



Board of Assessment Review

Tuesday, June 23, 2026, 12:00 PM

Meeting Minutes

Eric Larsson, Chair
Lee Lowry
Samuel Rains

The meeting convened at 12:00 p.m. on June 23, 2026 in Room 24 at Portland City Hall, 389 Congress Street, Portland Maine.

Attendees: Board members Eric Larsson, Chair, Lee Lowry, Samuel Rains, Attorney Stephen Wagner representing the board, City Assessor Elisa Marr, Attorney for the city Michael Goldman, appellants Kathleen Barron and Peter Dedych, and board assistant Annie James.

One member of the public, Henry Barkley, attended. Board attendance was taken by roll call.

Approve the Minutes of the March 17, 2026 Board of Assessment Review Meeting

Board Chair Larsson moved to approve the minutes of the March 17, 2026 Board of Assessment Review Meeting. Board member Lowry seconded the motion, which was approved by a roll call vote of (2-0, Rains recused).

Determination of Jurisdiction RE: Appeal of Assessment of 28 Meadow Avenue, 083A A005001, Owners Kathleen Barron and Peter Dedych

Board Chair Larsson opened the discussion of the determination of jurisdiction of the Board to hear the appeal from Kathleen Barron and Peter Dedych. The following individuals spoke: Eric Larsson, Lee Lowry, Kathleen Barron, Michael Goldman, Attorney Wagner.

No conflicts of interest were found.

Board Chair Larsson reviewed the exhibits in the packet. There were no objections to the submission of the materials in the packet.

Board Chair Larsson invited the parties present on the issue of timeliness. Ms. Barron presented her argument and distributed paper copies of materials. When Ms. Barron was finished presenting her argument, the Board was given an opportunity to ask the appellant questions. No Board members asked questions. The Assessor's office was then invited to ask the appellant

questions. The following individuals spoke: Kathleen Barron, Attorney Goldman, Annie James, Lee Lowry, Eric Larsson.

Board Chair Larsson invited the Assessors to present their response. The following individuals spoke: Attorney Goldman, Elisa Marr.

When the Assessor was finished presenting their response, the Board and Applicant were given an opportunity to ask the Assessor questions. The following individuals asked questions: Lee Lowry, Samuel Rains, Kathleen Barron.

Attorney Goldman then asked the Assessor redirect questions, and Ms. Barron asked follow up questions.

The following materials were displayed on the screen for the Board to review: Assessor's Exhibit 4, 5, Applicant Exhibit 1, 2, 4, 9 (Supplemental Material).

Board Chair Larsson invited the appellant to close their argument, which they do. The following individuals spoke: Kathleen Barron.

Board Chair Larsson invited the Assessors to close their argument, which they do. The following individuals spoke: Attorney Goldman, Attorney Wagner.

Board Chair Larsson invited the appellants to rebut, which they do. The following individuals spoke: Kathleen Barron.

Board Chair Larsson invited the Board to ask questions. The following individuals spoke: Lee Lowry, Attorney Wagner, Eric Larsson, Attorney Goldman, Kathleen Barron.

The following exhibits were displayed on the screen for the Board to review: Assessor's Exhibit 4

One member of the public, Henry Barkley, departed at 1:57 p.m.

Discussions continued. The following individuals spoke: Attorney Goldman, Eric Larsson, Attorney Wagner.

There were no members of the public present for public comment.

The Board closed the public portion of the meeting and began their deliberations and discussed the factual findings of the appeal. The following individuals spoke: Eric Larsson, Attorney Wagner, Annie James, Lee Lowry, Samuel Rains, Attorney Goldman.

Attorney Wagner suggested the following Motion: The applicants ongoing communications past the deemed denied deadline to advance the process of an onsite inspection implies an understanding that the abatement was ongoing and that they'd have an opportunity to appeal after that process had been concluded. The Motion was moved by Board Chair Larsson and

seconded by Board member Lowry, and passed by a roll call vote (3-0).

Attorney Wagner suggested a Motion to conclude as a matter of law based on 36 M.R.S. §843 and *Int'l Woolen Co. v. Town of Sanford*, 2003 ME 80, 827 A.2d 840, 2003 Me. LEXIS 89, that an applicant can implicitly extend the deemed denial deadline, which was moved by Board Chair Larsson and seconded by Board member Lowry, and passed by a roll call vote (3-0).

Attorney Wagner suggested a Motion to find that the application of Appeal of Assessment of 28 Meadow Avenue, 083AA005001, Owners Kathleen Barron and Peter Dedych, was timely, which was moved by Board Chair Larsson and seconded by Board member Rains, and passed by a roll call vote (3-0).

The Board then discussed setting a date to continue the hearing. The applicants consented to extending the date to a date uncertain. Board assistant Annie James confirmed that she will contact the applicants via email to set a date to continue the hearing; there were no objections.

Kathleen Barron and Peter Dedych departed at approximately 2:51 p.m.

Adjournment

Board Chair Larsson moved and Board member Lowry seconded the motion to adjourn, which passed by a roll call vote of (3-0). The meeting concluded at 2:59 p.m.