

**BOARD OF ASSESSMENT APPEALS
MINUTES OF DECISION MEETING
March 7, 2012**

A Decision Meeting of the Board of Assessment Appeals was held on Wednesday, March 7, 2012 at 5:00 p.m. in the 2nd Floor Conference Room, Old Town Hall, Old Post Road, Fairfield, Connecticut.

MEMBERS PRESENT

Chairman Deborah Blanchard, David D'ausilio, Laura Devlin, Timothy Sheehan, Stephen Tower

MEMBERS ABSENT

None

Chairman Blanchard called the meeting to order at 5:00 p.m.

Deborah Blanchard moved and David D'ausilio seconded to delete the following hearings from the published schedule: March 10th, from 9-1, March 12th from 9-12 & 5-8 pm, March 13th from 9-12 & 5-8 pm, March 14th from 9-12, March 15th from 9-12 & 5-8 pm, March 16th from 9-12 & 2-5 pm, and the decision Meeting scheduled for March 17th 9-1. Motion carried unanimously.

The Board considered the following cases:

Appeal # 4

Listed Owner: Lee, Brian & Kerry

Location: 739 Mill Hill Road

Map: 228 Lot: 90

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by David D'ausilio and carried unanimously.

Appeal # 6

Listed Owner: Haddad, Elizabeth

Location: 17 Plum Street

Map: 130/353 Lot: 1

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

Appeal # 13

Listed Owner: Cicvara, Lillian & Predrag

Location: 2122 North Benson Road

Map: 125 Lot: 446K

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

Appeal # 187

Listed Owner: Cerbone, Vincent & Elaine

Location: 1381 Fairfield Beach Road

Map: 184 Lot: 97

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

Appeal # 5

Listed Owner: Pavlik

Location: 1420 Round Hill Road

Map: 145 Lot: 48P

Following some discussion, motion to reduce the appraised value from \$784,000 to \$750,000 was made by Deborah Blanchard, seconded by Stephen Tower and carried unanimously.

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Appeal # 11

Listed Owner: Vigorito, Gerald

Location: 137 Tahmore Drive

Map: 73 Lot: 138

Following some discussion, motion to reduce the appraised value from \$896,000 to \$800,000

was made by Timothy Sheehan, seconded by David D'ausilio and carried with a vote of 4 yeas, 0 nays, 1 abstention (Deborah Blanchard).

Appeal # 14

Listed Owner: Beck Trust

Location: 41 Beth Drive

Map: 46 Lot: 335A

Following some discussion, motion to reduce the appraised value from \$517,000 to \$478,600

was made by Stephen Tower, seconded by David D'ausilio and carried unanimously.

Appeal # 17

Listed Owner: Herman

Location: 1 River Lane

Map: 231 Lot: 428

Following some discussion, motion to reduce the appraised value from \$3,026,100 to \$2,750,000

was made by Stephen Tower, seconded by David D'ausilio and carried with a vote of 4 yeas, 1 nay (Deborah Blanchard) and 0 abstentions.

Appeal # 19

Listed Owner: Danylko

Location: 305 South Gate Lane

Map: 283 Lot: 6AA

Following some discussion, motion to reduce the appraised value from \$1,361,000 to \$1,000,000

was made by Stephen Tower, seconded by Laura Devlin and carried unanimously.

Appeal # 20

Listed Owner: Bremm

Location: 141 Half Mile Road

Map: 226 Lot: 47I

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

Appeal # 22

Listed Owner: Terenzio

Location: 70 Elvira Lane

Map: 153 Lot: 14

Following some discussion, motion to deny the appeal was made by Stephen Tower, seconded by Laura Devlin and carried unanimously.

Appeal # 188

Listed Owner: Cerbone, Vincent

Location: 1382 Fairfield Beach Road

Map: 184 Lot: 243

Following some discussion, motion to reduce the appraised value of the land from \$181,400 to \$140,000

was made by Stephen Tower, seconded by Deborah Blanchard and carried unanimously.

Appeal # 48

Listed Owner: Wood

Location: 33 Sherman Street

Map: 180 Lot: 33

Following some discussion, motion to deny the appeal was made by Stephen Tower, seconded by David D'ausilio and carried unanimously.

