

CITY OF NORWALK

P. O. BOX 5125
125 EAST AVENUE, ROOM 106
NORWALK, CT 06856-5125



BOARD OF ASSESSMENT APPEALS

04/28/2022

Minutes and Actions on 2022 Appeals

Date : Thursday, April 21, 2022

Time : 1:30 pm – 4:30 pm

The Board of Assessment Appeals deliberated on the following appeals, and took action on the appeals as indicated.

Signed :

Donald Overton

Doris M. Ash

Judy Hyers

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
5-17-35A-0	C	30 BROOKFIELD STREET LLC	30 BROOKFIELD ST	04/05/2022	REFER TO ASSESSORS OFFICE FOR INSPECTION RESULTS.	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
135865	PP	A & J SHOE CORPORATION D/B/A HAWLEY LANE SHOES	495 WESTPORT AVE	04/07/2022	THIS A DUPLICATE ACCOUNT. SEE ACCOUNT #142775	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
138874	PP	A PAPPASJOHN COMPANY ATTN: DIANE MATTEIS	66 FORT POINT ST	04/05/2022	NO CHANGE. NO PERSONAL PROPERTY DECLARATION PROVIDED.	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
3-24-79-0	R	APAZIDIS ELIZABETH LIFE USE APAZIDIS GUS TRUSTEE OF THE	82 WINFIELD ST	04/04/2022	BASED ON INSPECTION BY ASSESSORS OFFICE VALUE REDUCED TO 326,990	The decision was unanimous by presiding BAA members: Doris M. Ash, Jan Woodward, Steve Scatamacchia, Donald Overton,
134617	PP	BLACKMORE RICHARD & DEBORAH	505 WESTPORT AVE/MOBILEHOM E	04/07/2022	PENALTY WAIVED BY TAX ASSESSOR	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS. Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
142421	PP	BLOOMINGDALES ATTN: PROPERTY TAX DEPARTMENT	100 NORTH WATER ST	04/07/2022	NO CHANGE IN LITIGATION	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
5-43-44-0	R	BOFFEY LEE	100 SILVERMINE AVE	04/07/2022	REDUCE TOTAL VALUE BY 20% BASED ON CONDITION OF BUILDING	THE DECISION WAS UNANIMOUS BY THE PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
138460	PP	BORTOLOTT JEFFREY A CPA	20 PINE HILL AVE	04/08/2022	NO CHANGE PENALTY REMOVED BY ASSESSOR'S OFFICE	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
126846	PP	CASALE & ASSOCIATES AUTO BODY INC.	9 VAN ZANT ST	04/05/2022	NO CHANGE INFORMATION PROVIDED DOES NOT SUPPORT A REDUCTION IN VALUE	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
141186	PP	CIRCLE CARE CENTER PHARMACY	618 WEST AVE	04/06/2022	PENALTY REMOVED BY ASSESSOR'S OFFICE BAA RECOMMENDS GRANTING TAX EXEMPT STATUS.	The decision was unanimous by presiding BAA members: Doris M. Ash, Jan Woodward, Steve Scatamacchia Donald Overton,
141827	PP	CIT BANK, N.A.	0 DISTRICT FOUR	04/07/2022	NO CHANGE INCORRECT DEPRECIATION TABLES SUBMITTED	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia

