

**Board of Assessment Appeals
Fairfield, CT
April 27, 2021 – PM Minutes**



Recording: <https://www.youtube.com/watch?v=xg0qwSzH-fA>

A Decision Meeting of the Board of Assessment Appeals was held on Tuesday, April 27, 2021 at 5:15 PM. The meeting was held virtually via teleconference.

MEMBERS PRESENT:

| | | |
|------------------------|-----------------------------|---------------------------|
| Harold Zawadski, Chair | Kathleen Griffin, Secretary | |
| Paulette Cuozzo | Catherine Giff | Alexis Harrison (6:00 PM) |
| Ronek Patel | John Spolyar (6:01 PM) | Judy Szablak |

MEMBERS ABSENT:

Peter Ruppert, Vice Chair

OTHERS PRESENT: Ross Murray, Assessor (6:00 PM) and by phone, members of the public

1. Call to Order

Harold Zawadski called the meeting to order at 5:18 PM.

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

A motion was made by Harold Zawadski and seconded by Judy Szablak to reconsider Appeal #531 that was decided on April 26, 2021 during the AM meeting.

The motion to reconsider passed 6:0:0.

Appeal #: **531** PID: **16157** Type: **RE** Time: **5:19 PM**
Owner: **AGOSTO KATHRYN M**
Location: **256 PRATT STREET**

A motion was made by Judy Szablak and seconded by Paulette Cuozzo to grant the appeal and reduce the appraised value from \$839,500 to \$575,000. The Board discussed the provided materials and testimony.

A motion was made by Harold Zawadski and seconded by Ronek Patel to amend the motion to grant the appeal in part and reduce the appraised value from \$839,500 to \$621,800.

The motion to amend the motion passed 5:1:0. Griffin opposed.

The motion as amended passed 5:1:0. Griffin opposed.

Decision: The decision was changed from **DENIED** to **GRANTED IN PART**

Old Value: **\$839,500** New Value: **\$621,800**

Appeal #: **610** PID: **4800** Type: **RE** Time: **5:40 PM**
Owner: **GARDNER SARA**
Location: **168 GLENGARRY ROAD**

A motion was made by Catherine Giff and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$423,400 to \$400,000. The appellant did not appear at the hearing.
The motion failed 0:6:0.

Decision: The appeal was **DENIED** Old Value: **\$423,400** New Value: **\$423,400**
Appeal #: **161** PID: **3898** Type: **RE** Time: **5:43 PM**
Owner: **ROLOFF PHYLLIS S & EDWARD B**
Location: **181 FAIRFIELD WOODS ROAD**

A motion was made by Catherine Giff and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$217,200 to \$211,400. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$217,200** New Value: **\$217,200**

5:47 PM Judy Szablak broke from the meeting.

Appeal #: **322** PID: **4817** Type: **RE** Time: **5:48 PM**
Owner: **GROSSO MARGARET L**
Location: **202 GLENGARRY ROAD**

A motion was made by Catherine Giff and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$455,900 to \$414,000. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$455,900** New Value: **\$414,000**

6:00 PM Alexis Harrision and Ross Murray (Assessor) joined the meeting.

6:01 PM Ronek Patel left the meeting; John Spolyar joined the meeting.

Appeal #: **219** PID: **21672** Type: **RE** Time: **6:02 PM**
Owner: **RODBRO EDWIN G & MARIA H (SV)**
Location: **203 FEDERAL STREET**

A motion was made by Catherine Giff and seconded by Alexis Harrison to grant the appeal and reduce the appraised value from \$533,800 to \$512,340. The Board discussed the provided materials and testimony.

The motion passed 6:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$533,800** New Value: **\$512,300**

Appeal #: **552** PID: **18976** Type: **RE** Time: **6:17 PM**
Owner: **SANDE LLC**
Location: **1573 FAIRFIELD BEACH ROAD**

A motion was made by Alexis Harrison and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$1,821,200 to \$1,700,000. The Board discussed the provided materials and testimony.

The motion failed 2:4:0. Giff, Griffin, Spolyar and Zawadski opposed.

Decision: The appeal was **DENIED** Old Value: **\$1,821,200** New Value: **\$1,821,200**

Appeal #: **555** PID: **19010** Type: **RE** Time: **6:25 PM**
Owner: **1891 FAIRFIELD BEACH ROAD, LLC**
Location: **1891 FAIRFIELD BEACH ROAD**

A motion was made by Alexis Harrison and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$1,233,300 to \$950,000. The Board discussed the provided materials and testimony.

The motion failed 2:4:0. Giff, Griffin, Spolyar and Zawadski opposed.

Decision: The appeal was **DENIED** Old Value: **\$1,233,300** New Value: **\$1,233,300**

Appeal #: **556** PID: **19105** Type: **RE** Time: **6:39 PM**
Owner: **FAIRFIELD PINE CREEK, LLC**
Location: **1896 FAIRFIELD BEACH ROAD**

A motion was made by Alexis Harrison and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,168,600 to \$800,000. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$1,168,600** New Value: **\$1,168,600**

Appeal #: **554** PID: **19009** Type: **RE** Time: **6:54 PM**
Owner: **DINARDO BETTY LEA &**
Location: **1883 FAIRFIELD BEACH ROAD**

A motion was made by Alexis Harrison and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$2,622,800 to \$2,200,000. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$2,622,800** New Value: **\$2,622,800**

Appeal #: **553** PID: **19075** Type: **RE** Time: **7:00 PM**
Owner: **SANDE LLC**
Location: **1574 FAIRFIELD BEACH ROAD**

A motion was made by Alexis Harrison and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$86,000 to \$50,000. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$86,000** New Value: **\$86,000**

7:05 PM Catherine Giff rejoined the meeting.