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Appeal # 46

Listed Owner: Dreessen

Location: 235 Ferncliff Road

Map: 46

Lot: 275

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

Appeal # 40

Listed Owner: Wallace

Location: 268 Pine Creek Avenue

Map: 238

Lot: 26

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

Appeal # 82

Listed Owner: Garippa

Location: 375 Galloping Hill Road

Map: 121

Lot: 87

Following some discussion, motion to reduce the appraised value from \$1,010,400 to \$984,300 was made by Stephen Tower, seconded by Laura Devlin and carried unanimously.

Appeal # 80

Listed Owner: Agid

Location: 114 Gay Bowers Road

Map: 171

Lot: 25

Following some discussion, motion to reduce the appraised value from \$1,070,000 to \$993,000 was made by Stephen Tower, seconded by Timothy Sheehan and carried unanimously.

Appeal # 73

Listed Owner: WKP Enterprises, LLC

Location: 740 Fairfield Beach Road

Map: 184

Lot: 120

Following some discussion, motion to deny the appeal was made by Stephen Tower, seconded by Deborah Blanchard and carried with a vote of 4 yeas, 1 nay (Laura Devlin) and 0 nays.

Appeal # 201

Listed Owner: Kosta

Location: 29 Chapman Avenue

Map: 42

Lot: 597

Mr. Tower explained that this appeal was withdrawn due to the fact that it was a duplicate submission.

Appeal # 197

Listed Owner: Kosta

Location: 29 Chapman Avenue

Map: 42

Lot: 597

Following some discussion, motion to reduce the appraised value from \$324,000 to \$310,000 was made by Deborah Blanchard, seconded by David D'ausilio and carried unanimously.

Appeal # 44

Listed Owner: Forcellina

Location: 51 Taquoshe Place

Map: 73

Lot: 156

Following some discussion, motion to reduce the appraised value from \$860,000 to \$840,000 was made by Stephen Tower, seconded by David D'ausilio and carried with a vote of 4 yeas, 0 nays and 1 abstention (Timothy Sheehan).

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Appeal # 39

Listed Owner: Flanagan

Location: 69 Edward Street

Map: 138 Lot: 127

Following some discussion, motion to reduce the appraised value from \$951,800 to \$880,000 was made by Timothy Sheehan, seconded by David D'ausilio and carried unanimously.

Appeal # 81

Listed Owner: Goodman

Location: 63 Sherley Place

Map: 5 Lot: 85

Following some discussion, motion to reduce the appraised value from \$813,600 to \$692,900 was made by Stephen Tower, seconded by David D'ausilio and carried with a vote of 3 yeas, 1 nay (Deborah Blanchard) and 1 abstention (Timothy Sheehan).

Appeal # 30

Listed Owner: 653 Post Road Corporation

Location: 653 Post Road

Map: 141 Lot: 12

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

Appeal # 28

Listed Owner: Kohm

Location: 779 Stratfield Road

Map: 30 Lot: 281

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

Appeal # 29

Listed Owner: Huelbert

Location: 318-320 Pine Creek Avenue

Map: 234 Lot: 245

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

Appeal # 59

Listed Owner: Anderson

Location: 76 Blaine Street

Map: 182 Lot: 788

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

Appeal # 38

Listed Owner: Papageorge, Belinda

Location: 119 Roanoke Avenue

Map: 130 Lot: 392

Following some discussion, motion to deny the appeal was made by Timothy Sheehan, seconded by David D'ausilio and carried unanimously.

Appeal # 27

Listed Owner: Crawford

Location: 939 Redding Road

Map: 223 Lot: 045

Following some discussion, motion to reduce the appraised value from \$808,700 to \$698,500 was made by Stephen Tower, seconded by David D'ausilio and carried with a vote of 4 yeas, 1 nay (Deborah Blanchard) and 0 abstentions.

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Appeal # 32

Listed Owner: Lane

Location: 94 Tahmore Court

Map: 73 Lot: 136

Following some discussion, motion to reduce the appraised value from \$906,900 to \$835,000 was made by Laura Devlin, seconded by Stephen Tower and carried with a vote of 4 yeas, 1 nay (Deborah Blanchard) and 0 abstentions.

Appeal # 33

Listed Owner: Swann

Location: 3007 Redding Road

Map: 217 Lot: 18

Following some discussion, motion to reduce the appraised value from \$516,100 to \$495,700 was made by Stephen Tower, seconded by Deborah Blanchard and carried unanimously.

Appeal # 37

Listed Owner: vanAmbergh

Location: 1012 Reef Road

Map: 184 Lot: 137

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

Appeal # 35

Listed Owner: Gutierrez

Location: 235 Mill Hill Road

Map: 229 Lot: 275

Following some discussion, motion to reduce the appraised value of the land from \$615,300 to \$435,000 was made by David D'ausilio, seconded by Deborah Blanchard and carried unanimously.

