Board discussed the provided materials and testimony.

The motion failed 0:5:0.

Decision: The appeal was **DENIED** Old Value: **\$1,515,200** New Value: **\$1,515,200**

Appeal #: **306** PID: **20570** Type: **RE** Time: **5:37 PM**
Owner: **GENTILE MICHAEL**
Location: **110 OLD HICKORY ROAD**

A motion was made by Judy Szablak and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,514,500 to \$1,350,000. The Board discussed the provided materials and testimony.

A motion was made by Judy Szablak and seconded by Harold Zawadski to amend the motion to grant the appeal in part and reduce the appraised value from \$1,514,500 to \$1,400,000.

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: **\$1,514,500** New Value: **\$1,400,000**

Appeal #: **20** PID: **6171** Type: **RE** Time: **5:50 PM**
Owner: **CONCEPTS USA INC**
Location: **3 OLD BLACK ROCK TURNPIKE**

A motion was made by Kathleen Griffin and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$266,900 to \$80,000*. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$266,900** New Value: **\$266,900**

Appeal #: **21** PID: **107682** Type: **RE** Time: **5:56 PM**
Owner: **CONCEPTS USA INC**
Location: **9 OLD BLACK ROCK TURNPIKE**

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$271,900 to \$114,300. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$271,900** New Value: **\$271,900**

*While deliberating on Appeal # 21 the Board realized the ask amount for Appeal # 20 was expressed by the appellant in assessed dollars (\$80,000), not appraised dollars (\$114,300). Appeal # 20 was reconsidered with the corrected ask amount at 6:01 PM.

Appeal #: **20** PID: **6171** Type: **RE** Time: **6:01 PM**
Owner: **CONCEPTS USA INC**
Location: **3 OLD BLACK ROCK TURNPIKE**

A motion was made by Kathleen Griffin and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$266,900 to \$114,300.

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

Decision: The appeal was **DENIED** Old Value: **\$266,900** New Value: **\$266,900**

6:10 PM John Spolyar joined the meeting.

Appeal #: **116** PID: **5474** Type: **RE** Time: **6:12 PM**
Owner: **HOLMS KATHLEEN M (LU) &**
Location: **131 LAMPLIGHTER LANE**

A motion was made by Judy Szablak and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$593,600 to \$575,000. The Board discussed the provided materials and testimony.

The motion failed 3:3:0. Griffin, Giff and Spolyar opposed.

Decision: The appeal was **DENIED** Old Value: **\$593,600** New Value: **\$593,600**

6:20 PM Judy Szablak broke from the meeting.

Appeal #: **294** PID: **8933** Type: **RE** Time: **6:24 PM**
Owner: **KIERNAN CHRISTOPHER R &**
Location: **40 TIMBER LANE**

A motion was made by Kathleen Griffin and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$932,100 to \$775,750. 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 \$932,100 to \$849,600.

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: **\$932,100** New Value: **\$849,600**

6:43 PM Judy Szablak rejoined the meeting. Kathleen Griffin broke from the meeting.

Appeal #: **187** PID: **100648** Type: **RE** Time: **6:45 PM**
Owner: **MOSCO LEONARD TRUSTEE**
Location: **379 SOUTH PINE CREEK ROAD**

A motion was made by Judy Szablak and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$973,100 to \$875,000. The Board discussed the provided materials and testimony. The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$973,100** New Value: **\$875,000**

7:08 PM Kathleen Griffin rejoined the meeting and Harold Zawadski broke from the meeting. Kathleen Griffin assumed Chair responsibilities.

Appeal #: **188** PID: **18113** Type: **RE** Time: **7:09 PM**
Owner: **393 SOUTH PINE CREEK ROAD,**
Location: **389 SOUTH PINE CREEK ROAD**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$962,500 to \$875,000. The Board discussed the provided materials and testimony. The motion passed 4:0:1. Griffin abstained.

Decision: The appeal was **GRANTED** Old Value: **\$962,500** New Value: **\$875,000**

Appeal #: **189** PID: **101268** Type: **RE** Time: **7:12 PM**
Owner: **393 SOUTH PINE CREEK ROAD,**
Location: **403 SOUTH PINE CREEK ROAD**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$967,900 to \$875,000. The Board discussed the provided materials and testimony. The motion passed 4:0:1. Griffin abstained.

Decision: The appeal was **GRANTED** Old Value: **\$967,900** New Value: **\$875,000**

Appeal #: **185** PID: **6931** Type: **RE** Time: **7:14 PM**
Owner: **ROSEVILLE COMMONS, LLC**
Location: **965 TUNXIS HILL ROAD**

A motion was made by Catherine Giff and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$729,200 to \$650,000. The Board discussed the provided materials and testimony. The motion passed 4:1:0. Griffin opposed.

