

**BOARD OF ASSESSMENT APPEALS
MINUTES OF DECISION MEETING
March 22, 2012**

A Decision Meeting of the Board of Assessment Appeals was held on Thursday, March 22, 2012 at 5:00 p.m. in the 2nd Floor Conference Room, Old Town Hall, Old Post Road, Fairfield, Connecticut.

MEMBERS PRESENT

David D'Ausilio, Laura Devlin, Timothy Sheehan

MEMBERS ABSENT

Deborah Blanchard, Stephen Tower

Vice Chairman David D'Ausilio called the meeting to order at 5:19 p.m.

The Board considered the following cases:

Appeal # 106

Listed Owner: Milazzo, Samuel P. & Eileen

Location: 234 Birch Road

Map: 138 Lot: 157

Following some discussion, David D'Ausilio made a motion to deny the appeal due to appraised value being in line with the area. Motion was seconded by Laura Devlin and carried unanimously.

Appeal # 150

Listed Owner: Fennell, Lawrence B. & Gail B.

Location: 115 Birch Road

Map: 139 Lot: 191

Following some discussion, motion to deny the appeal due to the lack of clear, strong, convincing evidence was made by David D'Ausilio, seconded by Timothy Sheehan and carried unanimously.

Appeal # 168

Listed Owner: Williamson, John & Kendra

Location: 1404 Round Hill Road

Map: 145 Lot: 48N

Following some discussion, motion to reduce the appraised value from \$866,300 to \$800,000 was made by Laura Devlin, seconded by David D'Ausilio and carried unanimously.

Appeal # 157

Listed Owner: Mass, Jean & Marvin

Location: 96 Old Academy Road

Map: 150 Lot: 35

Following some discussion, motion to deny the appeal due to the lack of evidence presented was made by Laura Devlin, seconded by Timothy Sheehan and carried unanimously.

Appeal # 154

Listed Owner: Richmond, Bruce E. & Carolyn L.

Location: 178-182 Pine Creek Avenue

Map: 238 Lot: 34

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

Appeal # 156

Listed Owner: Mass, Jean

Location: 96 Pine Creek Avenue

Map: 238 Lot: 42

Following some discussion, motion to table this appeal until more Pine Creek appeals were heard was made by David D'Ausilio, seconded by Timothy Sheehan and carried unanimously.

Board of Assessment Appeals
Minutes of Decision Meeting March 22, 2012

Appeal # 153

Listed Owner: Lauterbach, Joan W. & Philip J.

Location: 186 Pine Creek Avenue

Map: 238

Lot: 33

Following some discussion, motion to reduce the appraised value from \$1,628,600 to \$1,400,000 was made by David D'Ausilio, seconded by Laura Devlin and carried with a vote of 2 yeas, 0 nays, 1 abstention (Timothy Sheehan).

Appeal # 95

Listed Owner: Orrico, James T.

Location: 206 Pine Creek Avenue

Map: 238

Lot: 31

Following some discussion, a motion to deny the appeal due to limited data presented was made by Timothy Sheehan, seconded to David D'Ausilio and carried unanimously.

Appeal # 190

Listed Owner: Murren (LU), Jean-Marie

Location: 216 Pine Creek Avenue

Map: 238

Lot: 30

Following some discussion, motion to reduce the overall appraised value from \$1,717,600 to \$1,525,000 was made by David D'Ausilio, seconded by Timothy Sheehan and carried unanimously.

Appeal # 156

Listed Owner: Mass, Jean

Location: 96 Pine Creek Avenue

Map: 238

Lot: 42

Following some discussion, motion to reduce the appraised land value from \$1,663,100 to \$1,500,000 was made by Timothy Sheehan, seconded by David D'Ausilio, and carried unanimously.

Appeal # 137

Listed Owner: Cap, Bazyli

Location: 635 Reef Road

Map: 182

Lot: 109A

Following some discussion, motion to deny the appeal based on an incomplete appraisal was made by Timothy Sheehan, seconded by David D'Ausilio and carried unanimously.

