

**BOARD OF ASSESSMENT APPEALS  
MINUTES OF DECISION MEETING  
March 19, 2012**

A Decision Meeting of the Board of Assessment Appeals was held on Monday, March 19, 2012 at 5:00 p.m. in the 2<sup>nd</sup> Floor Conference Room, Old Town Hall, Old Post Road, Fairfield, Connecticut.

**MEMBERS PRESENT**

Chairman Deborah Blanchard, David D'Ausilio, Laura Devlin

**MEMBERS ABSENT**

Timothy Sheehan, Stephen Tower

Chairman Deborah Blanchard called the meeting to order at 6:00 p.m.

Deborah Blanchard moved and David D'Ausilio seconded to reopen appeal #41 based on new information. Motion carried unanimously.

Following some discussion, Deborah Blanchard moved and Laura Devlin seconded to change the % completion from 50% to 41% complete for appeal #41 based on a field observation by the Assessor's office. Motion carried unanimously.

Deborah Blanchard moved and Laura Devlin seconded to approve the minutes of the meetings of March 14, 2012 as amended tonight. Motion carried unanimously.

The Board considered the following cases:

Appeal # 166

Personal Property

Listed Owner: Munson, Calvin

Following some discussion, Deborah Blanchard moved to accept the personal property assessment return dated 2/21/2012, supplied by the appellant, and reduce the assessed value from \$141,038 to \$28,250. Motion was seconded by Laura Devlin and carried unanimously.

Appeal # 126

Listed Owner: Munson, Calvin

Location: 1410 South Pine Creek Road

Map: 238

Lot: 103

Following some discussion, motion to deny the appeal was made by Deborah Blanchard based on the fact that information on this property was already changed in 2010. Motion was seconded by David D'Ausilio and carried unanimously.

Appeal # 127

Listed Owner: Munson, Calvin

Location: 55 Chambers Street

Map: 80

Lot: 123

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

Appeal # 128

Listed Owner: Munson, Calvin

Location: 104 Fiske Street

Map: 80

Lot: 82

Following some discussion, motion to deny the appeal based on coding of property as a parking lot was made by Deborah Blanchard, seconded by David D'Ausilio and carried unanimously.

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Appeal # 130

Personal Property

Listed Owner: Merchandise Mart, LLC

Location: 3135 Park Avenue

David D'Ausilio made a motion to accept appellant's copy of the personal property assessment return dated 3/8/12 and reduce the assessed value from \$400 to \$50 without penalties. Motion was seconded by Deborah Blanchard and carried unanimously.

Appeal # 138

Listed Owner: Sumedha, Anand

Location: 2406 Mill Plain Road

Map: 148

Lot: 10

Following some discussion, Deborah Blanchard made a motion to deny the appeal citing lack of any compelling evidence presented. Motion was seconded to David D'Ausilio and carried unanimously.

Appeal # 172

Listed Owner: Munson, Douglas & Mary

Location: 15 Brothwell Street

Map: 147

Lot: 218

This appeal was revisited from a prior meeting.

Following some discussion, motion was made by David D'Ausilio, seconded by Laura Devlin to reduce the assessed value from \$377,930 to \$289,900. Motion carried unanimously.

Appeal # 174

Listed Owner: Munson, Douglas H.

Location: 177 Middlebrook Drive

Map: 147

Lot: 216

Following some discussion, motion to deny the appeal was made by Laura Devlin, seconded by David D'Ausilio and carried unanimously.

Appeal # 173

Listed Owner: Munson, Douglas H. & Mary

Location: 191 Middlebrook Drive

Map: 147

Lot: 217

Following some discussion, motion to deny the appeal was made by Laura Devlin, seconded by David D'Ausilio and carried unanimously.

Appeal # 194

Listed Owner: Steele, Susan A.

Location: 3590 Black Rock Turnpike

Map: 72

Lot: 31

Following some discussion, motion to deny the appeal due to pending litigation was made by David D'Ausilio, seconded by Laura Devlin and carried unanimously.

Appeal # 134

Personal Property

Listed Owner: Gideon & Lors Inc, DBA UPS Store

Location: 857 Post Road

Following some discussion, motion to deny the appeal based on the fact that the appellant did not appear for the hearing was made by David D'Ausilio, seconded by Deborah Blanchard and carried unanimously.

Appeal # 192

Listed Owner: Wingate, Jeanne Ruegger

Location: 91 Glover Street

Map: 179

Lot: 162

Following some discussion, motion to deny the appeal based on neighborhood comp data was made by David D'Ausilio, seconded by Deborah Blanchard and carried unanimously.

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Appeal # 142

Listed Owner: Trombetta, David

Location: 2633 Post Road

Map: 229

Lot: 66

Following some discussion, motion to deny the appeal due to changes to this property were made in 2010 was made by Deborah Blanchard, seconded by Laura Devlin and carried unanimously.

Appeal # 167

Listed Owner: Rakowski, Richard & Melissa

Location: 145 Spring House Road

Map: 148

Lot: 74

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

Appeal # 70

Listed Owner: Lippe, Martin C. & Phyllis

Location: 130 Daybreak Lane

Map: 244

Lot: 22D

Following some discussion, motion to deny the appeal was made by David D'Ausilio, seconded by Laura Devlin and carried unanimously.

