

**Board of Assessment of Appeals  
Regular Meeting  
Lisbon Town Hall  
Thursday, March 10, 2022  
6:00 PM**

**1. Call to order**

Steven Beck called the meeting to order at 6:01 P.M., with the following in attendance: Steve Beck, Kim Lang, Kathy Kral, and Gail Gwiazdowski (when requested)

**2. Approval of Sept. 16, 2021 Minutes**

*Kim Lang motioned to approve Sept. 16, 2021 Minutes as presented. Kathy Kral seconded the motion. The motion was carried unanimously.*

**3. Correspondence**

- Emails between the Board members and the Assessor concerning meeting conflicts and hearing dates.
- Email concerning Appeal Application deadline due to President Day's holiday.
- Letter from the State of Connecticut recommending the NADA Recreation Vehicle Appraisal Guide - Used Vehicle be used to assess the value of motor homes, travel trailers, and camping trailers.
- Appeal Application from 160 River Road Lisbon, CT 06351
- Appeal Application from 170 River Road Lisbon, CT 06351

**4. New Business**

Steve Beck read Kathy Kral's appointment letter into the record.

Due to a conflict in dates, it was decided that Kathy Kral and Steve Beck will hold the Appeal Hearing as scheduled on Thursday, March 24, 2022 and that Kim Lang will listen to the recording of the Hearings on Friday, March 25th starting at 3:00 and the Board will meet for deliberations at 4:00 on Friday, March 25, 2022.

The Board then held 4 scheduled Hearings

- ➔ **6:15 PM Wood Seasonal Camper** - No one spoke for the application.
- ➔ **6:30 PM Wortman Seasonal Camper** - No one spoke for the application.

→ **6:45 PM P&P Investment Group - 102 River Road**

Sean E. Sweeney presented a letter authorizing him to represent P&P Invest Group and Naeem Khalid, manager. Attorney Sweeney stated that the past year there has been a significant reduction in foot traffic and business and therefore the property has significantly less value. He and his client feel that \$575,000 is more in line with the estimated value.

→ **7:00 PM Old Stone Mill Foundation - 202 Paper Mill Road**

Christopher Glenney spoke on the application, reiterating that the property is a nonprofit and that the caretaker lives on the property to manage it and that he is paid by the Foundation to care for the property. The caretaker is allowed to rent the home on the property so that he can manage the property better.

## 5. Deliberations

- **Appellant Applications for 160 River Road and 170 River Road** were not heard per CGS 12-111 because the BAA does not conduct appeal hearings for commercial property with an assessed value greater than one million dollars.

➤ **6:15 PM Wood Seasonal Camper**

It was decided that:

*The State of CT recommends following the NADA Recreation Vehicle Appraisal Guide - Used Vehicle be used to assess the value of motor homes, travel trailers, and camping trailers; therefore the Lisbon Assessor's judgment stands.*

➤ **6:30 PM Wortman Seasonal Camper**

It was decided that:

*The State of CT recommends following the NADA Recreation Vehicle Appraisal Guide - Used Vehicle be used to assess the value of motor homes, travel trailers, and camping trailers; therefore the Lisbon Assessor's judgment stands.*

➤ **6:45 PM P&P Investment Group - 102 River Road**

It was decided that:

*While foot traffic, sales, and income have all suffered during the pandemic; the land and building have increased in value, therefore the Lisbon Assessor's judgment stands.*

➤ **7:00 PM Old Stone Mill Foundation - 202 Paper Mill Road**

It was decided that:

According to CT State Statue 12-81 (7) "rented property shall not be exempt" so therefore the Appeal is denied.

6. Adjournment

*Kathy Kral motioned to adjourn at 7:30 P.M.. Kim Lang seconded the motion. The motion was carried unanimously.*

Respectfully submitted,

*Kimberly Lang*

Secretary

RECEIVED FOR RECORD AT LISBON  
CT ON 3/11/2022 AT 10:15am  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
*Laurie Tirocchi*