

DRAFT MINUTES  
Norwich Board of Civil Authority  
July 31, 2014

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

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

Assessor: Bill Krajeski.

Appellant: Kelly Caron for Bukk Carleton.

Krajeski introduced the property as belonging to the Bukk G Carleton III Family Trust. It is located at 714 Beaver Meadow Road in Norwich, VT. The property ID# is 10-032.000 with an assessed value of \$507,200.

The grievance request was denied.

Caron spoke on behalf of Mr. Carleton the appeal is basically the same as last year. It involves the 27.1 acres which is assessed \$192,100.

Carleton has had an independent appraisal done which shows that the house and the entire 30 acre parcel to be appraised for \$112,200 less that the Town Appraisal.

Carleton has had perk tests done on the 27.29 acres on the building envelope designated by the DRB and the perk test has failed. This land has a steep grade and there are power lines that run along the back of the property.

Carleton also had the 27.29 acres appraised separately and the appraised value for the land came in at \$200,000.

Mr. Carleton was approached by someone who was interested in purchasing the house and inspected the house with by an independent firm and was offered \$140,000 for the house. They claimed that the house was a basic tear down house.

Mr. Carleton would like to see a value of \$395,000 for the house and the 30 acres.

Krajeski noted that there is currently an appeal before the State Appraiser and at this time does not offer a rebuttal. Krajeski noted that the appraisal was done a month after the perk test failed and does question why the appraiser placed a higher value on the land that the Town has on it.

This hearing was closed. An Inspection Committee of Donohue, Moran and Rotman would inspect the property upon leaving the hearing.

Motion was made by Donohue seconded by Rotman to adjourn. Motion passed unanimously.

Meeting adjourned at 7:25.

The next meeting will be August 6, 2014 at 7:00 pm.

Respectfully submitted,

Bonnie J. Munday  
Norwich Town Clerk

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