



Town of North Canaan
Board of Assessment Appeals
Grievance Hearings
March 14, 2026

Present: Chairman David Jacquier, Doug Humes, Lynne Fowler, Jen Dubray Assessor

Chairman Jacquier called the hearings to order at 9:00am

1. Tom Adams grievance to reinstate farm designation on property at 10R Emmons Lane. After listening to the grievance, Chairman Jacquier explained that the farmer must show that they use the hay for income. The current farmer does not have a farmer designation on file which makes it ineligible as farmland. He can reapply with the next grand list with a farmer signature on the form, but it must be denied this year.
2. Margaret Kulinska grievance to lower taxes for property at 111 Trescott Hill due to home lacking such things as water and septic and unlivable. The property is being taxed on 38% completion. The board discussed the State Statutes. **Ms. Fowler moved to deny the grievance based on state statute. Mr. Humes seconded the motion. Motion carried.**
3. Litchfield County Dispatch at 36 Lower Road, Attorney Anthony Palumbo representing. Attorney Palumbo explained about originally not showing the necessary membership disbursement but that has been corrected. He continued with the information on how to be deemed a charitable organization, and LCD meets these requirements. Assessor Dubray explained that there are areas (such as certain structures) on the property that may or may not be taxable and she will need to parcel them out. **Mr. Humes moved to approve the grievance as parceled out by the assessor. Ms. Fowler seconded the motion. Motion carried.**
4. Assessor Dubray explained the Martin situation. She and the board agreed that she can handle the exemption as she sees fit.
5. Sheri and Gregory Lloyd, property at 141 Canaan Valley Road. The board discussed with Ms. Lloyd that due to late submission of the schedule F they have to deny the grievance application. She can apply at next grand list. There was also a discussion regarding the town cracking down on farm vehicles being used on other's properties without getting tax exemption. She can get a list of properties they farm for the assessor.
6. Geer – 3 properties Robert C Geer Memorial Hospital, Beckley House, and Geer Woods. No one showed up to their 10:20 scheduled hearing. **At 10:40 Mr. Humes moved to deny all 3 grievances due to no-show. Ms. Fowler seconded the motion. Motion carried.**

Mr. Humes moved to close the hearings. Ms. Fowler seconded the motion. Motion carried.

Hearings closed at 10:42am

Respectfully submitted,
Ayrlea A Odell
Recording Secretary