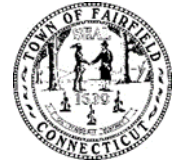


**Board of Assessment Appeals  
Fairfield, CT  
April 26, 2021 - PM Minutes**



**Recording:** [https://www.youtube.com/watch?v=\\_sVETWKf360](https://www.youtube.com/watch?v=_sVETWKf360)

A Decision Meeting of the Board of Assessment Appeals was held on Monday, April 26, 2021 at 6:00 PM. The meeting was held virtually via teleconference.

**MEMBERS PRESENT:**

Harold Zawadski, Chair	Peter Ruppert, Vice Chair	Kathleen Griffin, Secretary
Paulette Cuozzo	Alexis Harrison	Ronek Patel

**MEMBERS ABSENT:**

Catherine Giff	John Spolyar	Judy Szablak
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**OTHERS PRESENT:** Ross Murray, Assessor; Jim Wendt, Planning Director; and by phone, members of the public

**1. Call to Order**

Harold Zawadski called the meeting to order at 6:19 PM.

**2. Q&A with a representative from the Town Plan and Zoning Department regarding zoning and land use issues in Neighborhood Code 66**

Jim Wendt made a brief presentation to the Board and answered questions about the zoning of lots on Fairfield Beach Road west of Reef Road.

**6:40 PM** Jim Wendt left the meeting.

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

Appeal #: **387**                      PID: **17033**                      Type: **RE**                      Time: **6:42 PM**  
Owner: **PURCELL JANE**  
Location: **860 FAIRFIELD BEACH ROAD**

A motion was made by Alexis Harrison and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$42,000 to \$30,400. The Board discussed the provided materials and testimony. The motion failed 2:4:0. Zawadski, Griffin, Patel and Ruppert opposed.

**Decision:** The appeal was **DENIED**                      Old Value: **\$42,000**                      New Value: **\$42,000**

Appeal #: **547**                      PID: **19003**                      Type: **RE**                      Time: **6:53 PM**  
Owner: **1791 FAIRFIELD LLC**  
Location: **1791 FAIRFIELD BEACH ROAD**

1. A motion was made by Alexis Harrison and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$3,759,400 to \$3,150,000.  
Alexis Harrison withdrew the motion.

2. A motion was made by Harold Zawadski and seconded by Alexis Harrison to correct the field card to remove the 1.2 condition factor and reduce the appraised value from \$3,759,400 to \$3,295,100. The Board discussed the provided materials and testimony.  
The motion passed 5:1:0. Cuozzo opposed.

1. A motion was made by Kathleen Griffin and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$3,295,100 to \$3,150,000. The Board discussed the provided materials and testimony.  
The motion failed 2:4:0. Zawadski, Griffin, Patel and Ruppert opposed.

**Decision:** The appeal was **GRANTED IN PART** Old Value: **\$3,759,400** New Value: **\$3,295,100**

Appeal #: **150** PID: **7582** Type: **RE** Time: **7:05 PM**  
Owner: **JRS INVESTMENTS LLC**  
Location: **145 BERWICK AVENUE**

A motion was made by Alexis Harrison and seconded by Peter Ruppert to grant the appeal and increase the appraised value from \$279,800 to \$317,120. The Board discussed the provided materials and testimony.  
The motion failed 2:4:0. Zawadski, Griffin, Patel and Ruppert opposed.

**Decision:** The appeal was **DENIED** Old Value: **\$279,800** New Value: **\$279,800**

Appeal #: **450** PID: **18975** Type: **RE** Time: **7:13 PM**  
Owner: **CASOLA TERESA**  
Location: **1563 FAIRFIELD BEACH ROAD**

A motion was made by Peter Ruppert and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$2,224,500 to \$2,150,000. The Board discussed the provided materials and testimony.

The motion failed 2:4:0. Zawadski, Griffin, Patel and Ruppert opposed.

**Decision:** The appeal was **DENIED** Old Value: **\$2,224,500** New Value: **\$2,224,500**

Appeal #: **457** PID: **19074** Type: **RE** Time: **7:15 PM**  
Owner: **CASOLA TERESA**  
Location: **1564 FAIRFIELD BEACH ROAD**

A motion was made by Peter Ruppert and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$663,100 to \$2,150,000. The Board discussed the provided materials and testimony.  
The motion failed 2:4:0. Zawadski, Griffin, Patel and Ruppert opposed.

**Decision:** The appeal was **DENIED** Old Value: **\$663,100** New Value: **\$663,100**

Appeal #: **495** PID: **18996** Type: **RE** Time: **7:40 PM**  
Owner: **SNOW SUSAN PAGE**  
Location: **1721 FAIRFIELD BEACH ROAD**

A motion was made by Peter Ruppert and seconded by Alexis Harrison to grant the appeal and reduce the appraised value from \$1,644,400 to \$1,379,000. The Board discussed the provided materials and testimony.

The motion failed 2:4:0. Zawadski, Griffin, Patel and Ruppert opposed.

**Decision:** The appeal was **DENIED** Old Value: **\$1,644,400** New Value: **\$1,644,400**

Appeal #: **496**                      PID: **19091**                      Type: **RE**                      Time: **7:58 PM**  
Owner: **SNOW SUSAN PAGE**  
Location: **1722 FAIRFIELD BEACH ROAD**

A motion was made by Peter Ruppert and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$74,700 to \$57,000. The Board discussed the provided materials and testimony. The motion failed 2:4:0. Zawadski, Griffin, Patel and Ruppert opposed.

**Decision:** The appeal was **DENIED**                      Old Value: **\$74,700**                      New Value: **\$74,700**

Appeal #: **293**                      PID: **19025**                      Type: **RE**                      Time: **8:07 PM**  
Owner: **BUNNELL REBECCA G**  
Location: **2005 FAIRFIELD BEACH ROAD**

A motion was made by Peter Ruppert and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$1,617,800 to \$1,375,000. The Board discussed the provided materials and testimony.

The motion failed 2:4:0. Zawadski, Griffin, Patel and Ruppert opposed.

**Decision:** The appeal was **DENIED**                      Old Value: **\$1,617,800**                      New Value: **\$1,617,800**

Appeal #: **292**                      PID: **19119**                      Type: **RE**                      Time: **8:22 PM**  
Owner: **BUNNELL REBECCA G**  
Location: **2008 FAIRFIELD BEACH ROAD**

A motion was made by Peter Ruppert and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$67,900 to \$45,000. The Board discussed the provided materials and testimony. The motion failed 1:4:1. Zawadski, Griffin, Patel and Ruppert opposed; Harrison abstained.

**Decision:** The appeal was **DENIED**                      Old Value: **\$67,900**                      New Value: **\$67,900**

Appeal #: **178**                      PID: **17079**                      Type: **RE**                      Time: **8:52 PM**  
Owner: **BBC LLC**  
Location: **1280 FAIRFIELD BEACH ROAD**

A motion was made by Alexis Harrison and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$53,500 to \$32,550. The Board discussed the provided materials and testimony. The motion failed 0:5:1. Cuozzo abstained.

**Decision:** The appeal was **DENIED**                      Old Value: **\$53,500**                      New Value: **\$53,500**

#### **4. Adjourn**

In response to the chair, Kathleen Griffin made a motion to adjourn the meeting. Peter Ruppert seconded. The motion passed unanimously. Harold Zawadski adjourned the meeting at 9:00 PM.

Respectfully Submitted,

Kathleen Griffin  
Secretary  
Board of Assessment Appeals

Kathleen Grande  
Recording Secretary  
Board of Assessment Appeals