Appeal # 136

Listed Owner: Joshi, Amitabh & Savila

Location: 420 Mill Hill Road

Map: 229

Lot: 252A

Following some discussion, motion to deny the appeal based on no data presented was made by David D'Ausilio, seconded by Laura Devlin and carried unanimously.

Appeal # 158

Listed Owner: Mocariski, Czeslaw

Location: 195 Towne House Road

Map: 155

Lot: 4

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

Appeal # 184

Listed Owner: Russo, Anthony Samuel & Mary Ann

Location: 1130 Mine Hill Road

Map: 171

Lot: 3A

Following some discussion, motion to deny the appeal based on lack of clear, strong, convincing evidence was made by David D'Ausilio, seconded by Deborah Blanchard and carried unanimously.

Appeal # 180

Listed Owner: 1845 Bronson Road Corp.

Location: 1845 Bronson Road

Map: 226

Lot: 59A

Following some discussion, motion to reduce the appraised value from \$940,600 to \$820,000 was made by Laura Devlin, seconded by David D'Ausilio and carried unanimously.

Appeal # 151

Listed Owner: Smith Jr., Myron

Location: 3657 Park Avenue

Map: 7

Lot: 145

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

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Appeal # 179

Listed Owner: Kleber, Donald R. & Julianne C.

Location: 50 Taquoshe Place

Map: 73

Lot: 154

Following some discussion, motion to reduce the total appraised value from \$847,900 to \$800,000 was made by David D'Ausilio, seconded by Laura Devlin and carried unanimously.

Appeal # 147

Listed Owner: Romanelli, Grace M.

Location: 1411 Black Rock Turnpike

Map: 77

Lot: 489

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

Appeal # 183

Listed Owner: 910 Harbor Investors, LLC

Location: 920 Harbor Road

Map: 241

Lot: 144A

Following some discussion, motion to reduce the total appraised value from \$2,600,000 to \$2,540,000 was made by David D'Ausilio, seconded by Deborah Blanchard and carried unanimously.

Appeal # 86

Listed Owner: Waldvogel, Robert & Karen

Location: 155 Cobblers Hill Road

Map: 174

Lot: 31A

Following some discussion, motion to deny the appeal based on lack of clear, strong, convincing evidence was made by Deborah Blanchard, seconded by David D'Ausilio and carried unanimously.

Deborah Blanchard moved to table appeal #143 to another night. Motion was seconded by Laura Devlin and carried unanimously.

Appeal # 146

Listed Owner: Genuarcas, Constance

Location: 102 Lu Manor Drive

Map: 7

Lot: 181

Following some discussion, motion to reduce the appraised value from \$760,200 to \$640,000 was made David D'Ausilio seconded by Laura Devlin and carried unanimously.

Appeal # 31

Listed Owner: Michael Kretsch et al

Location: 1251 Mill Hill Road

Map: 226

Lot: 30

Deborah Blanchard noted that the picture on the field card is incorrect and needs to be fixed.

Following some discussion, it was noted that comparable field card analysis indicates the value is fair and equitable therefore, Deborah Blanchard moved to deny the appeal due to lack of compelling evidence. Motion was seconded by David D'Ausilio and carried unanimously.

Appeal # 140

Listed Owner: White, Richard & Susan

Location: 9 Oxford Road

Map: 243

Lot: 205A

Following some discussion, motion to reduce the appraised value from \$822,400 to \$726,200 resulting in a 0% increase from 2005 was made by David D'Ausilio, seconded by Laura Devlin and carried unanimously.

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Appeal # 96

Listed Owner: Janniello, James

Location: 360 Catamount Road

Map: 217

Lot: 24B

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

Appeal # 149

Listed Owner: Lawlor, Brian & Dana

Location: 140 Fence Row Drive

Map: 254

Lot: 1F

Following some discussion, motion to reduce the total appraised value from \$2,089,300 to \$1,900,000 was made by David D'Ausilio, seconded by Laura Devlin and carried with a vote of 2 yeas, 1 nay (Deborah Blanchard), 0 abstentions.

Appeal # 83

Listed Owner: Fogarty, Heather

Location: 9 Taunton Road

Map: 179

Lot: 79

Following some discussion, motion to deny the appeal based on the fact that the appellant did not appear for the hearing was made by Deborah Blanchard, seconded by Laura Devlin and carried unanimously.

Appeal # 139

Listed Owner: Wilkinson, Judith S. & Estate of Peter Wilkinson

Location: 236 Sturges Road

Map: 179

Lot: 267

Following some discussion, motion to deny the appeal based on lack of clear, strong, convincing evidence was made by Deborah Blanchard, seconded by David D'Ausilio and carried unanimously.

Appeal # 84

Listed Owner: Russo, Paul & Margaret

Location: 14 Plum Street

Map: 130

Lot: 382

Following some discussion, motion to reduce the total appraised value from \$388,800 to \$280,000 was made by Deborah Blanchard, seconded by Laura Devlin and carried unanimously.

Appeal # 85

Listed Owner: Russo, Paul

Location: 18 Plum Street

Map: 130

Lot: 383

Following some discussion, motion to reduce the total appraised value from \$367,700 to \$250,000 was made by Deborah Blanchard, seconded by David D'Ausilio and carried unanimously.

Having no further business, motion was made to adjourn by Deborah Blanchard, seconded by Laura Devlin at 9:05 p.m., and carried unanimously.

Respectfully submitted,

Laura Devlin  
Secretary  
Board of Assessment Appeals

Deborah J. Garavel  
Recording Secretary