Appeal # 58

Listed Owner: Vleck

Location: 2170 Hillside Road

Map: 170 Lot: 5

Following some discussion, motion to deny the appeal was made by Stephen Tower, seconded by David D'ausilio and carried unanimously.

Appeal # 24

Listed Owner: Coyner

Location: 166 Pine Creek Avenue

Map: 238 Lot: 35

Following some discussion, motion to deny the appeal due to pending litigation was made by Stephen Tower, seconded by David D'ausilio and carried unanimously.

Appeal # 53

Listed Owner: Thomas L. Vitale, LLC

Location: 51 Poe Court

Map: 79 Lot: 290A

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

Appeal # 54

Listed Owner: Thomas L. Vitale, LLC

Location: 41 Poe Court

Map: 79 Lot: 290

Following some discussion, motion to reduce the appraised value from \$641,000 to \$609,500, after confirming the Assessor's correction, was made by David D'ausilio, seconded by Stephen Tower and carried unanimously.

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Appeal # 60

Listed Owner: Shilling

Location: 1361 Fairfield Beach Road

Map: 184 Lot: 96

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

Appeal # 42

Listed Owner: East Coast United

Location: personal property

Following some discussion, motion to assess the owner on personal property \$3,064 including penalties was made by Stephen Tower, seconded by Timothy Sheehan and carried unanimously.

Appeal # 1

Listed Owner: Grella

Location: 2189 Fairfield Beach Road

Map: 234 Lot: 82

Following some discussion, motion to reduce the appraised value from \$556,800 to \$278,400, after confirming the Assessor's calculation, was made by Stephen Tower, seconded by Timothy Sheehan and carried unanimously.

Appeal # 114

Listed Owner: Davis

Location: 480 Old Post Road

Map: 139 Lot: 451

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

Appeal # 115

Listed Owner: 1912 North Benson, LLC

Location: 1912 North Benson Road

Map: 125 Lot: 442

Following some discussion, motion to deny the appeal was made by Stephen Tower, seconded by Timothy Sheehan and carried unanimously.

Appeal # 36

Listed Owner: Amato

Location: 1446 Redding Road

Map: 221 Lot: 5

Following some discussion, motion to reduce the appraised value from \$978,400 to \$919,600 was made by Stephen Tower, seconded by David D'ausilio and carried unanimously.

Appeal # 206

Listed Owner: Estate of Hogarth

Location: 250 Ruane Street

Map: 180 Lot: 114

Following some discussion, motion to deny the appeal was made by David D'ausilio, seconded by Stephen Tower and carried with a vote of 4 yeas, 0 nays and 1 abstention (Timothy Sheehan).

Appeal # 118

Listed Owner: Kinney

Location: 2980 Congress Street

Map: 152 Lot: 33

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

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Appeal # 50

Listed Owner: Cammarota

Location: 130 Brentwood Avenue

Map: 79

Lot: 49

David D'ausilio recused himself from this appeal and left the room.

Following some discussion, motion to reduce the appraised value to \$575,000

was made by Stephen Tower, seconded by Deborah Blanchard and carried unanimously.

Appeal # 51

Listed Owner: Cammarota

Location: 495-497 Black Rock Turnpike

Map: 79

Lot: 415

David D'ausilio recused himself from this appeal and left the room.

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

Appeal # 79

Listed Owner: Yadigar

Location: 1334 Pequot Avenue

Map: 281

Lot: 34A

Following some discussion, motion to reduce the appraised value from \$2,416,600 to \$2,356,400, after confirming the appraisal correction, made by the Assessor was made by Stephen Tower, seconded by Timothy Sheehan and carried unanimously.

Appeal # 78

Listed Owner: Mohr

Location: 322 Harbor Road

Map: 241

Lot: 35

Following some discussion, motion to reduce the appraised value of the land from \$2,862,000 to \$2,650,000, after confirming the Assessor's calculation, was made by Stephen Tower, seconded by Timothy Sheehan and carried unanimously.

Having no further business, motion was made to adjourn by Deborah Blanchard and seconded by David D'ausilio at 10:05 p.m., and carried unanimously.

Respectfully submitted,

Laura Devlin
Secretary
Board of Assessment Appeals

Deborah J. Garavel
Recording Secretary