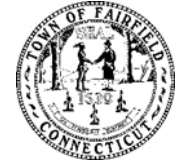


**Board of Assessment Appeals  
Fairfield, CT  
April 13, 2021 – Minutes - Special**



**Recording:** <https://www.youtube.com/watch?v=MLX0I172O6A>

A Decision Meeting of the Board of Assessment Appeals was held on Tuesday, April 13, 2021 at 6:00 PM. The meeting was held virtually via teleconference.

**MEMBERS PRESENT:**

Harold Zawadski, Chair	Kathleen Griffin, Secretary	Peter Ruppert, Vice Chair
Paulette Cuozzo	Alexis Harrison	John Spolyar
Judy Szablak		

**MEMBERS ABSENT:** Catherine Giff, Ronek Patel

**OTHERS PRESENT:** Ross Murray, Assessor

**1. Call to Order**

Harold Zawadski called the meeting to order at 6:06 pm.

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

Appeal #: **326**                      PID: **14833**                      Type: **REAL ESTATE**                      Time: **6:09 PM**  
Owner: **GREGA SHAWN T & JENNIFER L**  
Location: **89 BARLOW PLACE**

A motion was made by Alexis Harrison and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$909,800 to \$680,000. The Board discussed the provided materials and testimony.

The motion failed 0-5-2. Cuozzo, Szablak abstained.

**Decision:** The appeal was **DENIED**                      Old Value: **\$909,800**                      New Value: **\$909,800**

Appeal #: **264**                      PID: **19749**                      Type: **REAL ESTATE**                      Time: **6:29 PM**  
Owner: **RUTA ALEXANDER N &**  
Location: **209 WOODROW AVENUE**

A motion was made by Alexis Harrison and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$389,800 to \$309,000. The Board discussed the provided materials and testimony. The motion passed 5-2-0. Griffin, Ruppert opposed.

**Decision:** The appeal was **GRANTED**                      Old Value: **\$389,800**                      New Value: **\$309,000**

Appeal #: **545**                      PID: **14760**                      Type: **REAL ESTATE**                      Time: **6:40 PM**  
Owner: **BOCCANFUSO JUDITH A**  
Location: **1200 BRONSON ROAD**

A motion was made by Peter Ruppert and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$774,600 to \$460,000. The Board discussed the provided materials and testimony.

Peter Ruppert made a motion to table the item. John Spolyar seconded.  
The motion passed 7-0-0.

Appeal #: **619**                      PID: **14774**                      Type: **REAL ESTATE**                      Time: **6:59 PM**  
Owner: **LEE WESLEY & GRACE (SV)**  
Location: **1372 BRONSON ROAD**

A motion was made by Peter Ruppert and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$786,900 to \$714,000. The Board discussed the provided materials and testimony. The motion failed 3-4-0. Harrison, Szablak, Cuzzo in favor.

**Decision:** The appeal was **DENIED**                      Old Value: **\$786,900**                      New Value: **\$786,900**

Judy Szablak and Alexis Harrison broke from the meeting at 7:14 pm.

Appeal #: **278**                      PID: **14811**                      Type: **REAL ESTATE**                      Time: **7:15 PM**  
Owner: **CLEGG ROBERT J & MARISA L (SV)**  
Location: **1371 BRONSON ROAD**

A motion was made by Peter Ruppert and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$780,100 to \$625,000.

Alexis Harrison rejoined the meeting at 7:17 pm.

The Board discussed the provided materials and testimony.

The motion failed 2-4-0. Cuzzo, Harrison in favor.

**Decision:** The appeal was **DENIED**                      Old Value: **\$780,100**                      New Value: **\$780,100**

Judy Szablak rejoined the meeting at 7:22 pm.

Appeal #: **282**                      PID: **13444**                      Type: **REAL ESTATE**                      Time: **7:23 PM**  
Owner: **BEMUS GLENN T &**  
Location: **1109 BROOKSIDE DRIVE**

A motion was made by Peter Ruppert and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$749,600 to \$525,000. The Board discussed the provided materials and testimony. The motion failed 3-4-0. Cuzzo, Szablak, Harrison in favor.

**Decision:** The appeal was **DENIED**                      Old Value: **\$749,600**                      New Value: **\$749,600**

Harold Zawadski and Judy Szablak broke from the meeting at 7:39 pm.

