

DRAFT MINUTES
Norwich Board of Civil Authority
July 22, 2014

The meeting was called to order by Chairman Dean at 7:00 PM.

Members Present: JP's: Dean, Donohue, Fowler, Gray, Johnson, Rotman and Smith. Selectboard: and Flanders and Moran. Town Clerk: Munday.

Assessor: Bill Krajieski.

Appellant: John Streeter and Elizabeth McKinstry.

Krajieski introduced the property being located at 504 Chapel Hill Road, parcel ID: 03-036.100 and assessed at \$573,300. The property is a two story conventional style house on 18.85 acres of land. The home has an attached garage/apartment constructed in 2010. The home was added in 2012. The house has 2.5 baths, 2 bedrooms, 2 kitchens and 2,612 square feet of finished area on the main floors. The home has an unfinished second floor over the main residence. There is no internal stairway to reach the second floor.

The grievance request was denied.

Mr. Streeter and Ms. McKinstry are contesting that they are being assessed for hardwood floors in both the main home and the apartment. The hardwood floors are on the first floor only of the main house and the apartment has laminate flooring.

They are also contesting the value placed on the radiant heat. The radiant heat is in the basement only and is heated with an electric hot water heater. This is not an expensive system and is very low tech.

The unfinished second floor is completely unfinished. There is no access to this space from inside the house and can only be viewed by using a ladder to access a window over the porch. The second floor was designed for appearances only and the current owner does not plan to use this space. This space cannot even be used for storage as there is no floor.

The appellants are asking for a reduction of \$35,844 leaving a value of \$537,456.00.

Krajieski spoke for the Assessors suggesting that the Board look into the hardwood floors and laminate flooring. The fact that the flooring in the apartment is laminate, the Assessors may have missed this when they viewed the property.

The apartment has a self-contained heating system and the main house uses wood and an electric hot water heater for the radiant heat in.

The second floor if the appellant wished, could be turned into finished space, if it wasn't there it would have been assessed for less. It is assessed on its potential use even though the space is not being used. The potential for expansion is there.

An Inspection Committee consisting of Nancy Dean, Mary Fowler and Linda Gray will inspect the property on July 30, 2014 at 2:00 pm.

This hearing closed at 7:35 pm.

The hearing for the Bukk G. Carleton III Family Trust was opened at 7:40 pm. Neither Mr. Carleton nor his representatives were able to be present at this meeting. After general discussion it was consensus to hear Mr. Carleton's request at our next meeting on July 31, 2014.

Before the next meeting, a motion made by Rotman seconded by Flanders, To ask the Town Manager to request a legal opinion from the Town Attorney as to the effect of the pending litigation on the present appeal. Motion passed unanimously.

A motion mad by Johnson seconded by Rotman, to adjourn. Motion passed.

Meeting adjourned at 8:00 pm.

Respectfully submitted,

Bonnie J. Munday
Norwich Town Clerk