

TOWN OF BARKHAMSTED
BOARD OF ASSESSMENT APPEALS
67 Ripley Hill Road
Barkhamsted, CT 06063

Appeal Hearing Minutes

Date: April 21, 2026

Members Present:

Bruce Weller (Chairman)
 Nora Bishop
 Michael Stewart

Alternates Present / Seated:

Francine Beland Seated
 Robert Brainard Seated

Public Present:

None

1. Call to Order

The meeting was called to order at 6:33 PM at the Town Garage by Bruce Weller

- A motion to appoint Robert Brainard a temporary Chair was made by Bruce Weller and seconded by Robert Brainard.
- A motion to appoint Bruce Weller as permanent Chair was made by Nora Bishop and seconded by Robert Brainard.
- A motion to appoint Nora Bishop as Secretary was made by Bruce Weller and seconded by Robert Brainard.

All were in favor.

2. Approval of Minutes

The Board reviewed the minutes from the September 16, 2025 meeting.

A motion to approve the minutes as presented was made by Robert Brainard and seconded by Bruce Weller. The motion passed unanimously.

3. Real Estate Appeals

a. Appeal Hearing #1:

Tierney, Maura or Timothy Olson

145 Goose Green Road, Barkhamsted, CT

- **Appearing:** Timothy Olson
- Mr. Olson appealed the assessed value of the property, stating that the square footage was incorrect. The Assessor remeasured the property on March 16, 2026.
- **Exhibits:** Remeasurement completed March 2026; revised assessment

b. Appeal Hearing #2:

Bakhsh, Safraz

Owner, Designer Concept and Restoration LLC

11 Chiswick Lane, Barkhamsted, CT

- **Appearing:** Safraz Bakhsh
- Mr. Bakhsh appealed the assessed value of business assets listed on the Personal Property Declaration dated October 25, 2025. He stated that the form was completed incorrectly and requested to amend the declaration. He further indicated that the business is not currently active and does not hold a Connecticut license; therefore, the equipment is not in use and should not be taxed.
- **Exhibits:** Amended Personal Property Declaration

c. & d. Appeal Hearings #3 and #4 (Combined):

- **Morrissey, Kevin – Yankee Gas DBA Eversource Energy (Personal Property)**
- **Morrissey, Kevin – Connecticut Light and Power Co. DBA Eversource Energy (Personal Property)**
- Various locations in Barkhamsted
- Appearing: Jake Adkins

The Eversource representative testified that the Personal Property Declaration packets were filed and mailed on October 30, 2025, with a due date to the town of Barkhamsted on November 3, 2025. The representative stated that the packets were picked up on that day by the USPS, therefore mailed timely and not in Eversource's control once they left the Eversource office. The appeals concern is a 25% assessment penalty imposed for late receipt by the Assessor's Office.

- **Exhibits:** A, B, C, D, E

e. Assessor Report on Necessary Action To Be Voted On: Veteran's Exemption

Recommendation to award a 100% service-connected, total and permanent disability veteran's exemption to Ricci Baird for the 2025 Grand List.

4. Decisions

a. Appeal Hearing #1:

The Board reviewed testimony and supporting information, including the Assessor's agreement with the revised value.

A motion to lower the assessed value from \$440,300 to \$429,400 was made by Robert Brainard and seconded by Nora Bishop. The motion passed unanimously.

b. Appeal Hearing #2:

The Board reviewed testimony and the amended declaration.

A motion to reduce the assessment to \$0 for the 2025 Grand List was made by Robert Brainard and seconded by Nora Bishop. The motion passed unanimously.

c. Appeal Hearings #3 & #4:

The Board reviewed Eversource testimony and submitted evidence, and the Assessor's findings.

A motion of No Change to the 25% penalty was made by Robert Brainard and seconded by Nora Bishop. The motion passed unanimously.

d. Veteran's Exemption:

A motion to approve the exemption, lowering the assessment from \$217,030 to \$50,140, was made by Robert Brainard and seconded by Bruce Weller. The motion passed unanimously.

5. Adjournment

The meeting adjourned at 8:23 pm on a motion made by Bruce Wellerand seconded by Nora Bishop.

Respectfully Submitted,

Nora Bishop, Secretary