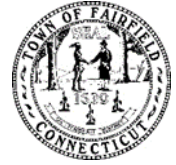


**Board of Assessment Appeals
Fairfield, CT
May 12, 2021 - Minutes**



Recording: <https://www.youtube.com/watch?v=cg-OTO0DaXM>

A Decision Meeting of the Board of Assessment Appeals was held on Wednesday, May 12, 2021 at 6:00 PM. The meeting was held virtually via teleconference.

MEMBERS PRESENT:

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

MEMBERS ABSENT: none

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

1. Call to Order

Harold Zawadski called the meeting to order at 6:04 PM.

2. Deliberation and vote upon Recommended by Assessor Changes (revised Real Estate list)

The Assessor noted that the 2019GL Recommended by Assessor Real Estate changes were included on the 2020GL Recommended by Assessor Real Estate Changes List that the Board approved on Monday May 3, 2021. The Assessor said that the removal of the 2019GL changes from the list has no impact on the 2020GL recommended changes. Board members reviewed [the corrected real estate list](#). It was noted that the corrected list is posted on the Town website. No motion was made. No action was taken.

3. Hearings for any property owners whose assessments were increased by the Recommended by Assessor changes approved May 3, 2021.

The Assessor stated that none of the property owners whose assessments were increased by the Recommended by Assessor Changes approved on May 3, 2021 contacted the Assessor's Office for a hearing. No hearings were conducted.

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

John Spolyar made a motion to reconsider the following motion that **failed** on April 29, 2021:

Appeal #: 523 PID: 19121

Owner: EDELSON NEAL H & LANDAU

Location: 2030 FAIRFIELD BEACH ROAD

A motion was made by Paulette Cuzzo 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. Cuzzo, Giff, Harrison, Szablak in favor; Griffin, Zawadski, Spolyar opposed.

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

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

Appeal #: **523** PID: **19121** Type: **RE** Time: **6:23 PM**

Owner: **EDELSON NEAL H & LANDAU**

Location: **2030 FAIRFIELD BEACH ROAD**

1. A motion was made by Kathleen Griffin and seconded by John Spolyar to make a card correction to remove the square footage of the road from the square footage of the lot (from 4351 sf to 3080 sf) thereby reducing the appraised value from \$1,243,500 to \$1,177,400. The Board discussed the provided materials.

The motion passed 9:0:0.

2. A motion was made by John Spolyar and seconded by Alexis Harrison to grant the appeal and reduce the appraised value from \$1,177,400 to \$950,000. The Board discussed the provided materials and testimony.

A motion was made by Paulette Cuozzo and seconded by Alexis Harrison to amend the motion to grant the appeal in part and reduce the appraised value from \$1,177,400 to \$1,050,000.

The motion to amend the motion passed 6:3:0. Spolyar, Griffin and Ruppert opposed.

The motion as amended passed 6:3:0. Griffin, Ruppert and Spolyar opposed.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$1,177,400** New Value: **\$1,050,000**

Harold Zawadski made a motion to reconsider the following motion that **failed** on April 22, 2021:

*Appeal #: **227** PID: **19100***

*Owner: **DAVEY KEN & ELIZABETH (SV)***

*Location: **1810 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 \$1,538,400 to \$1,173,500. The Board discussed the provided materials and testimony.

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

*Decision: The appeal was **DENIED**. Old Value: **\$1,538,400** New Value: **\$1,538,400***

Alexis Harrison seconded the motion. The Board discussed the reasons for reconsidering the motion.

The motion to reconsider passed 7:2:0. Griffin and Patel opposed.

Appeal #: **227** PID: **19100** Type: **RE** Time: **7:25 PM**

Owner: **DAVEY KEN & ELIZABETH (SV)**

Location: **1810 FAIRFIELD BEACH ROAD**

A motion was made by Harold Zawadski and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$1,538,400 to \$1,173,500. The Board discussed the provided materials and testimony.

A motion was made by Paulette Cuozzo and seconded by Judy Szablak to amend the motion to grant the appeal in part and reduce the appraised value from \$1,538,400 to \$1,345,100.

The motion to amend the motion failed 4:5:0 Griffin, Patel, Ruppert, Spolyar and Zawadski opposed.

The motion failed 3:6:0. Giff, Griffin, Patel, Ruppert, Spolyar and Zawadski opposed.

Decision: The appeal was **DENIED** Old Value: **\$1,538,400** New Value: **\$1,538,400**

8:18 PM The Board took a break.

8:32 PM Harold Zawadski resumed the meeting.

Harold Zawadski made a motion to reconsider the following motion that **failed** on April 28, 2021:

Appeal #: 528 PID: 11500

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. Griffin Ruppert, Zawadski opposed. Spolyar opposed.

The motion failed 3-4-0. Cuozzo, Harrison, Szablak in favor. Ruppert, Griffin, Zawadski, Spolyar opposed.

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

Alexis Harrison seconded the motion. The Board discussed the reasons for reconsidering the motion. The motion to reconsider failed 3:6:0. Giff, Zawadski, Spolyar, Griffin, Patel and Ruppert opposed.

5. Closing comments from board members and the Assessor

The chair declared the March hearing and deliberation session of the Board of Assessment Appeals for the 2020 Grand List closed. The chair encouraged the members appointed for the 2020GL year to consider seeking election to the Board in November. Members of the Board and the Assessor gave personal statements.

6. Adjourn

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

Harold Zawadski adjourned the meeting at 9:20 PM.

Respectfully Submitted,

Kathleen Griffin
Secretary
Board of Assessment Appeals

Kathleen Grande
Recording Secretary
Board of Assessment Appeals