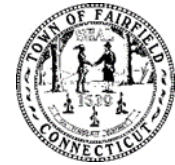


**Board of Assessment Appeals  
Fairfield, CT  
April 29, 2021 – Minutes - Special**



**Recording:** <https://www.youtube.com/watch?v=NJwnInFvx0I>

A Decision Meeting of the Board of Assessment Appeals was held on Thursday, April 29, 2021 at 5:00pm. The meeting was held virtually via teleconference.

**MEMBERS PRESENT:**

Harold Zawadski, Chair	Kathleen Griffin, Secretary	John Spolyar (6:03pm)
Paulette Cuozzo	Ronek Patel (left 6:14pm)	Peter Ruppert, Vice-Chair (6:04pm)
Catherine Giff	Judy Szablak (6:26pm-8:12pm)	Alexis Harrison (7:04pm)

**MEMBERS ABSENT:** none

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

**1. Call to Order**

Harold Zawadski called the meeting to order at 5:04pm.

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

Appeal #: **527**                      PID: **13931**                      Type: **RE**                      Time: **5:06 PM**

Owner: **GUINN WILLIAM & PAMELA (SV)**

Location: **3808 REDDING ROAD**

A motion was made by Catherine Giff and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,098,580 to \$1,090,510. The Board discussed the provided materials and testimony.

The motion passed 5-0-0.

**Decision:** The appeal was **GRANTED**.      Old Value: **\$1,098,580**      New Value: **\$1,090,510**

Appeal #: **95**                      PID: **11303**                      Type: **CM**                      Time: **5:21 PM**

Owner: **280 POST ROAD LLC**

Location: **280 POST ROAD**

A motion was made by Catherine Giff and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$1,033,800 to \$754,351.

A motion was made by Catherine Giff and seconded by Harold Zawadski to change the condition code classification from service center to service shop and grant in part the appeal to reduce the appraised value to \$808,700. The Board discussed the provided materials and testimony.

The motion passed 5-0-0.

**Decision:** The appeal was **GRANTED**.      Old Value: **\$1,033,800**      New Value: **\$808,700**

Appeal #: **95**                      PID: **11303**                      Type: **CM**                      Time: **5:21 PM**

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Owner: **280 POST ROAD LLC**

Location: **280 POST ROAD**

A motion was made by Catherine Giff and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$808,700 to \$754,351. The Board discussed the provided materials and testimony.

The motion failed 1-4-0. Paulette Cuzzo in favor.

**Decision:** The appeal was **DENIED.** Old Value: **\$808,700** New Value: **\$808,700**

Appeal #: **121**

PID: **20115**

Type: **CM**

Time: **5:35 PM**

Owner: **930 MILL HILL REALTY LLC**

Location: **930 MILL HILL TERRACE**

A motion was made by Kathleen Griffin and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$4,790,300 to \$2,000,000. The Board discussed the provided materials and testimony.

The motion failed 0-4-1. Cuzzo abstained.

**Decision:** The appeal was **DENIED.** Old Value: **\$4,790,300** New Value: **\$4,790,300**

Appeal #: **228**

PID: **12311**

Type: **CM**

Time: **5:44 PM**

Owner: **RWTR 1 ELIOT LLC**

Location: **1 ELIOT PLACE**

A motion was made by Kathleen Griffin and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$4,971,000 to \$4,004,811. The Board discussed the provided materials and testimony.

The motion failed 0-4-1. Cuzzo abstained.

**Decision:** The appeal was **DENIED.** Old Value: **\$4,971,000** New Value: **\$4,971,000**

Appeal #: **212**

PID: **10718**

Type: **CM**

Time: **5:51 PM**

Owner: **HOME DEPOT U.S.A., INC.**

Location: **541 KINGS HIGHWAY CUTOFF**

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$21,428,300 to \$20,450,000. The Board discussed the provided materials and testimony.

The motion failed 0-5-0.

**Decision:** The appeal was **DENIED.** Old Value: **\$21,428,300** New Value: **\$21,428,300**

Appeal #: **490**

PID: **18426**

Type: **CM**

Time: **5:58 PM**

Owner: **PEPPER PARTNERS LLC**

Location: **2149 POST ROAD**

A motion was made by Kathleen Griffin and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$974,700 to \$600,000. The Board discussed the provided materials and testimony. The motion failed 0-4-1. Cuozzo abstained.

**Decision:** The appeal was **DENIED**. Old Value: **\$974,700** New Value: **\$974,700**

*John Spolyar joined the meeting at 6:03pm*

*Peter Ruppert joined the meeting at 6:04pm*

*Ronek Patel left the meeting at 6:10pm*

Appeal #: **173** PID: **21087** Type: **CM** Time: **6:11 PM**

Owner: **ROLLER BEARING CO OF AMERICA**

Location: **60 ROUND HILL ROAD**

A motion was made by Kathleen Griffin and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$5,722,200 to \$4,035,850. The Board discussed the provided materials and testimony.

