

**BOARD OF ASSESSMENT APPEALS**  
**MINUTES FROM MEETING**  
**April 28, 2011**

Meeting called to order by Lee Grubman at 5:15 p.m.

Members present: Deborah Blanchard, Stephen Elworthy, Lee Grubman and Alexa Mullady.

The Board considered the following cases:

**Appeal #41**

Listed Owner: Susan A. Steele

Location: 3590 Black Rock Turnpike

Map: 72            Lot: 31

Following some discussion, motion to reduce the assessment to \$385,000 was made by Alexa Mullady, seconded by Stephen Elworthy and carried unanimously.

**Appeal #94**

Listed Owner: Adam Gansfried

Location: 218 Rakoczy Avenue

Map: 79            Lot: 741

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by Alexa Mullady and carried unanimously.

**Appeal #112**

Listed Owner: Linda W. Finnie

Location: 152 Pine Creek Avenue

Map:                Lot:

Following some discussion, motion to reduce the assessment to \$263.00 was made by Deborah Blanchard, seconded by Lee Grubman and carried unanimously.

**Appeal #115**

Listed Owner: Linda W. Finnie

Location: 152 Pine Creek Avenue

Map: 238           Lot: 37

Following some discussion, motion to deny the appeal was made by Alexa Mullady, seconded by Lee Grubman and carried unanimously.

**Appeal #119**

Listed Owner: Alphonse J. Bobowick

Location: 5545 Park Avenue

Map: 14            Lot: 2

Following some discussion, motion to approve the change by the Assessor and increase the physical depreciation to 90% was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

**Appeal #124**

Listed Owner: Car Uni CT Fair, LLC

Location: 80 Commerce Drive

Map: 38            Lot: 9

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Stephen Elworthy and carried unanimously.

**Appeal #131**

Listed Owner: Joseph and Alma Aurilio

Location: 570 Warner Hill Road

Map: 228           Lot: 43 K

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by Lee Grubman and carried unanimously.

**Appeal #163**

Listed Owner: Peter and Linda Anderson

Location: 1128 Burr Street

Map: 152 Lot: 2

Following some discussion, motion to reduce the assessment from \$1,001,800 to \$850,000 was made by Deborah Blanchard, seconded by Alexa Mullady. The motion carried (Stephen Elworthy was opposed).

**Appeal #164**

Listed Owner: John Leslie, Jr.

Location: 817 Sasco Hill Road

Map: 239 Lot: 1

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Alexa Mullady. The motion carried (Alexa Mullady was opposed).

**Appeal #172**

Listed Owner: Patricia and Jeffrey McHugh

Location: 31 Judson Road

Map: 139 Lot: 69

Following some discussion, motion to approve the change by the Assessor and change the Site Adjustment to 5, and the I Factor to 1 was made by Deborah Blanchard, seconded by Lee Grubman and carried unanimously.

**Appeal #174**

Listed Owner: Mary Ellen Clark

Location: 255 Hillside Road

Map: 225 Lot: 0.041666666667

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by Lee Grubman and carried unanimously.

**Appeal #175**

Listed Owner: Barbara Mae Brick

Location: 193 Old Dam Road

Map: 234 Lot: 10

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by Lee Grubman and carried unanimously.

**Appeal #180**

Listed Owner: Peter R. Knight

Location: 75 Stoneridge Way

Map: 80 Lot: 173/44

Following some discussion, motion to reduce the assessment to \$430,000 was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

**Appeal #182**

Listed Owner: Rupert Guy Hanan and Iris Arnold

Location: 204 Mayweed Road

Map: 126 Lot: 221

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by Alexa Mullady and carried unanimously.

**Appeal #183**

Listed Owner: Donald and Letitia Burton

Location: 1376 Pequot Avenue

Map: 281 Lot: 35

Following some discussion, motion to deny the appeal was made by Alexa Mullady, seconded by Lee Grubman. The motion carried (Stephen Elworthy was opposed).

**Appeal #192**

Listed Owner: Art Leffert

Location: 1800 Fairfield Beach Road

Map: 234 Lot: 136

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Stephen Elworthy and carried unanimously.

**Appeal #232**

Listed Owner: BFS Retail and Commercial

Location: 700 Kings Highway

Map: 79      Lot: 129

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by Stephen Elworthy and carried unanimously.

**Appeal #388**

Listed Owner: Rakesh and Rishi Narang

Location: 100 Stoneridge Way

Map: 80      Lot: 173

Following some discussion, motion to reduce the assessment to \$440,000 was made by Stephen Elworthy, seconded by Lee Grubman and carried unanimously.

**Appeal #389**

Listed Owner: Donatella Nichols

Location: 600 South Benson Road

Map: 139      Lot: 38

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by Alexa Mullady and carried unanimously.

**Appeal #399**

Listed Owner: Cheryl Chapnick

Location: 25 Bay Edge Court

Map: 130      Lot: 10

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by Alexa Mullady and carried unanimously.

**Appeal #405**

Listed Owner: Joyce Pierz

Location: 282 Pine Creek Avenue

Map: 238      Lot: 24

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by Stephen Elworthy and carried unanimously.