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122320	PP	COLONIAL WOODWORKING INC	145 WATER ST	04/05/2022	NO CHANGE. BUSINESS OPEN TILL APRIL 2022	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
11362	PP	CONNECTICUT LIGHT & POWER COMPANY ATTN: TAX DIVISION	0 DISTRICTS FOUR & FIVE	04/05/2022	NO CHANGE BY BAA. ASSESSOR WILL ISSUE A CERTIFICATE OF CORRECTION.	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
11366	PP	CONNECTICUT LIGHT & POWER COMPANY ATTN: TAX DIVISION	0 DISTRICTS ONE,TWO & THREE	04/05/2022	NO CHANGE BY BAA. ASSESSOR WILL ISSUE A CERTIFICATE OF CORRECTION	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
11360	PP	CONNECTICUT LIGHT & POWER COMPANY ATTN: TAX DIVISION	0 DISTRICTS SIX & SEVEN	04/05/2022	NO CHANGE BY BAA. ASSESSOR WILL ISSUE CERTIFICATE OF CORRECTION	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
136872	PP	CT AVE SUBWAY, INC D/B/A SUBWAY	330 CONNECTICUT AVE	04/04/2022	NO CHANGE. LATE FILING PERSONAL PROPERTY DECLARATION	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
141251	PP	CYRUS ONE D/B/A CERVALLIS LLC	6 NORDEN PL	04/07/2022	NO CHANGE. IN CURRENT LITIGATION	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
10618	PP	DOONEY & BOURKE INC	1 REGENT ST	04/06/2022	TAX ASSESSOR HAS AGREED TO WAIVE PENALTY AND ACCEPT APPELLANTS DECLARATION OF VALUE.	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
142133	PP	ELZALEZ, LLC BURGER BAR & BISTRO	60 NORTH MAIN ST	04/04/2022	NO CHANGE. NO DECLARATION SUBMITTED	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia

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6-22-20-0	R	GILBERT ELIZABETH D	188 ROWAYTON AVE	04/04/2022	NO CHANGE INSUFFICIENT EVIDENCE PROVIDED	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
3-58-6-0	C	HANDRINOS NIKITAS P	14 THIRD ST	04/08/2022	ASSESSORS INSPECTION RESULTED IN FIELD CARD CHANGE TO 4 FAMILY BUILDING. VALUE RAISED TO REFLECT CHANGE IN LAND AND BUILDING USE	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
142775	PP	HAWLEY LANE SHOES	295 WESTPORT AVE	04/07/2022	NO CHANGE DECLARATION NOT RECEIVED.	THE DECISION WAS UNANMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
141290	PP	INGENUITY DESIGN C/O MEGAN STEWART	85 WASHINGTON ST	04/06/2022	NO CHANGE. DECLARATION NOT FILED	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
142408	PP	JUPITER BLESSING BEVERAGE LLC	99 NEW CANAAN AVE	04/05/2022	REMOVE PENALTY PER ASSESSOR'S DIRECTIVE	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS,Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
1236	PP	KING INDUSTRIES INC	0 SCIENCE RD	04/06/2022	NO CHANGE PENALTY REMOVED BY ASSESSORS OFFICE.	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
123868	PP	KOLESZAR MIKLOS P ATTORNEY	9 MOTT AVE	04/07/2022	NO CHANGE. INFORMATION PROVIDED DOES NOT SUPPORT REDUCTION IN VALUE.	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
AW92587	MV	KUIZEMA LAWRENCE J	91 SILVERMINE AVE , NORWALK , CT 06850-2038	04/08/2022	Decrease based on purchase price invoice submitted.	Decision was unanimous by BAA Doris M. Ash, Donald Overton, Jan Woodward and Steve Scatamacchia.

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139364	PP	LAMETTA & SONS INC.	8 SMITH ST	04/08/2022	NO CHANGE CERTIFICATE OF CORRECTION FOR PENALTY ISSUED BY ASSESSOR'S OFFICE	THE DECISION WAS UNANIMOUS BY PRESIDING MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
128873	PP	LEVEY LEE H AIA	100 COMSTOCK HILL AVE	04/06/2022	NO CHANGE DUE TO INSUFFICIENT INFORMATION PROVED IN A TIMELY FASHION.	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
140873	PP	MAINPORT FAST FOOD INC	42 N MAIN ST	04/08/2022	NO CHANGE. INCORRECT DEPRECACTION TABLES SUBMITTED.	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
142080	PP	MANAFORT BROTHERS INC	0 VARIOUS	04/07/2022	NO CHANGE PERSONAL PROPERTY DECLARATION SUBMITTED BUT INFORMATION PROVIDED DOES NOT SUPPORT REDUCTION. DECLARATION STATED 79K IN FURNITURE AND SEPARATE SHEET LISTS 252K OF EQUIPMENT LOCATED IN NORWALK.	THE DECISION WAS UNIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
2-90-60-0	R	MARSHALL CHRISTOPHER T & JULIANA MEREDITH A	7 BAXTER DR	04/04/2022	NO CHANGE FIELD CARD SHOWS FINISHED BASEMENT. BAA REQUESTED INSPECTION BUT HOMEOWNER DID NOT RETURN CALLS TO SCHEDULE APPOINTMENT	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Steve Scatamacchia, Donald Overton, Doris M. Ash, Jan Woodward,
134627	PP	MERRITT TIMOTHY	505 WESTPORT AVE/MOBILEHOME	04/05/2022	NO CHANGE PENALTY REMOVED BY ASSESSORS OFFICE	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
141403	PP	NANO PET PRODUCTS, LLC D/B/A THE DOG GONE SMART BED COMPANY	10 HOYT ST	04/08/2022	NO CHANGE PER STATE STATUE, BAA CANNOT WAIVE PENALTIES.	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia

