



TOWN OF BEACON FALLS
BOARD OF ASSESSMENT APPEALS
REGULAR MEETING MINUTES
C/O TOWN CLERK
10 MAPLE AVE.
BEACON FALLS, CT. 06403
(Subject to revision)

Members Present: Doug Bousquet (DB), David Dlugos (DD), Sheryl Feducia (SF)

Members Absent: None

Other Members Present: Scheduled Applicants

1. **Call to Order / Pledge of Allegiance:**

DB called the meeting to order at 7:07 PM and led the assembled in the pledge of allegiance.

2. **Read & Approval Minutes from Previous Meetings:**

Motion to approve the 09/22/22 meeting minutes made by DD, seconded by SF. All ayes.

3. **Comments From the Public:**

None

4. **Appointments:**

- a. **Samuel and Virginia Cutrali – 18 Twin Oaks Trail:** SC was sworn in by SF. Board reviewed SC's application and home details. The board deemed SC's application incomplete due to a lack of information on assessment material. Clerk to follow up with Town Assessor.
- b. **Xianfen Hua – 351 Miller Road:** XH was sworn in by SF. Board reviewed XH's application and home details. SF requested legal documentation stating that the lot is not buildable. The BOAA referred the applicant to the town Zoning Enforcement Officer to confirm if the lot is buildable. Clerk to connect the applicant and ZEO.
- c. **Paul Pazak – 122 Beacon Valley Road:** PP was sworn in by SF. Board reviewed PP's application and home details. The board deemed this property being taxed at a lower rate than what the applicant valued the property at. No action was required.
- d. **Robert Torrani - 75 Fieldstone Lane:** RT was sworn in by SF. Board reviewed RT's application and home detail. RT reviewed the material he provided to the board. RT requested that the board change the assessment value to compare to 67 Fieldstone Lane. Board asked if it would be okay to visit the property. Applicant approved. The board set the meeting at the applicant's residence for 3/9/23 at 12:00 PM.

5. **Adjournment:**

Motion made to adjourn at 7:53 PM – SF/DD, all ayes.

Respectfully submitted,

Lauren A. Fennell
Clerk, BOAA