

**Board of Assessment Appeals
Fairfield, CT
April 28, 2021 – Minutes - Special**



Recording: <https://www.youtube.com/watch?v=4AyhFfPTWAQ>

A Decision Meeting of the Board of Assessment Appeals was held on Wednesday, April 28, 2021 at 6:00 PM. The meeting was held virtually via teleconference.

MEMBERS PRESENT:

Harold Zawadski, Chair	Kathleen Griffin, Secretary	Ronek Patel (joined 8:04pm)
Peter Ruppert, Vice Chair	Paulette Cuozzo(left 7:59pm)	Alexis Harrison(left 7:59pm)
Catherine Giff (joined 8:15pm)	John Spolyar	Judy Szablak(6:08pm-7:45pm)

MEMBERS ABSENT:

OTHERS PRESENT: Ross Murray, Assessor; Ken Carvell, Deputy Assessor and members of the public.

1. Call to Order

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

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

Appeal #: **493** PID: **16830** Type: **RE** Time: **6:12 PM**

Owner: **WRIGHT JAMES M**

Location: **749 FAIRFIELD BEACH ROAD**

A motion was made by Judy Szablak and seconded by Alexis Harrison to grant the appeal and reduce the appraised value from \$1,191,700 to \$861,300. The Board discussed the provided materials and testimony.

The motion passed 7-0-0.

Decision: The appeal was **GRANTED**. Old Value: **\$1,191,700** New Value: **\$861,300**

Judy Szablak joined the meeting at 6:08pm.

Appeal #: **646** PID: **16871** Type: **RE** Time: **6:34 PM**

Owner: **28 LIGHTHOUSE POINT LLC**

Location: **28 LIGHTHOUSE POINT**

A motion was made by Alexis Harrison and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$842,000 to \$700,000. The Board discussed the provided materials and testimony. The motion failed 2-5-0. Cuozzo, Szablak in favor.

Decision: The appeal was **DENIED**. Old Value: **\$842,000** New Value: **\$842,000**

Appeal #: **647** PID: **16870** Type: **RE** Time: **6:41 PM**
Owner: **38 LIGHTHOUSE POINT LLC**
Location: **38 LIGHTHOUSE POINT**

A motion was made by Alexis Harrison and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$847,000 to \$825,000. The Board discussed the provided materials and testimony. The motion failed 2-5-0. Cuozzo, Szablak in favor.

Decision: The appeal was **DENIED.** Old Value: **\$847,000** New Value: **\$847,000**

Appeal #: **648** PID: **16869** Type: **RE** Time: **6:47 PM**
Owner: **46 LIGHTHOUSE POINT LLC**
Location: **46 LIGHTHOUSE POINT**

A motion was made by Alexis Harrison and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$264,200 to \$150,000. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED.** Old Value: **\$264,200** New Value: **\$264,200**

Appeal #: **649** PID: **16904** Type: **RE** Time: **7:00 PM**
Owner: **FAIRFIELD SHORE, LLC**
Location: **1025 FAIRFIELD BEACH ROAD**

A motion was made by Alexis Harrison and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$684,000 to \$350,000. The Board discussed the provided materials and testimony. The motion failed 0-7-0.

Decision: The appeal was **DENIED.** Old Value: **\$684,000** New Value: **\$684,000**

Appeal #: **528** PID: **11500** Type: **RE** Time: **7:05 PM**
Owner: **SCALERA THOMAS M & REBECCA M**
Location: **193 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 \$5,180,700 to \$4,500,000. The Board discussed the provided materials and testimony.

A motion was made by Judy Szablak and seconded by Paulette Cuozzo to amend the motion to grant the appeal in part and reduce the appraised value from \$5,180,700 to \$4,650,000.

The motion to amend failed 3-3-1. Cuozzo, Harrison, Szablak in favor. Spolyar abstained.

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

Decision: The appeal was **DENIED.** Old Value: **\$5,180,700** New Value: **\$5,180,700**

Judy Szablak left the meeting at 7:45pm.