The motion failed 0-5-1. Cuozzo abstained.

**Decision:** The appeal was **DENIED**. Old Value: **\$5,722,200** New Value: **\$5,722,200**

A motion was made by Harold Zawadski and seconded by Kathleen Griffin to discuss appeals 579 and 580 together. The motion carried 6-0-0.

Appeal #: **579** PID: **8659** Type: **CM** Time: **6:16 PM**

Owner: **PENCZER ASSOCIATES,LLC**

Location: **600 COMMERCE DRIVE**

A motion was made by Harold Zawadski and seconded by Peter Ruppert to grant the appeal and reduce the appraised value from \$1,555,000 to \$811,800. The Board discussed the provided materials and testimony.

*Judy Szablak joined the meeting at 6:26pm.*

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 \$1,555,000 to \$1,338,500.

The motion to amend passed 6-0-1. Szablak abstained.

The motion as amended passed 5-0-2. Cuozzo, Szablak abstained.

**Decision:** The appeal was **GRANTED IN PART**. Old Value: **\$1,555,000** New Value: **\$1,338,500**

Appeal #: **580** PID: **8669** Type: **CM** Time: **6:16 PM**

Owner: **PENCZER ASSOCIATES,LLC**

Location: **572 COMMERCE DRIVE**

A motion was made by Harold Zawadski and seconded by Peter Ruppert to grant the appeal and reduce the appraised value from \$252,800 to \$178,200. 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 \$252,800 to \$236,200.

The motion to amend passed 5-0-2. Cuozzo, Szablak abstained.

The motion as amended passed 5-0-2. Cuozzo, Szablak abstained.

**Decision:** The appeal was **GRANTED IN PART.** Old Value: **\$252,800** New Value: **\$236,200**

Appeal #: **174** PID: **20073** Type: **CM** Time: **6:34 PM**

Owner: **HIGHLAND REALTY PARTNERS I, L.P.**

Location: **30 JELLIFF LANE**

A motion was made by Kathleen Griffin and seconded by Peter Ruppert to grant the appeal and reduce the appraised value from \$3,518,100 to \$3,000,000. The Board discussed the provided materials and testimony.

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

**Decision:** The appeal was **DENIED.** Old Value: **\$3,518,100** New Value: **\$3,518,100**

Appeal #: **633** PID: **17802** Type: **CM** Time: **6:49 PM**

Owner: **SOUTHPORT PLAZA LLC**

Location: **2537 POST ROAD**

A motion was made by Judy Szablak and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,712,500 to \$1,330,000. The Board discussed the provided materials and testimony.

*Alexis Harrison joined the meeting at 7:04pm.*

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 \$1,712,500 to \$1,511,000.

The motion to amend passed 6-1-1. Cuozzo opposed. Harrison abstained.

The motion as amended passed 6-1-1. Cuozzo opposed. Harrison abstained.

**Decision:** The appeal was **GRANTED IN PART.** Old Value: **\$1,712,500** New Value: **\$1,511,000**

Appeal #: **523** PID: **19121** Type: **RE** Time: **7:15 PM**

Owner: **EDELSON NEAL H & LANDAU**

Location: **2030 FAIRFIELD BEACH ROAD**

A motion was made by Paulette Cuozzo and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$1,243,500 to \$950,000. The Board discussed the provided materials and testimony.

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

**Decision:** The appeal was **DENIED.** Old Value: **\$1,243,500** New Value: **\$1,243,500**

*Judy Szablak left the meeting at 8:12pm.*

Appeal #: **222** PID: **19645** Type: **CM** Time: **8:18 PM**

Owner: **UKRANIAN SICK BENEFIT SOC**

Location: **279 KINGS DRIVE**

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$929,500 to \$750,500. 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 \$929,500 to \$923,100.

The motion to amend passed 5-0-2. Cuozzo, Harrison abstained.

The motion as amended passed 5-1-1. Harrison opposed. Cuozzo abstained.

**Decision:** The appeal was **GRANTED**. Old Value: **\$929,500** New Value: **\$750,500**

Appeal #: **509**

PID: **19029**

Type: **RE**

Time: **8:39 PM**

Owner: **HUMMERSTONE JAMES & ANNA**

Location: **2059 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 \$1,720,600 to \$1,644,960. The Board discussed the provided materials and testimony.

The motion failed 0-6-1. Cuozzo abstained.

**Decision:** The appeal was **DENIED**. Old Value: **\$1,720,600** New Value: **\$1,720,600**

### **3. Adjourn**

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

Harold Zawadski adjourned the meeting 9:02pm.

Respectfully Submitted,

Pru O'Brien

Recording Secretary

Board of Assessment Appeals