7:06 PM Alexis Harrison broke from the meeting.

Appeal #: **503** PID: **18987** Type: **RE** Time: **7:06 PM**
Owner: **LANDINO JOANNE**
Location: **1657 FAIRFIELD BEACH ROAD**

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$3,326,600 to \$1,875,000.

7:08 PM Alexis Harrison rejoined the meeting.

The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$3,326,600** New Value: **\$3,326,600**

7:24 PM Harold Zawadski broke from the meeting. Kathleen Griffin assumed Chair responsibilities.

Appeal #: **502** PID: **18988** Type: **RE** Time: **7:25 PM**
Owner: **LANDINO PAUL JR &**
Location: **1662 FAIRFIELD BEACH ROAD**

A motion was made by Kathleen Griffin and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$539,200 to \$400,000. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$539,200** New Value: **\$539,200**

Appeal #: **433** PID: **11165** Type: **RE** Time: **7:32 PM**
Owner: **ONE POST ROAD FAIRFIELD LLC**
Location: **59 POST ROAD**

A motion was made by John Spolyar and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$740,800 to \$300,000. The Board discussed the provided materials and testimony. The motion failed 1:4:0. Giff, Griffin, Harrison and Spolyar opposed.

Decision: The appeal was **DENIED** Old Value: **\$740,800** New Value: **\$740,800**

7:42 PM Harold Zawadski rejoined the meeting and resumed as Chair; Kathleen Griffin broke from the meeting.

Appeal #: **202** PID: **17462** Type: **RE** Time: **7:44 PM**
Owner: **BRONSON MEADOWS LLC**
Location: **2644 BRONSON ROAD**

A motion was made by Catherine Giff and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$18,286,900 to \$12,000,000. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$18,286,900** New Value: **\$18,286,900**

Appeal #: **593** PID: **19023** Type: **RE** Time: **7:54 PM**

Owner: **SAMUELSON NANCY, JOSH & LISA**

Location: **1995 FAIRFIELD BEACH ROAD**

A motion was made by Alexis Harrison and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$1,416,000 to \$1,000,000. The Board discussed the provided materials and testimony.

8:03 PM Kathleen Griffin rejoined the meeting.

The motion failed 2:3:1. Giff, Spolyar and Zawadski opposed; Griffin abstained.

Decision: The appeal was **DENIED** Old Value: **\$1,416,000** New Value: **\$1,416,000**

Appeal #: **166** PID: **19017** Type: **RE** Time: **8:17 PM**

Owner: **GALLA JOHN & FRANK JOAN**

Location: **1949 FAIRFIELD BEACH ROAD**

A motion was made by Alexis Harrison and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,159,100 to \$959,100. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$1,159,100** New Value: **\$1,159,000**

8:23 PM Catherine Giff broke from the meeting.

Appeal #: **165** PID: **19111** Type: **RE** Time: **8:24 PM**

Owner: **GALLA JOHN & FRANK JOAN**

Location: **1950 FAIRFIELD BEACH ROAD**

A motion was made by Alexis Harrison and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$66,800 to \$55,800. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$66,800** New Value: **\$66,800**

8:34 PM Catherine Giff rejoined the meeting.

Appeal #: **28** PID: **14803** Type: **RE** Time: **8:37 PM**

Owner: **HERMAN SANFORD B &**

Location: **465 FULLING MILL LANE**

A motion was made by Catherine Giff and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$1,008,800 to \$830,000, with the \$830,000 to include a correction to the value of the generator. The Board discussed the provided materials and testimony.

The motion passed 6:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$1,008,800** New Value: **\$830,000**

8:48 PM Alexis Harrison left the meeting.

Appeal #: **481** PID: **17738** Type: **RE** Time: **8:49 PM**
Owner: **ROSS JOHN PAUL**
Location: **739 MILL HILL ROAD**

A motion was made by Catherine Giff and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,259,900 to \$1,150,000. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **GRANTED** Old Value: **\$1,259,900** New Value: **\$1,150,000**

Appeal #: **6** PID: **7384** Type: **RE** Time: **8:55 PM**
Owner: **HARBOUR TOWNHOMES LLC**
Location: **1645 BLACK ROCK TURNPIKE**

A motion was made by Kathleen Griffin and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$4,413,700 to \$3,700,000. The Board discussed the provided materials and testimony.

The motion failed 0:5:0.

Decision: The appeal was **DENIED** Old Value: **\$4,413,700** New Value: **\$4,413,700**

3. Adjourn

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

The motion passed unanimously.

Harold Zawadski adjourned the meeting at 9:02 PM.

Respectfully Submitted,

Kathleen Griffin
Secretary
Board of Assessment Appeals

Kathleen Grande
Recording Secretary
Board of Assessment Appeals