



**Town of Woodbridge  
Board of Assessment Appeals  
October 1, 2025 Grand List  
Special Meeting Minutes  
Wednesday, March 26, 2025 at 4 pm  
Town Hall – Main Meeting Room**

**Board of Assessment Members Present:** Chair Jeffrey Ginzberg Esq., Andrew Schaffer, Esq., Lin Yang

- The scheduled Board of Assessment Appeals appointments listed below took place. Each Board member reviewed appeal applications with appellants.
- Following the completion of all Hearings, the Board deliberated. Decisions are noted below.
- At 745pm, Chair Ginzberg opened the meeting of the Woodbridge Board of Assessment Appeals.

**Appeals Heard by Chair Jeffrey Ginzberg:**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **102 N. Racebrook Rd** property appeal. Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Carol P. Levarek Revocable Trust**

**Property Location: 102 N. Racebrook Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the claimant's comps lack sufficient similarity to subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **57 Park Ln** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Michael Melone, PLH Vineyard Sky, LLC**

**Property Location: 57 Park Ln**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts. Also, the claimant's comps lacked sufficient similarity to the subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No Change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **260 Amity Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Jaime Tucciarone, HWA Realty, LLC**

**Property Location: 260 Amity Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts. Also, the claimant's comps lacked sufficient similarity to the subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote:** Yes: Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **7 Ledge Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Frances Granquist**

**Property Location: 7 Ledge Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the majority of the claimant's comps lacked sufficient similarity to the subject property. Other comps, while similar, contain subjective adjustments.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **24 Forest Glen Dr** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: William Topf & Nathan Topf**

**Property Location: 24 Forest Glen Dr**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis failure to appear, timely appear, or provide proof of ownership or representation

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **26 Dillon Rd** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: David Weiss, Attorney**

**Property Location: 26 Dillon Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to table discussion for further review.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **11 Clearview Dr** property appeal.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Floria H. Polverari**

**Property Location: 11 Clearview Dr**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to table discussion for further review.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **36 Elderslie Ln** property appeal.  
Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Stuart Margolis**

**Property Location: 36 Elderslie Ln**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **81 Pease Rd** property appeal.  
Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Connecticut Light & Power Company dba Eversource**

**Property Location: 81 Pease Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **25 Punkin Patch Rd** property appeal.  
Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Robert M. Adams, IV**

**Property Location: 25 Punkin Patch Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to grant the appeal and reduce the assessment of the land value by \$6,600 to \$118,000 based on comparable property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net Assessment changed to \$378,890.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on **7 Country Club Dr** the property appeal.  
Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Anthony Gopal & Susan Fernandez**

**Property Location: 7 Country Club Dr**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, an unpersuasive opinion without sufficient facts.

Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **6 Lawrence St** property appeal.  
Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: William May & Briana May**

**Property Location: 6 Lawrence St**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Chair Ginzberg was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis that the claimant's comps lack sufficient similarity to subject property.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **15 Bond Rd** property appeal.  
Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Gerald T. Weiner**

**Property Location: 15 Bond Rd**

**Motion:** Chair Jeffrey Ginzberg motioned to table discussion for further review.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending**

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**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **13 Bond Rd** property appeal.  
Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Gerald T. Weiner**

**Property Location: 13 Bond Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to table discussions for further review.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **908 Baldwin Rd** property appeal.  
Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Larry Dickovick**

**Property Location: 908 Baldwin Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to table discussions for further review.

Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **21 Deepwood Rd** property appeal.  
Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: David Cavallaro**

**Property Location: 21 Deepwood Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis of failure to appear, timely appear, or provide proof of ownership or representation

Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **21 Deepwood Rd** property appeal.  
Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: David Cavallaro**

**Property Location: 21 Deepwood Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis of failure to appear, timely appear or provide proof of ownership or representation

Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **43 Round Hill Rd** property appeal.  
Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: James J. Nugent & Patrick Nugent**

**Property Location: 43 Round Hill Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to table the discussions for further review.

Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **1 Fraser Rd** property appeal.  
Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** – Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Wei Wang**

**Property Location: 1 Fraser Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal, on the basis that the claimant's comps lack sufficient similarity to subject property.

Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Chair Jeffrey Ginzberg moved to open discussion on the **15 Old Mill Rd** property appeal.  
Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Jingan Tang**

**Property Location: 15 Old Mill Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Chair Jeffrey Ginzberg motioned to deny the appeal on the basis the information provided by the appellant was subjective, anecdotal, and unpersuasive opinion without sufficient facts.

Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

#### **Appeals Heard by Board Member Andrew Schaffer:**

**Motion:** Andrew Schaffer moved to open discussion on the **55 Penny Ln** property appeal.

Lin Yang seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Eaton Chen**

**Property Location: 55 Penny Ln**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** :Andrew Schaffer motioned to deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and an unpersuasive opinion without sufficient facts.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Andrew Schaffer moved to open discussion on the **461 Amity Rd** property appeal.

Lin Yang seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Leonard C. Reizfeld**

**Property Location: 461 Amity Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to table discussions for further review.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**



**Motion:** Andrew Schaffer moved to open discussion on the **8 Hillcrest Dr** property appeal.

Lin Yang seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Lilano Agron & Jeffrey Agron**

**Property Location: 8 Hillcrest Dr**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to deny the appeal on the basis that most of the claimant's comps lacked sufficient similarity to subject property. Also, the evidence provided was subjective, anecdotal, or unpersuasive opinion without sufficient facts. The claimant did present comparable sales in the development but did not present persuasive differences to warrant reduction.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Andrew Schaffer moved to open discussion on the **10 Dogwood Cir** property appeal.

Lin Yang seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Joseph Geremia**

**Property Location: 10 Dogwood Cir**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to table discussions for further review.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Andrew Schaffer moved to open discussion on the **21 Richard Sweet Dr** property appeal.

Lin Yang seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Henry Kopel**

**Property Location: 21 Richard Sweet Dr**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to grant the appeal and reduce the assessment of the building value by \$25,000 to \$348,940 based upon the substandard condition of the building.

Jeffrey Ginzberg seconded

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Change net assessment to \$469,340.**

**Motion:** Andrew Schaffer moved to open discussion on the **392 Amity Rd** property appeal.

Lin Yang seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Richard D. Traumer & Valerie W. Traumer**

**Property Location: 392 Amity Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to grant the appeal and reduce the assessment of the building value by \$25,000 to \$146,200 based upon the substandard condition of the building.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Net assessment changed to \$224,900.**

**Motion:** Andrew Schaffer moved to open discussion on the **170 Center Rd** property appeal.

Lin Yang seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Charles J. Riether, Jr.**

**Property Location: 170 Center Rd**

It was noted that the Board member introduced himself and the appellant was sworn in. The appeal heard by Andrew Schaffer was reviewed and discussed with the Board.

**Motion:** Andrew Schaffer motioned to deny the appeal due to failure to appear, timely appear, or provide proof of ownership or representation. Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Andrew Schaffer moved to open discussion on the **4 Bunker Hill Rd** property appeal.

Lin Yang seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Tyler Peruta (Agent)**

**Property Location: 4 Bunker Hill Rd**

**Motion:** Andrew Schaffer motioned to table the discussion for further review.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Appeals Heard by Board Member Lin Yang:**

**Motion:** Lin Yang moved to open discussion on the **1123 Racebrook Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Nicholas Totalo**

**Property Location: 1123 Racebrook Rd**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal due to claimant's comps lack sufficient similarity to subject property.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Lin Yang moved to open discussion on the **1215 Johnson Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Rachel R. Guerra**

