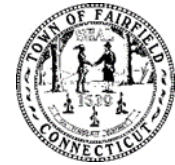


**Board of Assessment Appeals
Fairfield, CT
April 30, 2021 - Minutes**



Recording: <https://www.youtube.com/watch?v=8-Jz5E5XC1M>

A Decision Meeting of the Board of Assessment Appeals was held on Friday, April 30, 2021 at 9:00 AM. The meeting was held virtually via teleconference.

MEMBERS PRESENT:

Harold Zawadski, Chair	Kathleen Griffin, Secretary	
Paulette Cuozzo	Catherine Giff	Judy Szablak

MEMBERS ABSENT:

Peter Ruppert, Vice Chair	Alexis Harrison
Ronek Patel	John Spolyar

OTHERS PRESENT: Ross Murray, Assessor and by phone, members of the public

1. Call to Order

Harold Zawadski called the meeting to order at 9:02 AM.

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

A motion was made by Judy Szablak and seconded by Catherine Giff to discuss appeals #181 and #182 together. The motion passed 5-0-0.

Appeal #: **181** PID: **12237** Type: **RE** Time: **9:04 AM**
Owner: **653 POST ROAD CORPORATION**
Location: **653 POST ROAD**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$1,573,900 to \$900,000. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **GRANTED** Old Value: **\$1,573,900** New Value: **\$900,000**

Appeal #: **182** PID: **12236** Type: **RE** Time: **9:04 AM**
Owner: **653 POST ROAD CORPORATION**
Location: **53 BELMONT STREET**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$512,600 to \$200,000. The Board discussed the provided materials and testimony. The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$512,600** New Value: **\$200,000**

Appeal #: **157** PID: **8607** Type: **RE** Time: **9:25 AM**
Owner: **STATE STREET EXTENSION**
Location: **158 COMMERCE DRIVE**

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,705,700 to \$1,050,000. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$1,705,700** New Value: **\$1,500,000**

Appeal #: **536** PID: **8579** Type: **RE** Time: **9:38 AM**
Owner: **CLS INVESTMENTS INC**
Location: **569 COMMERCE DRIVE**

A motion was made by Kathleen Griffin and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$1,411,100 to \$1,071,400. The Board discussed the provided materials and testimony.

The motion failed 0:3:2. Cuozzo and Szablak abstained.

Decision: The appeal was **DENIED** Old Value: **\$1,411,100** New Value: **\$1,411,100**

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to discuss appeals **#216** and **#217** together as the appellant stated a value for the two properties combined.

The motion passed 5-0-0.

Appeal #: **216** PID: **15426** Type: **RE** Time: **9:52 AM**
Owner: **MERCURIO BROS INC &**
Location: **1520 POST ROAD**

and

Appeal #: **217** PID: **15425** Type: **RE** Time: **9:52 AM**
Owner: **MERCURIO BROTHERS,INC.ET ALS**
Location: **1508 POST ROAD**

A motion was made by Judy Szablak and seconded by Harold Zawadski to grant both appeals and reduce the appraised value from \$6,470,300 (\$2,331,100 + \$4,139,200) to a total of \$5,000,000. The Board discussed the provided materials and testimony.

The motion failed 0:3:2. Cuozzo and Szablak abstained.

#216-Decision: The appeal was **DENIED** Old Value: **\$2,331,100** New Value: **\$2,331,100**

#217-Decision: The appeal was **DENIED** Old Value: **\$4,139,200** New Value: **\$4,139,200**

Appeal #: **163** PID: **14183** Type: **RE (FARM)** Time: **10:01 AM**
Owner: **MUDDY PUDDLE LLC**
Location: **373 CROSS HIGHWAY**

A motion was made by Catherine Giff and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$217,300 to \$35,000. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$217,300** New Value: **\$35,000**

Appeal #: **332** PID: **6075** Type: **RE** Time: **10:12 AM**
Owner: **JCR FAIRFIELD LLC 88.89% &**
Location: **2452 BLACK ROCK TURNPIKE**

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$6,016,300 to \$5,653,517. The Board discussed the provided materials and testimony.

