TOWN OF EAST GRANBY
BOARD OF ASSESSMENT APPEALS
MINUTES

Date: March 11, 2026

Members present: Andrea Ullmann, Jen Cook, Patrick Rosenberger,
and Alternate Brian O'Connor

6:00 pm Elect a Chairman
J Cook motioned to nominate P Rosenberger as Chairman
A Ullmann seconded
B O'Connor voted in place of P Rosenberger
Motion approved unanimously
P Rosenberger accepted being Chairman

6:05 pm Meeting called to order by P Rosenberger, Chairman

6:15 pm Hearings:

Appellant: Evelyn Mather
Property Address: 271 Hartford Avenue

Ms. Mather appeared with a live-in relative, Annalease Petersen. She appealed the assessments on her dwelling, barn, and shed. She stated that the shed collapsed a while ago. She provided photos on her phone of the barn which showed it is in poor condition. She did not provide photos of the dwelling. However, she stated that it has significant issues with old wiring and plumbing, in part because neither meets modern standards. The wiring in general can only be selectively used..ie two plugs cannot be used in the kitchen at the same time. The exterior siding shows signs of aging with dents and although the roof is not leaking, it is old and should be replaced soon.

Appellant: Broadleaf Solar LLC
Property Addresses: 74 Wolcott Road, 85 Floydville Road,
Floydville Road Lot 18, Floydville Road Lot 1

Appellant was represented by authorized agent Attorney Michael J. Marafito from Pullman & Comley LLC. Atty. Marafito chose to address all of the properties at the same time since the issue being appealed is the same for all. The appeal concerns the removal of the PA490 Farm designation from the land by the Assessor which resulted in assessments based on market values instead of lesser agricultural values. He brought no documentation to augment existing information.

- In 2022, Broadleaf, as a new owner, applied for and received a PA490 Farm designation for the properties. Their tenant was Monrovia, a nursery.
- In June, 2025 Broadleaf held an informal meet & greet at the East Granby Community Center concerning their plans to build a solar project in East Granby on these properties, and on abutting property in Granby.
- In August, 2025, Monrovia ceased all operations, vacated the premises, took all their equipment with them, and informed the Assessor of same. Broadleaf submitted documents attesting to this along with their appeals.
- Atty. Marafito was asked by Board members if there was another tenant farming after Monrovia left. He said there was none. He was asked about whether Broadleaf was farming its own properties after Monrovia left. He replied they were not, but that they had future plans and were currently exploring restoring the land for future crops. He confirmed that there was no farming taking place by anyone on the properties on October 1, 2025.
- He was asked what future crops were being planned for the property by Broadleaf. He did not know.
- He was asked about the prior intent to build a solar project. He did not know the status of that project. It might be paused for a future time or scrapped, but he had no knowledge.

6:55 pm Executive Session

Mathers Appeal:
J Cook motioned, and A Ullmann seconded, approving the appeal and adjusting the assessments for dwelling, barn, and shed. Motion passed unanimously.
Old Assessment $189,200
New Assessment $175,200

Broadleaf Appeals:
P Rosenberger motioned, and J Cook seconded, denying the appeals for all four properties. Motion passed unanimously.
The assessments for all four properties were not changed.

7:18 pm A Ullmann motion, and P Rosenberg seconded adjourning the hearings.
Motion passed unanimously.

Respectfully submitted,
Barbara A. Marsele
BAA Clerk