

**Board of Assessment Appeals
Fairfield, CT
May 4, 2021 - Minutes**



Recording: <https://www.youtube.com/watch?v=-2b9TXDZ3hM>

A Decision Meeting of the Board of Assessment Appeals was held on Tuesday, May 04, 2021 at 7:15 PM. The meeting was held virtually via teleconference.

MEMBERS PRESENT:

Harold Zawadski, Chair	Peter Ruppert, Vice Chair	Kathleen Griffin, Secretary
Paulette Cuozzo	Catherine Giff	Alexis Harrison
Ronek Patel	John Spolyar	Judy Szablak

MEMBERS ABSENT:

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

1. Call to Order

Harold Zawadski called the meeting to order at 7:18 PM.

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

Appeal #: **392** PID: **18995** Type: **RE** Time: **7:20 PM**
Owner: **CHADDHA SHASHI K B & SUBHASH**
Location: **1711 FAIRFIELD BEACH ROAD**

1. A motion was made by Alexis Harrison and seconded by Peter Ruppert to make card corrections and reduce the appraised value from \$2,546,200 to \$2,374,200. The Board discussed the corrections recommended by the Assessor's Office.
The motion passed 9:0:0.
2. A motion was made by Alexis Harrison and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$2,374,200 to \$2,100,000. The Board discussed the provided materials and testimony.
The motion failed 3:6:0. Zawadski, Griffin, Giff, Patel, Ruppert, and Spolyar opposed.
Decision: The appeal was **DENIED** Old Value: **\$2,374,200** New Value: **\$2,374,200**

Appeal #: **391** PID: **19090** Type: **RE** Time: **7:44 PM**
Owner: **CHADDHA SHASHI KB & SUBHASH**
Location: **1710 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 \$74,300 to \$30,400. The Board discussed the provided materials and testimony. The motion failed 1:6:2. Zawadski, Griffin, Giff, Patel, Ruppert, Spolyar opposed; Cuozzo and Szablak abstained.

Decision: The appeal was **DENIED** Old Value: **\$74,300** New Value: **\$74,300**

Appeal #: **603** PID: **19058** Type: **RE** Time: **8:19 PM**
Owner: **SCOTT STEPHANIE CASSEL TRUSTEE**
Location: **2308 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 \$3,436,900 to \$2,100,000. The Board discussed the provided materials and testimony.

The motion failed 0:9:0.

Decision: The appeal was **DENIED** Old Value: **\$3,436,900** New Value: **\$3,436,900**

Kathleen Griffin made a motion to reconsider the following motion that failed on March 31, 2021:

*Appeal #: **162** PID: **14185** Type: **RE** Time: **7:38 PM***

*Owner: **MUDDY PUDDLE III LLC***

*Location: **361 CROSS HIGHWAY***

A motion was made by Kathleen Griffin and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$279,200 to \$35,000. The Board discussed the provided materials and testimony.

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

*Decision: The appeal was **DENIED** Old Value: **\$279,200** New Value: **\$279,200***

Catherine Giff seconded the motion. The Board discussed the reasons for reconsidering the motion. The motion to reconsider passed 9:0:0.

Appeal #: **162** PID: **14185** Type: **FARM** Time: **8:25 PM**
Owner: **MUDDY PUDDLE III LLC**
Location: **361 CROSS HIGHWAY**

A motion was made by Catherine Giff and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$279,200 to \$35,000. The Board discussed the provided materials and testimony. The motion passed 8:1:0. Ruppert opposed.

Decision: The appeal was **GRANTED** Old Value: **\$279,200** New Value: **\$35,000**

Catherine Giff made a motion to reconsider the following motion that failed on April 8, 2021:

*Appeal #: **586** PID: **7511** Type: **RE** Time: **7:22 PM***

*Owner: **MURRAY KEVIN J & BRIDIE P (SV)***

*Location: **77 BURROUGHS ROAD***

2. A motion was made by John Spolyar and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$517,900 to \$440,000. The Board discussed the provided materials and testimony.