The motion passed 4:0:1. Cuozzo abstained.

Decision: The appeal was **GRANTED** Old Value: **\$6,016,300** New Value: **\$5,653,500**

Appeal #: **301** PID: **15352** Type: **RE** Time: **10:18 AM**
Owner: **SALLY & HUI LLC**
Location: **1795 POST ROAD**

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,211,600 to \$900,000. The appellant did not appear for a hearing. The motion failed 0:5:0.

Decision: The appeal was **DENIED** Old Value: **\$1,211,600** New Value: **\$1,211,600**

Appeal #: **197** PID: **15439** Type: **RE** Time: **10:21 AM**
Owner: **1610 POST ROAD, LLC**
Location: **1610 POST ROAD**

A motion was made by Judy Szablak and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,934,400 to \$1,500,000. The Board discussed the provided materials and testimony.

A motion was made by Judy Szablak and seconded by Harold Zawadski to amend the motion to grant the appeal in part and reduce the appraised value from \$1,934,400 to \$1,600,000.

The motion to amend the motion passed 4:1:0. Griffin opposed.

The motion as amended passed 4:1:0. Griffin opposed.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$1,934,400** New Value: **\$1,600,000**

Appeal #: **196** PID: **15422** Type: **RE** Time: **10:37 AM**
Owner: **1460 POST ROAD LLC**
Location: **1460 POST ROAD**

A motion was made by Judy Szablak and seconded by Paulette Cuozzo to grant the appeal and reduce the appraised value from \$1,282,300 to \$800,000. The Board discussed the provided materials and testimony.

A motion was made by Judy Szablak and seconded by Harold Zawadski to amend the motion to grant the appeal in part and reduce the appraised value from \$1,282,300 to \$850,000.

The motion to amend the motion passed 4:1:0. Griffin opposed.

The motion as amended passed 4:1:0. Griffin opposed.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$1,282,300** New Value: **\$850,000**

Appeal #: **483** PID: **15471** Type: **RE** Time: **10:51 AM**
Owner: **INWOOD EQUITY FAIRFIELD, LLC**
Location: **1740 POST ROAD**
The appeal was withdrawn. **No action was taken.**

Appeal #: **383** PID: **8687** Type: **RE** Time: **10:55 AM**
Owner: **BLACKROCK ACQUISITION LLC PM**
Location: **100 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 \$4,052,000 to \$1,900,000. The Board discussed the provided materials and testimony.

The motion failed 0:3:2. Cuozzo and Szablak abstained.

Decision: The appeal was **DENIED** Old Value: **\$4,052,000** New Value: **\$4,052,000**

Appeal #: **59** PID: **107097** Type: **RE** Time: **11:11 AM**
Owner: **CFG 293 PEQUOT AVENUE LLC**
Location: **293 PEQUOT AVENUE**

A motion was made by Kathleen Griffin and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$494,600 to \$400,000. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$494,600** New Value: **\$400,000**

Appeal #: **458** PID: **17749** Type: **RE** Time: **11:22 AM**
Owner: **MCCORMACK GERALD & LIU EILEEN**
Location: **101 WATERVILLE ROAD**

A motion was made by Catherine Giff and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$1,765,000 to \$1,142,857. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **DENIED** Old Value: **\$1,765,000** New Value: **\$1,765,000**

3. Adjourn

In response to the chair, Judy Szablak made a motion to adjourn the meeting. Kathleen Griffin seconded. The motion passed unanimously.

Harold Zawadski adjourned the meeting at 11:36 AM.

Respectfully Submitted,

Kathleen Griffin
Secretary
Board of Assessment Appeals

Kathleen Grande
Recording Secretary
Board of Assessment Appeals