Decision: The appeal was **GRANTED** Old Value: **\$729,200** New Value: **\$650,000**

7:39 PM Harold Zawadski rejoined the meeting.

Appeal #: **184** PID: **104948** Type: **RE** Time: **7:40 PM**
Owner: **ROSEVILLE COMMONS, LLC**
Location: **937 TUNXIS HILL ROAD**

A motion was made by Catherine Giff and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$729,200 to \$650,000. The Board discussed the provided materials and testimony.

The motion passed 4:1:1. Griffin opposed; Zawadski abstained.

Decision: The appeal was **GRANTED** Old Value: **\$729,200** New Value: **\$650,000**

Appeal #: **186** PID: **6932** Type: **RE** Time: **7:45 PM**
Owner: **ROSEVILLE COMMONS, LLC**
Location: **951 TUNXIS HILL ROAD**

A motion was made by Catherine Giff and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$729,200 to \$650,000. The Board discussed the provided materials and testimony. The motion passed 4:1:1. Griffin opposed; Zawadski abstained.

Decision: The appeal was **GRANTED** Old Value: **\$729,200** New Value: **\$650,000**

Appeal #: **183** PID: **18786** Type: **RE** Time: **7:47 PM**
Owner: **858 OLDFIELD ROAD FAIRFIELD LLC**
Location: **858 OLDFIELD ROAD**

A motion was made by Judy Szablak and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$1,202,000 to \$1,010,000. The Board discussed the provided materials and testimony.

The motion failed 3:3:0. Zawadski, Griffin and Spolyar.

Decision: The appeal was **DENIED** Old Value: **\$1,202,000** New Value: **\$1,202,000**

7:58 PM Catherine Giff broke from the meeting. Harold Zawadski resumed Chair responsibilities.

Appeal #: **93** PID: **9067** Type: **RE** Time: **8:03 PM**
Owner: **CURLEY JAMES M & SANDRA P**
Location: **185 SPRINGER ROAD**

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$787,200 to \$780,000. 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 \$787,200 to \$780,400.

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: **\$787,200** New Value: **\$780,400**

Appeal #: **606** PID: **9015** Type: **RE** Time: **8:11 PM**
Owner: **LUSTIG JORDAN R & RONNI I**
Location: **355 SURREY LANE**

A motion was made by Kathleen Griffin and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$558,300 to \$550,000. The Board discussed the provided materials and testimony. The motion failed 0:5:0.

Decision: The appeal was **DENIED** Old Value: **\$558,300** New Value: **\$558,300**

Appeal #: **82** PID: **1992** Type: **RE** Time: **8:19 PM**
Owner: **SCOPA MARIE T**
Location: **45 LINLEY DRIVE**

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$532,700 to \$480,000. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$532,700** New Value: **\$480,000**

8:29 PM Catherine Giff rejoined and Judy Szablak left the meeting.

Appeal #: **312** PID: **1954** Type: **RE** Time: **8:30 PM**
Owner: **PATTERSON PAMELA A & JAMES M**
Location: **220 LINLEY DRIVE**

A motion was made by Harold Zawadski and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$606,300 to \$497,300. 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 \$606,300 to \$535,000.

The motion to amend the motion passed. 3:0:2. Cuozzo and Spolyar abstained.

The motion as amended passed 3:0:2. Cuozzo and Spolyar abstained.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$606,300** New Value: **\$535,000**

Appeal #: **473** PID: **1990** Type: **RE** Time: **9:01 PM**
Owner: **ALVARADO ROBERT, GIBNEY JOYCE &**
Location: **81 LINLEY DRIVE**

A motion was made by Harold Zawadski and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$493,300 to \$378,100. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$493,300** New Value: **\$378,100**

Appeal #: **53** PID: **1984** Type: **RE** Time: **9:09 PM**
Owner: **KILGANNON KERY**
Location: **64 LINLEY DRIVE**

A motion was made by Harold Zawadski and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$495,100 to \$405,000. The Board discussed the provided materials and testimony.

A motion was made by Harold Zawadski and seconded by John Spolyar to amend the motion to grant the appeal in part and reduce the appraised value from \$495,100 to \$425,000.

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: **\$495,100** New Value: **\$425,000**

3. Adjourn

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

Harold Zawadski adjourned the meeting at 9:28 PM.

Respectfully Submitted,

Kathleen Griffin
Secretary
Board of Assessment Appeals

Kathleen Grande
Recording Secretary
Board of Assessment Appeals