

**PA 490 Working Group
Organizational Meeting
Tuesday, February 10, 2026
9:30 AM – 11:30 AM**

**450 Columbus Boulevard
Plaza North Hearing Room J, Hartford**

Public Participation via [Zoom Registration](#)

See attached for parking and instructions

AGENDA

Call to Order OPM Undersecretary Martin L. Heft
 DoAG Commissioner Bryan Hurlburt

Introduction of Work Group Members

Review of Governor Lamont's Directive

Review of Current Process and Methodology

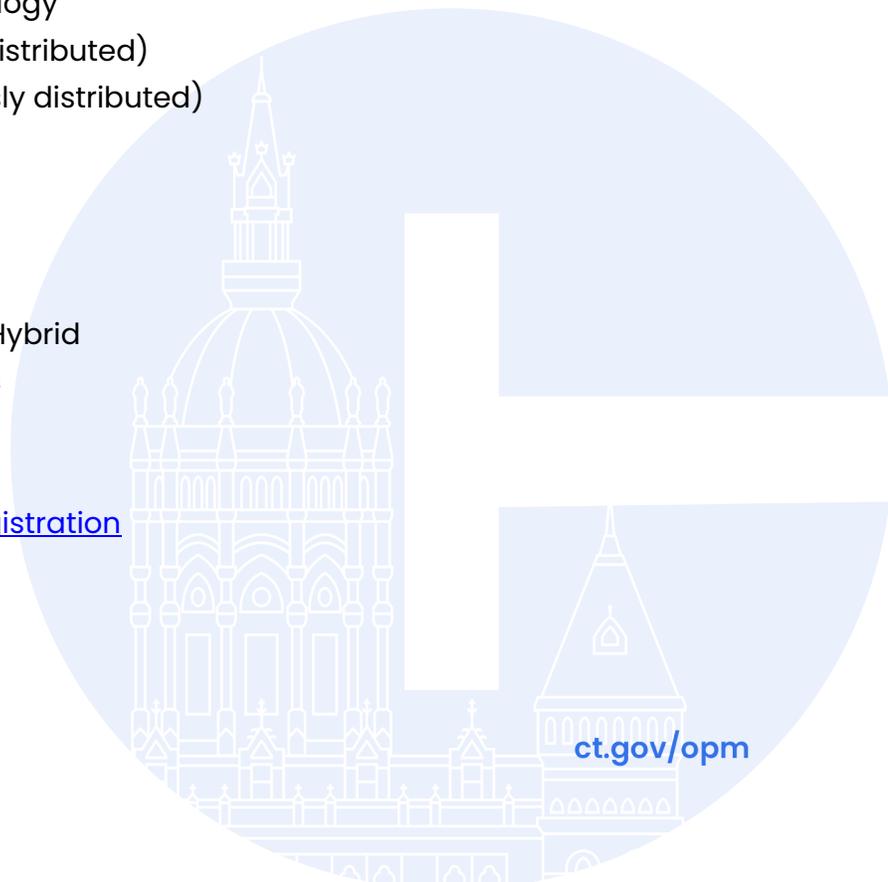
- UConn Zwick Report (previously distributed)
- Farm Credit East Report (previously distributed)

Work Group Procedures and Discussion

- Email OPM.PA490@ct.gov
- Meeting Schedule
- Meeting Type: In-person/Virtual/Hybrid
- Background and Other Resources
- Public participation process

Public comment – Remote via [ZOOM registration](#)

Adjournment



450 Columbus Boulevard, Hartford, Connecticut 06103

DIRECTIONS AND PARKING

Attendees will be directed to park in **G1 and G2** upon entry in the garage. If those fill up, overflow parking is available in the **Charles Street lot**. The height clearance for the 450 Columbus Blvd garage is **6'8"**. If any vehicles exceed this height, they should park in the **Charles Street lot** instead.

Access to the building: Once parked, members can take the garage elevator to the **Plaza (P) level** of 450 Columbus Blvd where they can check in with security. If members park at the Charles Street lot instead, they will walk down Columbus Blvd to the building entrance and take the evaluator to Plaza (P) level and check in with security. Members will be escorted from the security desk to the conference room. Directions to the garage are below.

From the South

- 91 North
- Exit 32A-32B
- Exit 32B Trumbull St
- At light turn Left onto Market St
- At 2nd light turn Left onto Morgan St
- Turn Right onto Columbus Boulevard
- Go straight through light
- Building is on your Left

From the North

- 91 South
- Exit 32A-32B
- Exit 32B Trumbull St
- At light turn Left onto Market St
- At 2nd light turn Left onto Morgan St
- Turn Right onto Columbus Boulevard
- Go straight through light
- Building is on your Left