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

*Decision: The appeal was **DENIED** Old Value: **\$517,000** New Value: **\$517,900***

Judy Szablak seconded. The motion to reconsider passed 5:4:0. Griffin, Patel, Ruppert and Spolyar opposed.

Appeal #: **586** PID: **7511** Type: **RE** Time: **8:36 PM**
Owner: **MURRAY KEVIN J & BRIDIE P (SV)**
Location: **77 BURROUGHS ROAD**

A motion was made by Kathleen Griffin and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$517,900 to \$440,000. The Board discussed the provided materials and testimony.

A motion was made by Paulette Cuzzo and seconded by Judy Szablak to amend the motion to grant the appeal in part and reduce the appraised value from \$517,900 to \$454,200.

The motion to amend the motion passed 5:4:0. Griffin, Patel, Ruppert and Spolyar opposed. The motion as amended passed 5:4:0. Griffin, Patel, Ruppert and Spolyar opposed.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$517,900** New Value: **\$454,200**

Ronek Patel made a motion to reconsider the following motion that passed on April 20, 2021.

*Appeal #: **273** PID: **17078** Type: **RE** Time: **4:30 PM***

*Owner: **1275 FAIRFIELD BEACH ROAD LLC***

*Location: **1276 FAIRFIELD BEACH ROAD***

A motion was made by Ronek Patel and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$47,800 to \$37,500. The Board discussed the provided materials and testimony.

The motion passed 3-2-0. Griffin, Zawadski opposed.

Decision: The appeal was **GRANTED** Old Value: **\$47,800** New Value: **\$37,500**

Kathleen Griffin seconded. The motion to reconsider passed 7:2:0. Cuzzo and Szablak opposed.

Appeal #: **273** PID: **17078** Type: **RE** Time: **9:12 PM**
Owner: **1275 FAIRFIELD BEACH ROAD LLC**
Location: **1276 FAIRFIELD BEACH ROAD**

A motion was made by Ronek Patel and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$47,800 to \$37,500. The Board discussed the provided materials and testimony.

The motion passed 6:3:0. Griffin, Giff and Patel opposed.

Decision: The appeal was **GRANTED** Old Value: **\$47,800** New Value: **\$37,500**

Ronek Patel made a motion to reconsider the following motion that passed on April 20, 2021:

*Appeal #: **581** PID: **19071** Type: **RE** Time: **5:20 PM***

*Owner: **GRAUER DONALD F SR 1/2 &***

*Location: **1534 FAIRFIELD BEACH ROAD***

A motion was made by Ronek Patel and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$98,100 to \$73,900. The Board discussed the provided materials and testimony.

The motion passed 3-2-0. Griffin, Zawadski opposed.

Decision: The appeal was **GRANTED** Old Value: **\$98,100** New Value: **\$73,900**

Harold Zawadski seconded. The motion to reconsider passed 6:3:0. Cuzzo, Harrison and Szablak opposed.

Appeal #: **581** PID: **19071** Type: **RE** Time: **9:26 PM**
Owner: **GRAUER DONALD F SR 1/2 &**
Location: **1534 FAIRFIELD BEACH ROAD**

A motion was made by Ronek Patel and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$98,100 to \$73,900. The Board discussed the provided materials and testimony. The motion passed 5:4:0. Giff, Griffin, Patel and Zawadski opposed.

Decision: The appeal was **GRANTED** Old Value: **\$98,100** New Value: **\$73,900**

3. Adjourn to continue the meeting later

Harold Zawadski made a motion to end the discussion at 10:09 PM and continue on a later date. Judy Szablak seconded. The motion passed 9:0:0.

Respectfully Submitted,

Kathleen Griffin
Secretary
Board of Assessment Appeals

Kathleen Grande
Recording Secretary
Board of Assessment Appeals