**Appeal #407**

Listed Owner: Ruth Waldman Revocable Living Trust

Location: 10 Pine Creek Avenue, Unit 2

Map: 238      Lot: 50 / 2

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

**Appeal #408**

Listed Owner: Henriette Khan, TR

Location: 10 Pine Creek Avenue

Map: 238      Lot: 50 / 1

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

**Appeal #409**

Listed Owner: Gerald Beckman

Location: 10 Pine Creek Avenue

Map: 238      Lot: 50 / 4

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

**Appeal #410**

Listed Owner: Barbara and Walter Carey

Location: 10 Pine Creek Avenue

Map: 238      Lot: 50 / 3

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

**Appeal #411**

Listed Owner: James and Michelle Mangan

Location: 10 Pine Creek Avenue

Map: 238 Lot: 50 / 6

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

**Appeal #412**

Listed Owner: DAM Realty, LLC

Location: 10 Pine Creek Avenue

Map: 238 Lot: 50 / 5

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

**Appeal #413**

Listed Owner: Pembroke Realty Trust

Location: 10 Pine Creek Avenue

Map: 238 Lot: 50 / 8

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

**Appeal #414**

Listed Owner: Pembroke Realty Trust

Location: 10 Pine Creek Avenue

Map: 238 Lot: 50 / 7

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

**Appeal #415**

Listed Owner: Jeffrey E. Taylor

Location: 525 Wormwood Road

Map: 126 Lot: 267

Following some discussion, motion to approve the change by the Assessor and reduce the physical depreciation to 40% was made by Lee Grubman, seconded by Alexa Mullady. The motion carried (Stephen Elworthy abstained).

**Appeal #417**

Listed Owner: Carolyn & Bruce Richmond

Location: 178-182 Pine Creek Avenue

Map: 238 Lot: 34

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

**Appeal #420**

Listed Owner: Geraldine and John Strauss

Location: 48 Pine Creek Avenue

Map: 238 Lot: 48

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

**Appeal #421**

Listed Owner: Wendy Everett Cooke

Location: 1123 Sasco Hill Road

Map: 238 Lot: 100 C

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Alexa Mullady. The motion carried (Stephen Elworthy was opposed).

**Appeal #423**

Listed Owner: Diane and Gary Camillo

Location: 85 Mona Terrace

Map: 232 Lot: 15

Following some discussion, motion to reduce the assessment to \$425,000 was made by Deborah Blanchard, seconded by Alexa Mullady and carried unanimously.

**Appeal #424**

Listed Owner: Eric Jacobs

Location: 120 Pine Creek Avenue

Map: 238 Lot: 40

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

**Appeal #429**

Listed Owner: Judith Fixler

Location: 123 Pine Creek Avenue

Map: 238 Lot: 52

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by Alexa Mullady. The motion carried (Lee Grubman was opposed).

**Appeal #439**

Listed Owner: Barbara and William Pryor

Location: 21 Fencerow Drive

Map: 254 Lot: 51

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by Stephen Elworthy and carried unanimously.

**Appeal #441**

Listed Owner: Robert Jaffee

Location: 3176 Bronson Road

Map: 173 Lot: 64

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

**Appeal #462**

Listed Owner: Mary E. Platz

Location: 280 Post Road

Map: 130 Lot: 302

Following some discussion, motion to reduce the assessment to \$802,100 was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

**Appeal #464**

Listed Owner: Vincent Taylor

Location: 2713 Redding Road

Map: 218 Lot: 21

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

**Appeal #507**

Listed Owner: Thomas K and Lindsay R Morton

Location: 156 Mill River Road

Map: 148 Lot: 40

Following some discussion, motion to reduce the assessment to \$600,000 was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

**Appeal #511**

Listed Owner: Josephine and Earl Villere, TR c/o Daniel Caruso

Location: 12448 Pequot Avenue

Map: 281 Lot: 32

Following some discussion, motion to deny the appeal was made by Stephen Elworthy, seconded by Deborah Blanchard. The motion carried (Lee Grubman was opposed).

**Appeal #518**

Listed Owner: Jose Oromi

Location: 13 Plum Street

Map: 130 Lot: 354

Following some discussion, motion to reduce the assessment to \$250,000 was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

**Appeal #519**

Listed Owner: Ellen Sturges, EST

Location: 375 Warner Hill Road

Map: 226 Lot: 2

Following some discussion, motion to approve the change by the Assessor and reduce the physical depreciation to 40% was made by Lee Grubman, seconded by Alexa Mullady and carried unanimously.

**Appeal #520**

Listed Owner: Ellen Sturges, EST

Location: 1135 Mill Hill Road

Map: 228 Lot: 102

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Stephen Elworthy and carried unanimously.

**Appeal #521**

Listed Owner: Joseph A Grosso

Location: 621 Tahmore Drive

Map: 73 Lot: 151 J

Following some discussion, motion to deny the appeal was made by Lee Grubman, seconded by Alexa Mullady. The motion carried (Stephen Elworthy was opposed).

**Appeal #522**

Listed Owner: Margaret R and William P Breen

Location: 1009 Round Hill Road

Map: 143 Lot: 185

Following some discussion, motion to reduce the assessment from \$1,239,000 to \$1,195,000 was made by Deborah Blanchard, seconded by Alexa Mullady and carried unanimously.

**Appeal #**

Listed Owner: WKP Enterprises

Location: 1109 Reef Road

Map: 184 Lot: 123

Following some discussion, motion to reduce the assessment to \$457,000 was made by Stephen Elworthy, seconded by Lee Grubman and carried unanimously.

Having no further business, motion was made to adjourn by Lee Grubman and seconded by Alexa Mullady at 9:00 p.m. and carried unanimously.

Respectfully submitted,

Deborah Blanchard  
Secretary  
Board of Assessment Appeals

Colleen Roche  
Recording Secretary