Appeal # 148

Listed Owner: Kononchuk, Elena

Location: 1007 Reef Road

Map: 184

Lot: 134

Following some discussion, motion to reduce the overall appraised value from \$507,600 to \$410,000 was made by David D'Ausilio, seconded by Timothy Sheehan and carried unanimously.

Appeal # 56

Listed Owner: Paoletta, Thomas & Linda

Location: 205 East Paulding Street

Map: 139

Lot: 188

Following some discussion, motion to reduce the appraised value from \$991,300 to \$935,000 was made by Timothy Sheehan, seconded by Laura Devlin and carried unanimously.

Appeal # 160

Listed Owner: Wilson, Edward & Benedict, Judy

Location: 1054 Fairfield Beach Road

Map: 184

Lot: 205

Following some discussion, motion to reduce the appraised value of the excess land only from \$120,000 to \$1,060 was made by Timothy Sheehan, seconded by David D'Ausilio and carried unanimously.

Board of Assessment Appeals
Minutes of Decision Meeting March 22, 2012

Appeal # 182

Listed Owner: Zecchia, Paul & Patricia A.

Location: 1774 Fairfield Beach Road

Map: 234

Lot: 134

Following some discussion, motion to deny the appeal based on not enough evidence presented was made by David D'Ausilio, seconded by Laura Devlin and carried unanimously.

Appeal # 189

Listed Owner: Dinardo, Betty Lea & Salvatore K., Trustees

Location: 1883 Fairfield Beach Road

Map: 234

Lot: 46

Following some discussion, motion to deny the appeal due to a lack of compelling evidence presented was made by David D'Ausilio, seconded by Laura Devlin and carried unanimously.

Appeal # 200

Listed Owner: Lagnese, Robert & Florence

Location: 1999 Fairfield Beach Road

Map: 234

Lot: 61

Following some discussion, motion to deny the appeal due to a lack of compelling evidence presented was made by Timothy Sheehan, seconded by David D'Ausilio and carried unanimously.

Appeal # 199

Listed Owner: Lagnese, Robert & Florence

Location: 2002 Fairfield Beach Road

Map: 234

Lot: 155

Following some discussion, motion to reduce the valuation by \$10,000 was made by Timothy Sheehan, seconded by Laura Devlin and carried unanimously.

Appeal # 124

Listed Owner: Fortuna, Robert & James, Trustees

Location: 85 Forest Avenue

Map: 183

Lot: 166 Unit 85

Following some discussion, motion to reduce the appraised value from \$546,100 to \$445,000 so that both units in the building were valued equally was made by Laura Devlin, seconded by David D'Ausilio and carried with a vote of 2 yeas, 1 nay (Timothy Sheehan), 0 abstentions.

Appeal # 105

Listed Owner: Bronz, Joel & Carol

Location: 21 Old Dam Road

Map: 234

Lot: 188/21

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

Appeal # 165

Listed Owner: O'Donnell, Michael & Corrie

Location: 67 Old Dam Road

Map: 234

Lot: 192

Following some discussion, motion to reduce the overall appraised value to \$750,000 was made by Timothy Sheehan, seconded by Laura Devlin and carried unanimously.

Appeal # 155

Listed Owner: Ciardi, Christopher & Stacey

Location: 111 Old Dam Road

Map: 234

Lot: 198

Following some discussion, motion to reduce the overall appraised value from \$789,900 to \$650,000 was made by David D'Ausilio, seconded by Timothy Sheehan and carried unanimously.

Appeal # 181

Listed Owner: Murphy, Michael P.

Board of Assessment Appeals

Minutes of Decision Meeting March 22, 2012

Location: 335 Old Dam Road

Map: 234

Lot: 225

Following some discussion, motion to reduce the appraised value from \$947,800 to \$825,000 was made by David D'Ausilio, seconded by Laura Devlin and carried unanimously.

David D'Ausilio moved and Timothy Sheehan seconded to cancel all remaining March 2012 Board of Assessment Appeals Decision Meetings due to all appeals being decided. Motion carried unanimously.

Having no further business, motion was made to adjourn by David D'Ausilio at 7:40 p.m, seconded by Laura Devlin and carried unanimously.

Respectfully submitted,

Laura Devlin
Secretary
Board of Assessment Appeals

Deborah J. Garavel
Recording Secretary