From the West

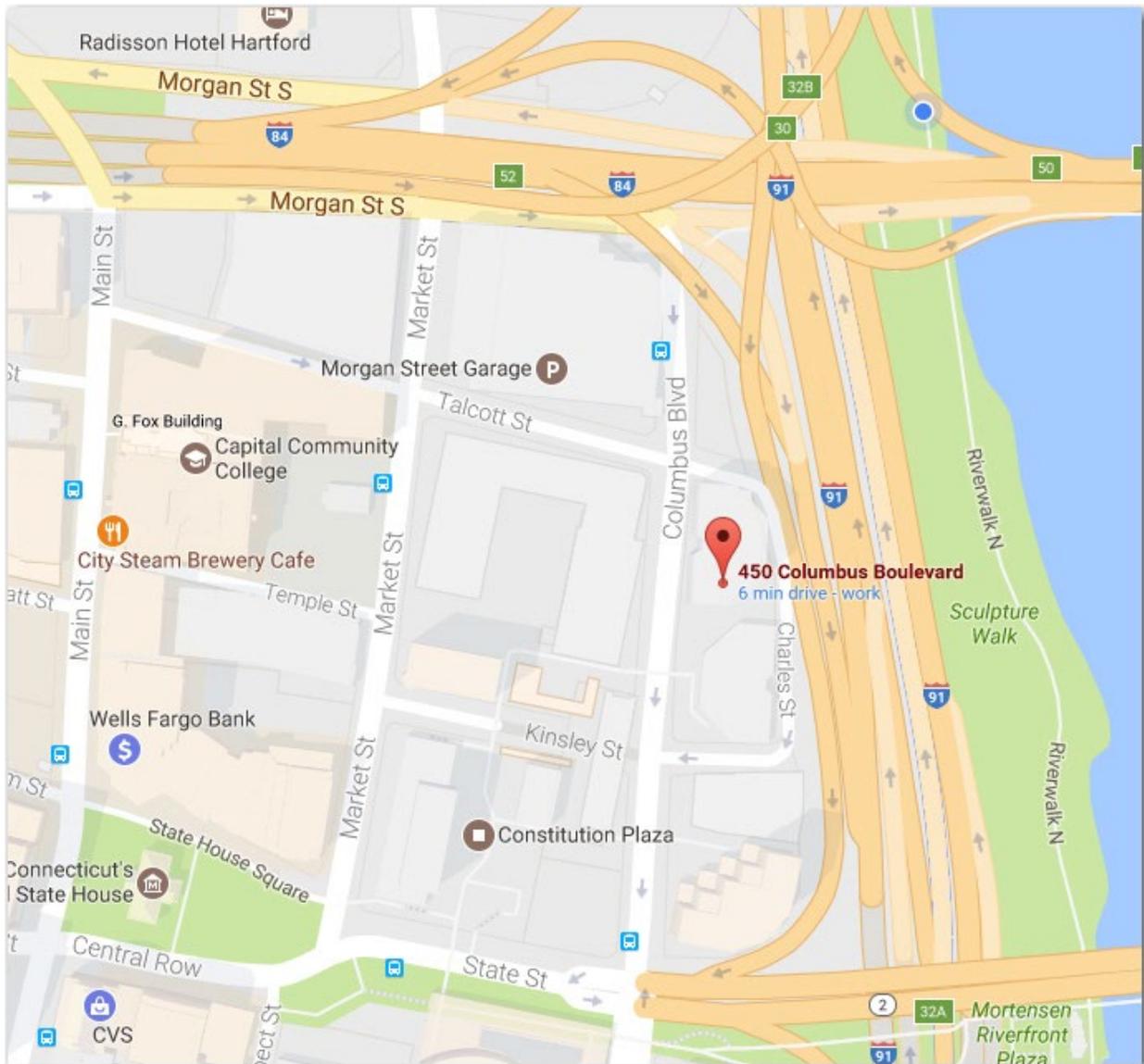
- 84 East
- Exit 50 Main St
- Go straight through 3 lights
- Turn Right onto Columbus Boulevard
- Go straight through light
- Building is on your Left

450 Columbus Boulevard, Hartford, Connecticut 06103

DIRECTIONS AND PARKING

From the East

- 84 West
- Exit 50 Main St
- At light turn Left onto Market St
- At light turn Left onto Morgan St
- Turn Right onto Columbus Boulevard
- Go straight through light
- Building is on your Left