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140828	PP	NORWALK CONCESSIONS, LLC	99 CALF PASTURE BEACH RD	04/05/2022	PENALTY WAIVED BY TAX ASSESSOR	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
142684	PP	NORWALK LAND DEVELOPMENT LLC C/O BROOKFIELD PROPERTIES RETAIL	100 NORTH WATER ST	04/05/2022	NO CHANGE. DOCUMENTATION PROVIDED DOES NOT SUPPORT REDUCTION IN VALUE	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
AZ99423	MV	ONETTO-WINDER MARTI	9 GIBSON CT APT 1 , NORWALK , CT 06854	04/07/2022	No Change based on documentation submitted for high mileage dated 2/23/22.	The decision was unanimous by presiding BAA members Donald Overton, Jan Woodward, Doris M. Ash and Steve Scatamacchia.
C245225	MV	ONETTO-WINDER MARTI	9 GIBSON CT APT 1 , NORWALK , CT 06854	04/07/2022	No Change based on documentation submitted for high mileage dated 2/23/22.	The decision was unanimous by presiding BAA members Donald Overton, Jan Woodward, Doris M. Ash and Steve Scatamacchia.
1957	PP	PASQUALE WOOD FINISHING COMPANY	100 BOUTON ST	04/07/2022	NO CHANGE. DECLARATION NOT FILED	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
5-26-170-0	R	PUTETTI KEVIN M & PUTETTI JESSICA D	18 OX YOKE LN	04/04/2022	FIELD CARD CORRECTED. TOTAL VALUE SHOWS NO SIGNIFICANT CHANGE.	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Doris M. Ash, Donald Overton, Jan Woodward, Steve Scatamacchia
140852	PP	R.W. HAGGERTY POOL SERVICE, INC.	1 EMERALD ST	04/08/2022	REDUCE ASSESSED VALUE TO \$46,630 per information provided.	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
130223	PP	RELIX GROUP (F/K/A REED ELSEVIER INC.) D/B/A REED EXHIBITION COMPANY	383 MAIN AVE	04/07/2022	NO CHANGE INFORMATION PROVIDED DOES NOT SUPPORT A REDUCTION IN VALUE	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Steve Scatamacchia, Jan Woodward, Doris Ash, Donald Overton

