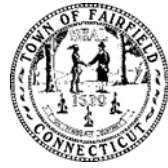


**Board of Assessment Appeals  
Fairfield, CT  
May 6, 2021 - Minutes**



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

A Decision Meeting of the Board of Assessment Appeals was held on Thursday, May 06, 2021 at 8:00 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:** none

**OTHERS PRESENT:** members of the public dialed in to listen

**1. Call to Order**

Harold Zawadski called the meeting to order at 8:06 PM.

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

Harold Zawadski made a motion to reconsider the following motion that passed on April 20, 2021:

*Appeal #: **482** PID: **19126***

*Owner: **LIPPSTREU SCOTT &***

*Location: **2082 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 \$204,300 to \$121,300. The Board discussed the provided materials and testimony.*

*The motion passed 4-1-0. Cuozzo, Patel, Szablak, Zawadski in favor. Griffin opposed.*

***Decision:** The appeal was **GRANTED** Old Value: **\$204,300** New Value: **\$121,306***

Kathleen Griffin seconded the motion. The Board discussed the reasons for reconsidering the decision.

The motion to reconsider passed 6:3:0. Cuozzo, Patel and Szablak opposed.

Appeal #: **482**                      PID: **19126**                      Type: **RE**                      Time: **8:08 PM**  
Owner: **LIPPSTREU SCOTT &**  
Location: **2082 FAIRFIELD BEACH ROAD**

A motion was made by Harold Zawadski and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$204,300 to \$121,306. The Board discussed the provided materials and testimony.

A motion was made by Harold Zawadski and seconded by John Spolyar to amend the motion to grant the appeal in part and reduce the appraised value from \$204,300 to \$184,300.

The motion to amend the motion passed 5:4:0. Cuozzo, Giff, Harrison and Ruppert opposed.

The motion passed 5:3:1. Harrison, Ruppert and Szablak opposed; Giff abstained.

**Decision:** The appeal was **GRANTED IN PART** Old Value: **\$204,300** New Value: **\$184,300**

Kathleen Griffin made a motion to rescind motions #2 and #3 of the following appeal decided on April 26, 2021 in order to reverse the card correction:

*Appeal #: 547 PID: 19003*

*Owner: 1791 FAIRFIELD LLC*

*Location: 1791 FAIRFIELD BEACH ROAD*

*1. A motion was made by Alexis Harrison and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$3,759,400 to \$3,150,000. Alexis Harrison withdrew the motion.*

*2. A motion was made by Harold Zawadski and seconded by Alexis Harrison to correct the field card to remove the 1.2 condition factor and reduce the appraised value from \$3,759,400 to \$3,295,100. The Board discussed the provided materials and testimony. The motion passed 5-1-0. Griffin, Harrison, Ruppert, Spolyar, Zawadski in favor. Cuozzo opposed.*

*3. A motion was made by Kathleen Griffin and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$3,295,100 to \$3,150,000. The Board discussed the provided materials and testimony.*

*The motion failed 2-4-0. Cuozzo, Harrison in favor; Griffin, Ruppert, Spolyar, Zawadski opposed.*

*Decision: The appeal was **GRANTED IN PART** Old Value: **\$3,759,400** New Value: **\$3,295,100***

John Spolyar seconded the motion. The Board discussed the reasons for rescinding the motions.

The motion to rescind passed 5:4:0. Cuozzo, Harrison, Ruppert and Szablak opposed.

Appeal #: **547**

PID: **19003**

Type: **RE**

Time: **9:01 PM**

Owner: **1791 FAIRFIELD LLC**

Location: **1791 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 \$3,759,400 to \$3,150,000. The Board discussed the provided materials and testimony.

The motion failed 4:4:1. Griffin, Patel, Spolyar and Zawadski opposed; Ruppert abstained.

**Decision:** The appeal was **DENIED** Old Value: **\$3,759,400** New Value: **\$3,759,400**

### **3. Adjourn to continue the meeting later**

In response to the chair, Catherine Giff made a motion to adjourn the meeting to be continued Wednesday, May 12 at 6:00 PM. Kathleen Griffin seconded. The motion passed unanimously. Harold Zawadski adjourned the meeting at 10:16 PM.

Respectfully Submitted,

Kathleen Griffin  
Secretary  
Board of Assessment Appeals

Kathleen Grande  
Recording Secretary  
Board of Assessment Appeals