ORGANIZATION	REPRESENTATIVE	REPRESENTING	EMAIL
Office of Policy and Management	Undersecretary Martin L. Heft	State	Martin.Heft@ct.gov
Department of Agriculture	Commissioner Bryan Hurlburt	State	Bryan.Hurlburt@ct.gov
Department of Energy and Environmental Protection	Christopher Martin	State	Christopher.Martin@ct.gov
CT Farm Bureau	Paul Larson	Statewide	pauill@cfba.org
CT National Association of State Foresters (DEEP)	David Beers	State	David.Beers@ct.gov
CT Association of Assessing Officers	Damon Braasch	CAAO PA 490 committee	damon.braasch@middletownct.gov
CT Association of Assessing Officers	Bill Lee	CAAO PA 490 committee	blee@ctityofnorwich.org
CT Council of Small Towns	Nicholas D'Addario	Selectman, Easton	ndaddario@eastonct.gov
CT Council of Municipalities	Mark Walter	Town Administrator, Columbia	townadministrator@columbiact.org
Local Farmer - River Valley	John Emmanuel	Farmer & Town Councilor, Rocky Hill	jemmanuel@rockyhillct.gov
Local Farmer	Keith Bishop	Guilford	keith.bishop@bishopsorchards.com
Local Farmer - Non River Valley (East)	Kim Grijalva	North Stonington	kim@grijalvacattleco.com
Local Farmer - Non River Valley (West)	Ben Freund	East Canaan	benjamin.freund@snet.net
Local Forester	Joseph Orefice	Union	hiddenblossomfarm@gmail.com
Local Aqua Farmer	Mike Gilman	Madison	michael.gilman@uconn.edu
UConn Extension	Bonnie Burr	State	bonnie.burr@uconn.edu
CT Greenhouse Growers	John L. Casertano	Cheshire	jcasertano@casertanosfarms.com
CT Nursery & Landscaping Assoc	Connor Bunovsky	Monroe	Connorbunovsky@gmail.com
New CT Farmer Alliance	Ella Kennen	Statewide	newctfarmers@gmail.com
American Farmland Trust	Jennie Kapszukiewicz	Plainfield	jkapszukiewicz@farmland.org



STATE OF CONNECTICUT

GOVERNOR NED LAMONT

January 19, 2026

Joshua Wojcik
Interim Secretary
Office of Policy and Management
450 Capitol Avenue
Hartford, CT 06106

Dear Interim Secretary Wojcik:

I have consistently encouraged the preservation of farmland, forestland, open space, and maritime heritage land to maintain a readily available source of food and farm products, conserve the state's natural resources, and promote the welfare and happiness of Connecticut residents.

It is in the public interest to prevent the forced conversion of these lands to more intensive uses as a result of economic pressures caused by property tax assessments at values incompatible with their preservation. The General Assembly established a process to support this public interest through sections 12-107b to 12-107e, inclusive, 12-107g, and 12-504f of the Connecticut General Statutes (CGS).

In light of concerns raised regarding the application and impacts of the PA 490 Recommended Land Use Values issued for the October 1, 2025 Grand List, and to ensure that land use valuation practices are implemented in a manner consistent with statutory purpose, stability, and fairness, I am committed to preventing the forced conversion of these lands as a result of assessment practices that may undermine those objectives..

Accordingly, I am directing the Office of Policy and Management, in consultation with the Connecticut Department of Agriculture, to take the following actions as interim guidance:

- Revoke the PA 490 2025 Recommended Land Use Values and Best Practices for farm land, forest land, open space, and maritime heritage land, and reinstate the PA 490 2020 Recommended Land Use Values and Best Practices for these land categories;
- Immediately notify all municipal tax assessors of this revocation and reinstatement; and
- Convene a working group in collaboration with the Connecticut Department of Agriculture, including representation from agricultural organizations, farmers, municipal leaders, and assessors, to recommend alternative measures to improve data collection, review, and valuation processes consistent with section 12-2b(1) of the CGS.

These steps are intended to support the continued administration of the state's land use valuation program while ensuring that future updates are informed by robust data, transparent processes, and broad stakeholder engagement.

Thank you for your attention to this matter and your continued commitment to preserving Connecticut's agricultural and natural resources.

Sincerely,

A handwritten signature in blue ink that reads "Ned Lamont". The signature is fluid and cursive, with the first name "Ned" being more prominent than the last name "Lamont".

Ned Lamont
Governor

Sec. 12-2b. Duties of Secretary of Office of Policy and Management re municipal assessment. The Secretary of the Office of Policy and Management shall:

(1) In consultation with the Commissioner of Agriculture, develop schedules of unit prices for property classified under sections [12-107a](#) to [12-107d](#), inclusive, update such schedules by October 1, 1990, and every five years thereafter, and make such data, studies and schedules available to municipalities and the public;

Sec. 12-63. Rule of valuation. Depreciation schedules. (a) The present true and actual value of land classified as farm land pursuant to section [12-107c](#), as forest land pursuant to section [12-107d](#), as open space land pursuant to section [12-107e](#), or as maritime heritage land pursuant to section [12-107g](#) shall be based upon its current use without regard to neighborhood land use of a more intensive nature, provided in no event shall the present true and actual value of open space land be less than it would be if such open space land comprised a part of a tract or tracts of land classified as farm land pursuant to section [12-107c](#). The present true and actual value of all other property shall be deemed by all assessors and boards of assessment appeals to be the fair market value thereof and not its value at a forced or auction sale.

Meeting	Meeting Subject Matter
1	Introduction & Review of Current Process
2	Other State & National Valuation Standards
3	Other Methodology Considerations / Outreach & Engagement
4	Taxation of PA 490 Lands
5	Recommendations / Findings Draft
6	Informational Session (Public)
7	Final Recommendation Vote and Report Release