Appeal #: **208** PID: **18990** Type: **RE** Time: **7:45 PM**

Owner: **RAD FAIRFIELD LLC**

Location: **1671 FAIRFIELD BEACH ROAD**

A motion was made by Peter Ruppert and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$1,437,500 to \$1,400,000. The Board discussed the provided materials and testimony.

The motion failed 0-4-2. Harrison, Cuozzo abstained.

Decision: The appeal was **DENIED.** Old Value: **\$1,437,500** New Value: **\$1,437,500**

Paulette Cuozzo left the meeting at 7:59pm

Alexis Harrison left the meeting at 7:59pm

Ronek Patel joined the meeting at 8:04pm

Appeal #: **209** PID: **19085** Type: **RE** Time: **8:04 PM**

Owner: **RAD FAIRFIELD LLC**

Location: **1668 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 \$697,700 to \$580,000. The Board discussed the provided materials and testimony.

The motion failed 0-5-0.

Decision: The appeal was **DENIED.** Old Value: **\$697,700** New Value: **\$697,700**

A motion was made by Peter Ruppert and seconded by Harold Zawadski to discuss Appeals 71-72 together.

The motion passed 5-0-0.

Appeal #: **71** PID: **18994** Type: **RE** Time: **8:14 PM**

Owner: **WESTON CHARLTON TR**

Location: **1701 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 \$42,100 to \$10,000. 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 \$42,100 to \$19,500.

The motion to amend failed 2-3-0. Patel, Zawadski in favor.

The motion failed 0-5-0.

Decision: The appeal was **DENIED.** Old Value: **\$42,100** New Value: **\$42,100**

Appeal #: **72** PID: **19089** Type: **RE** Time: **8:14 PM**

Owner: **WESTON CHARLTON TR**

Location: **1702 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 \$30,700 to \$5,000. The Board discussed the provided materials and testimony.

A motion was made by Ronek Patel and seconded by Harold Zawadski to amend the motion to grant the appeal in part and reduce the appraised value from \$30,700 to \$10,700.

The motion to amend failed 2-3-0. Patel, Zawadski in favor.

The motion failed 0-5-0.

Decision: The appeal was **DENIED.** Old Value: **\$30,700** New Value: **\$30,700**

Catherine Giff joined the meeting at 8:15pm

Appeal #: **624** PID: **17090** Type: **RE** Time: **8:36 PM**

Owner: **REDLENER GLORIA**

Location: **1360 FAIRFIELD BEACH ROAD**

A motion was made by Peter Ruppert and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$47,900 to \$19,100. The Board discussed the provided materials and testimony.

The motion failed 0-6-0.

Decision: The appeal was **DENIED.** Old Value: **\$47,900** New Value: **\$47,900**

Appeal #: **623** PID: **19079** Type: **RE** Time: **8:45 PM**

Owner: **SARGENT GREGORY OLIVER**

Location: **1614 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 \$72,800 to \$44,900. The Board discussed the provided materials and testimony.

The motion failed 0-6-0.

Decision: The appeal was **DENIED.** Old Value: **\$72,800** New Value: **\$72,800**

Appeal #: **447** PID: **18040** Type: **RE** Time: **8:53 PM**

Owner: **SMITH ARCHIBALD ALEXANDER IV &**

Location: **51 MILL HILL LANE**

A motion was made by Catherine Giff and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$1,390,200 to \$1,100,000. The Board discussed the provided materials and testimony.

The motion failed 0-6-0.

Decision: The appeal was **DENIED.** Old Value: **\$1,390,200** New Value: **\$1,390,200**

3. Adjourn

At the request of the chair, John Spolyar a motion to adjourn the meeting. Peter Ruppert seconded. The motion passed unanimously.

Harold Zawadski adjourned the meeting at 9:05pm.

Respectfully Submitted,

Pru O'Brien
Recording Secretary
Board of Assessment Appeals