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Town of Colebrook

Board of Assessment Appeals

COLEBROOK TOWN CLERK

March 17, 2026

2nd Floor Meeting Room

Minutes

Members present: Thomas McKeon, John Fredsall, Aden Ruwet

Others Present: Catherine Norton

Meeting called to order at 5:00

Agenda amended to remove item 2 and correct date of minutes to be approved.

Minutes of the March 11, 2026 meeting were read by John Fredsall and accepted as presented.

Appeal Hearings:

1. Gail Adams – sworn in at 5:07
 - a. Wants reduction in assessment
 - b. Land is for sale with several people interested
2. Michael Landi – sworn in at 5:16
 - a. States adjacent property adversely effects value of his property
3. Duane Tabak – sworn in at 5:29
 - a. Gave several appraisals with lower values
4. Leroy & Joyce Millard – sworn in at 5:41
 - a. Says assessment is too high with no improvements to the house
 - b. Concerned about environmental impact from adjacent property
5. Benjamin & Laura Bartlett – sworn in at 5:52
 - a. Presented comparable property examples
 - b. States land and building values are both too high
6. State Line Farm represented by Louis “Dolph” Highmark – sworn in at 6:07
 - a. Appeal for seven structures: 147, 149, 151, 153, 155, 157, 159 McClave Road
 - b. States buildings cannot be sold
7. Litchfield County Dispatch represented by Attorney Anthony Palombo and Dan Soule – sworn in at 6:22
 - a. Attorney Palombo presented examples of tax-exempt status
 - b. States if town charges tax it will be added to the charge the town already pays
8. Elizabeth Stanley of Stonefield Equine Clinic – sworn in at 6:35
 - a. Contests increase in personal property assessment
9. Elizabeth Stanley
 - a. Contests new assessment of vacant lot
10. Colebrook Preservation Society represented by Edward Lord and Colette Hiller – sworn in at 6:54

- a. Mr. Lord presented case giving examples of reasons of why building should not be taxed

Deliberation:

1. Gail Adams – unanimous vote for no change in assessment
2. Michael Landi – unanimous vote for no change in assessment
3. Duane Tabak – unanimous vote to reduce market value from 368,100 to 360,100
4. Leroy & Joyce Millard – unanimous vote for no change in assessment
1. Benjamin & Laura Bartlett - unanimous vote to reduce market value from 426,800 to 415,300
2. State Line Farm – 147 McClave Road - unanimous vote for no change in assessment
3. State Line Farm – 149 McClave Road - unanimous vote for no change in assessment
4. State Line Farm – 151 McClave Road - unanimous vote for no change in assessment
5. State Line Farm – 153 McClave Road - unanimous vote for no change in assessment
6. State Line Farm – 155 McClave Road - unanimous vote for no change in assessment
7. State Line Farm – 157 McClave Road - unanimous vote for no change in assessment
8. State Line Farm – 159 McClave Road - unanimous vote for no change in assessment
9. Litchfield County Dispatch – unanimous vote to grant tax exempt status
10. Elizabeth Stanley for Stonefield Equine Clinic – unanimous vote to reduce assessment to that on declaration plus penalty
11. Elizabeth Stanley – unanimous vote for no change in assessment
12. Colebrook Preservation Society – unanimous vote to deny appeal of removal of tax-exempt status

Meeting was adjourned at 8:33.

Respectfully submitted,

John Fredsall
Secretary