**Property Location: 1215 Johnson Rd**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned deny the appeal on the basis that the information provided by the appellant was subjective, anecdotal, and an unpersuasive opinion without sufficient facts.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Lin Yang moved to open discussion on the **12 Fieldstone Dr** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Paul Duhl**

**Property Location: 12 Fieldstone Dr**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal on the basis of failure to appear, timely appear, or provide proof of ownership or representation

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Lin Yang moved to open discussion on the **524 Amity Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Paul Duhl**

**Property Location: 524 Amity Rd**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal on the basis of failure to appear, timely appear, or provide proof of ownership or presentation.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes:** Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change**

**Motion:** Lin Yang moved to open discussion on the **31 Peck Hill Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Thomas Beland & Lauren Beland**

**Property Location: 31 Peck Hill Rd**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to table discussions for further review.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Lin Yang moved to open discussion on the **15 Lunar Dr** property appeal.

Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Woodbridge Properties, LLC - August Horening**

**Property Location: 15 Lunar Dr**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to table discussion for further review.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Lin Yang moved to open discussion on the **1768 Litchfield Tpk** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: 1768 Litchfield Property, LLC-August Horening**

**Property Location: 1768 Litchfield Tpk**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to table discussion for further review.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Lin Yang moved to open discussion on the **12 Lunar Dr** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Charlmax, LLC – August Horening**

**Property Location: 12 Lunar Dr**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to table discussions for further review.

Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending**

**Motion:** Lin Yang moved to open discussion on the **39 Round Hill Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Kathleen L. Latronica – August Horening**

**Property Location: 39 Round Hill Rd**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to table discussion for further review.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Lin Yang moved to open discussion on the **11 Round Hill Rd** property appeal.

Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Kathleen L. Latronica – August Horening**

**Property Location: 11 Round Hill Rd**

**Motion:** Lin Yang motioned to table discussion for further review.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending**

**Motion:** Lin Yang moved to open discussion on the **1045 Racebrook Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Kenneth J. Healy & Miranda J. Healy – August Horening**

**Property Location: 1045 Racebrook Rd**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to table discussion for further review.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Lin Yang moved to open discussion on the **43 Park Ln** property appeal.

Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Kaitlin Nadeau & Michael Gulia**

**Property Location: 43 Park Ln**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Lin Yang moved to open discussion on the **21 Timber Ln** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Larry Greenberg, Attorney**

**Property Location: 21 Timber Ln**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to table discussion for further review.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Lin Yang moved to open discussion on the **18 Deer Run Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Douglas Harrigan & Paul Harrigan**

**Property Location: 18 Deer Run Rd**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to table discussions for further review.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending.**

**Motion:** Lin Yang moved to open discussion on the **15 Old Still Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant: Friedlander Residence Trust**

**Property Location: 15 Old Still Rd**

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal due to claimant's failure to appear, timely appear, or provide proof of ownership or representation.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Motion:** Lin Yang moved to open discussion on the **26 Punkin Patch Rd** property appeal.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant:** Karl Ronne, Maray Silverman & Brenton Elliott, Attorney

**Property Location:** 26 Punkin Patch Rd

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to table discussions for further review.

Andrew Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: Pending**

**Motion:** Lin Yang moved to open discussion on the **93 Luciani Rd** property appeal.

Andy Schaffer seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Appellant:** We Cheng Liu

**Property Location:** 93 Luciani Rd

It was noted that the Board member introduced herself and the appellant was sworn in. The appeal heard by Lin Yang was reviewed and discussed with the Board.

**Motion:** Lin Yang motioned to deny the appeal on the basis that the information provided by appellant was subjective, anecdotal, or unpersuasive opinion without sufficient facts.

Jeffrey Ginzberg seconded. Motion unanimously passed.

**Vote: Yes** - Chair Jeffrey Ginzberg, Andrew Schaffer, Lin Yang

**Board Decision: No change.**

**Meeting adjourned at 09:15pm**

Respectfully submitted: *Cathy Trzaski*