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1422	PP	REO APPLIANCES	233 EAST AVE	04/06/2022	NO CHANGE BAA CANNOT WAIVE THE PENALTY	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
AM00317	MV	RIDDLE JONATHAN F	9 SHERIDAN ST UNIT B3 , NORWALK , CT 06854	04/05/2022	Decrease based on NADA guidelines documentation submitted for high mileage and condition.	The decision was unanimous by BAA members Donald Overton, Doris M. Ash, Jan Woodward, and Steve Scatamacchia.
141088	PP	RINCON TAQUERIA	493 CONNECTICUT AVE	04/04/2022	UPDATE VALUES BASED ON APPELLANT'S DECLARATION.	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS. Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
130229	PP	ROYAL CLOSET INC	6 MULLER IND PK	04/06/2022	NO CHANGE. CERTIFICATE OF CORRECTION ISSUED BY TAX ASSESSOR TO REMOVE PENALTY.	THE DECISION WAS UNIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
142578	PP	SABATO STRENGHT AND CONDITIONING LLC D/B/A CROSSFIT NORWALK	30 MULLER AVE	04/06/2022	NO CHANGE. CERTIFICATE OF CORRECTION ISSUED BY ASSESSORS OFFICE.	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
134846	PP	SANTANIELLO DRIVEWAY SEALERS	30 SILVERMINE AVE	04/06/2022	NO CHANGE PENALTY HAS BEEN REMOVED BY ASSESSOR'S OFFICE	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
138979	PP	SEQUEL INTERNATIONAL, INC ATTN: STEVEN GERMAINE	145 WOODWARD AVE	04/08/2022	PENALTY REMOVED PER ASSESSORS DIRECTIVE	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
139913	PP	SHORELINE PC	71 EAST AVE	04/06/2022	BAA CANNOT WAIVE PENALTY. HOWEVER, WE ACCEPT DECLARATION AS PRESENTED.	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia

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2-19-20-A/704	R	SINGH SAURAV & KHWAKHALI NAMI	33 NORTH WATER ST 704	04/08/2022	BASED ON INFORMATION PROVIDED, NO CHANGE. BOARD NOTED LOCATION WITHIN COMPLEX.	THE DECISION WAS UNIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
141334	PP	SKIBER MICHAEL E, ESQ	70 S MAIN ST	04/06/2022	NO CHANGE. INSUFFICIENT INFORMATION PROVIDED.	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
141782	PP	T & J LANDSCAPING & MASONRY LLC	108 WATER ST	04/05/2022	NO CHANGE PER DOCUMENTATION PROVIDED.	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
142123	PP	THE OPEN DOOR SHELTER	4 MERRITT ST	04/06/2022	NO CHANGE. CITY ASSESSES AT 70%	THE DECISION WAS UNAIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
4948	PP	The ROWAYTON ELECTRIC COMPANY C/O DAVID S. MOTT	6 SADDLE RD	04/07/2022	NO CHANGE CERTIFICATE OF CORRECTION ISSUED BY ASSESSOR'S OFFICE. PLEASE REFER TO CORRECTIONS BEING MADE BY ASSESSOR'S OFFICE TO CLOSE BUSINESS.	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
131463	PP	TWENTY-FIVE COMMERCE INC.	25 COMMERCE ST	04/06/2022	BASED ON INFORMATION PROVIDED, WE RECOMMEND THAT THE M65 EXEMPTION BE APPLIED FOR 2021.	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
141063	PP	VAN DYK BALER CORPORATION C/O GERARD CREAN, CONTROLLER	360 DR MARTIN LUTHER KING JR	04/05/2022	NO CHANGE INSUFFICIENT EVIDENCE PROVIDED.	THE DECIDION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
134111	PP	WILSON POINT BEACH, INC. C/O MITCHELL D. PALAIS	21 SHAGBARK RD	04/05/2022	NO CHANGE INFORMATION PROVIDED DOES NOT SUPPORT REDUCTION IN VALUE	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia

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136901	PP	WORLD HEALTH CLINICIANS, INC. D/B/A CIRCLE CARE CENTER	618 WEST AVE	04/06/2022	PENALTY REMOVED BY ASSESSORS OFFICE. BAA RECOMMENDS GRANTING TAX EXEMPT STATUS PER EVIDENCE PROVIDED	THE DECISION WAS UNANIMOUS BY PRESIDING BOARD MEMBERS, Donald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia
125392	PP	YANKEE GAS SERVICES ATTN: MIKE CURTIN/PROPERTY TAXES	0 DISTRICT FOUR	04/05/2022	REMOVE PENALTY AND UPDATE VALUE PER ASSESSOR'S DIRECTIVE	THE DECISION WAS UNIMOUS BY PRESIDING BOARD MEMBERSDonald Overton, Doris M. Ash, Jan Woodward, Steve Scatamacchia