Appeal #: **9**                      PID: **13506**                      Type: **REAL ESTATE**                      Time: **7:40 PM**  
Owner: **BUSCIOLANO SALVATORE M &**  
Location: **79 CYNTHIA DRIVE**

A motion was made by Alexis Harrison and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$475,200 to \$450,000. The Board discussed the provided materials and testimony. The motion failed 0-5-0.

**Decision:** The appeal was **DENIED**                      Old Value: **\$475,200**                      New Value: **\$475,200**

Judy Szablak rejoined the meeting at 7:49 pm.

Appeal #: **23** PID: **13196** Type: **REAL ESTATE** Time: **7:49 PM**

Owner: **BARTALSKY MICHAEL &**

Location: **64 MIDDLEBROOK PLACE**

A motion was made by Peter Ruppert and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$664,400 to \$625,000. The Board discussed the provided materials and testimony. Harold Zawadski rejoined the meeting at 7:56 pm.

The motion passed 5-1-1. Griffin opposed; Zawadski abstained.

**Decision:** The appeal was **GRANTED** Old Value: **\$664,400** New Value: **\$625,000**

Appeal #: **84** PID: **13214** Type: **REAL ESTATE** Time: **7:57 PM**

Owner: **JOYCE CHRISTOPHER &**

Location: **114 MIDDLEBROOK DRIVE**

A motion was made by Peter Ruppert and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$721,500 to \$675,000. The Board discussed the provided materials and testimony.

The motion failed 0-7-0.

**Decision:** The appeal was **DENIED** Old Value: **\$721,500** New Value: **\$721,500**

Appeal #: **545** PID: **14760** Type: **REAL ESTATE** Time: **8:07 PM**

Owner: **BOCCANFUSO JUDITH A**

Location: **1200 BRONSON ROAD**

A motion was made by Peter Ruppert and seconded by John Spolyar, to bring item #545 back on the table.

The motion passed 7-0-0.

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 \$774,600 to \$658,200.

The motion to amend failed 3-4-0. Cuozzo, Szablak, Harrison in favor.

The motion failed 3-4-0. Cuozzo, Szablak, Harrison in favor.

**Decision:** The appeal was **DENIED** Old Value: **\$774,600** New Value: **\$774,600**

Appeal #: **44** PID: **17615** Type: **REAL ESTATE** Time: **8:15 PM**

Owner: **SHEEHAN CARLA G & EDWARD E**

Location: **2025 BRONSON ROAD**

A motion was made by John Spolyar and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$995,500 to \$805,000. The Board discussed the provided materials and testimony.

The motion passed 4-3-0. Griffin, Ruppert, Zawadski opposed.

**Decision:** The appeal was **GRANTED** Old Value: **\$995,500** New Value: **\$805,000**

Appeal #: **492** PID: **19883** Type: **REAL ESTATE** Time: **8:34 PM**

Owner: **KUBASIK MATTHEW A & SHERWOOD**

Location: **152 SOUTHPORT WOODS DRIVE**

A motion was made by Judy Szablak and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$439,500 to \$377,300. 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 \$439,500 to \$377,900.

The motion to amend passed 7-0-0.

The motion as amended passed 7-0-0.

**Decision:** The appeal was **GRANTED IN PART** Old Value: **\$439,500** New Value: **\$377,900**

Appeal #: **63** PID: **21717** Type: **REAL ESTATE** Time: **8:50 PM**

Owner: **VERDERAME SHEENA**

Location: **230 SHERWOOD FARM ROAD**

A motion was made by Kathleen Griffin and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$1,115,700 to \$975,000. The Board discussed the provided materials and testimony.

The motion passed 6-1-0. Ruppert opposed.

**Decision:** The appeal was **GRANTED** Old Value: **\$1,115,700** New Value: **\$975,000**

Appeal #: **154** PID: **21709** Type: **REAL ESTATE** Time: **9:02 PM**

Owner: **GILL JOSEPH P**

Location: **185 SHERWOOD FARM ROAD**

A motion was made by Kathleen Griffin and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$1,134,700 to \$1,050,000. The Board discussed the provided materials and testimony.

The motion passed 5-2-0. Ruppert, Spolyar opposed.

**Decision:** The appeal was **GRANTED** Old Value: **\$1,134,700** New Value: **\$1,050,000**

### **3. Adjourn**

At the request of the chair, John Spolyar made a motion to adjourn the meeting. Alexis Harrison seconded. The motion passed unanimously.

Harold Zawadski adjourned the meeting at 9:14.

Respectfully Submitted,

Kathleen Griffin

Secretary

Board of Assessment Appeals