

Board of Assessment of Appeals

Special Meeting

Lisbon Town Hall

Saturday, March 18, 2023

9:00 AM

1. Call to Order

Steve Beck called the meeting to order at 9:05 A.M. with both Kathy Kral and Kim Lang present; as well as Assessor Gail Gwiazdowski and one member of the public.

2. Previous Minutes - September 15, 2022

Kathy Kral motioned to approve the September 15, 2022 Minutes as presented. Kim Lang seconded the motion. The motion was carried unanimously.

3. Discussion regarding format of meeting packets - Hard Copies vs. Electronic Copies

There was a brief discussion on this matter, noting that the Board only meets twice a year and would like to continue with hard copies.

Kim Lang motioned that the Board continues to receive hard copies of their meeting packets to review before their twice a year meetings. Kathy Kral seconded the motion. The motion was carried unanimously.

4. Old Stone Mill Foundation Trust Judgement by Stipulation

Assessor Gail Gwiazdowski updated the Board that a Judgment of Stipulation was settled this past January on the Old Stone Mill Foundation Trust. The Judgement is that the caretaker's home is tax exempt until 2025 at which time it will be looked at every four years.

5. Conduct schedule hearings for Assessment Appeals from the October 1, 2022 Real Estate and Personal Property Grand Lists, and the October 1, 2021 Supplemental Motor Vehicle Grand List only.

There were two applications of Appeals:

- a. The first a Commercial Property with an assessed value of more than 1 million dollars which by state statute the Board does not have to entertain.
- b. John Cingranelli, owner of the property located at 62 Blissville Road. He would like a reduction to the assessed value due to several conditions which make this particular parcel an unbuildable lot.

Mr. Cingranelli shared recent photos and maps of the parcel, explaining that it is landlocked, access is very difficult due to the steep drop off from Blissville Road. Although the parcel abuts the river, there are significant wetlands that decrease the usable space on the parcel. There are high tension utility lines that run above the property as well.

The Board had no clarifying questions of Mr. Cingranelli.

6. Deliberation of Appeals

It was noted that Steven Beck recused himself from participation in discussion and decision making of this applicant.

There was a brief discussion of the photos and information Mr. Cingranelli shared with the Board. While he shared that the assessed value was \$8,000 for years, it was stated that land values increase over time.

Kim Lang motioned to reduce the assessed value of this parcel at 62 Blissville Road to \$10,000 because of the change to the river's flow, increase in wetlands area, high tension wires overhead, steep grade from the road to the river, and lack of accessibility reducing the use of the property and making it an unbuildable lot. Kathy Kral seconded the motion. Kim Lang and Kathy Kral voted in favor of the motion, while Steve Beck abstained. The motion was approved 2-0-1.

7. Adjournment

Kathy Kral motioned to adjourn at 9:24 A.M.. Kim Lang seconded the motion. The motion was carried unanimously.

Respectfully submitted,

Kimberly Lang

Secretary

RECEIVED FOR RECORD AT LISBON, CT
ON 03/20/23 AT 9:25am
ATTEST. MICHELLE GRANT, TOWN CLERK
