

TOWN OF FRANKLIN
BOARD OF ASSESSMENT APPEALS

The Town of Franklin is an equal opportunity provider and employer.

**FRANKLIN TOWN HALL
7 MEETING HOUSE HILL ROAD
FRANKLIN, CONNECTICUT 06254**

THE MINUTES OF THE SPRING MEETING
OF THE TOWN OF FRANKLIN BOARD OF
ASSESSMENT APPEALS HELD ONLINE
OVER THE ZOOM PLATFORM AT 7 PM ON
TUESDAY, THE 22nd DAY OF MARCH, 2022

CALL TO ORDER: Chair Melissa McGuire called the meeting to order at 7:20 p.m.
PRESENT: Board Members Peter Ballaro and Patrick McCarthy.

RECOGNITION OF VISITORS: Richard Lasky, Assessor; James Smith, Appellant for Cushman Farms LP; and Pea Hastings.

HEARINGS ON APPEALS ON THE 2021 GRAND LIST:

A) APPEAL ON REAL ESTATE ON LEBANON ROAD, MAP 35, LOT 3: Mr. Smith stated that the property was purchased by Cushman Farms LP in the spring of 2021 for agricultural use, and noted that he was one day late to file for the farmland exemption. Mr. Smith also noted that the land had been listed as farmland during the previous ownership. Mr. Lasky noted that the development rights for the property had been sold so that the property can only be used for agricultural purposes anyway. He did note that the assessment would decrease from \$118,800 for residential land to \$27,100 for farmland; in 2020, 2019, and in 2018, the land had been assessed at \$20,220. Mrs. McGuire inquired whether the property owners need to re-file for the farmland exemption every year; Mr. Lasky responded that they would not. Discussion followed. Mrs. McGuire closed the hearing at 7:32 p.m.

DECISIONS ON APPEALS ON THE 2021 GRAND LIST:

A) DECISION ON REAL ESTATE ON LEBANON ROAD, MAP 35, LOT 3: Mr. McCarthy made a motion to assess the land as farmland and again and grant the owners the exemption. Mr. Ballaro seconded the motion. Motion carried unanimously.

ANY OTHER BUSINESS TO COME BEFORE THE BOARD: None.

ANNOUNCEMENT OF NEXT MEETING: The next meeting of the Board of Assessment Appeals will be for the fall session for any motor vehicle appeals. The meeting was set for September 13th, 2022 at 7 p.m. at the Franklin Town Hall and is expected to be held in person.

ADJOURMENT: Mr. Ballaro made a motion to adjourn the meeting. Mr. McCarthy seconded the motion. Motion carried unanimously. The meeting was adjourned at 7:37 p.m.

RESPECTFULLY SUBMITTED,
TRACI L. HASTINGS, CLERK
BOARD OF ASSESSMENT APPEALS