

Minutes of the Norwich Board of Listers' Deliberative Session

Monday, 13 June 2016, 10 am

Present: Cheryl A. Lindberg (Chair), Liz Blum (Listers); Jonathan Bynum (Scribe)

Absent until noted in minutes: Lee Michaelides (Lister)

Lindberg opened the deliberative session at 10:08 am.

20-113.000, 124 Beaver Meadow Road, owners Brian & Elaine Livingston

Blum **moved** (2nd Lindberg) to reduce the grade from C+ to C. Motion **passed 2-0**.

20-296.000, 12 Elm Street, owner Katharine Emlen

Blum **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

16-074.000, 76 McKenna Road, owner Racusin Revocable Living Trust

Lindberg **moved** (2nd Blum) to reduce the assessed value to \$400,000. Motion **passed 2-0**.

06-023.000, 535 Campbell Flats Road, owners Dennis & Roberta Kaufman

Lindberg **moved** (2nd Blum) to remove the \$300 shed from the assessed value. Motion **passed 2-0**.

10-199.010, 27 Partridge Hill Road, owners Dana & Harley Cudney

Lindberg **moved** (2nd Blum) to reduce the assessed value to \$316,400. Motion **passed 2-0**.

10-077.100, 2.9 acres on Turnpike Road, owner Susan Spademan

Blum **moved** (2nd Lindberg) to reduce the assessed value to \$124,300. Motion **passed 2-0**.

20-308.000, 95 Elm Street, owner John Pepper

Blum **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

20-304.000, 89 Elm Street, owner Barbara Tierney

Lindberg **moved** (2nd Blum) to decrease grade to C, adjust depreciation to produce an assessed value close to \$500,000. Motion **passed 2-0**.

11-191.000, 75 Hawk Pine Road, owners Lorenzo Torresani & Irene Fondriest

Grievance withdrawn by owners.

10-014.000, 80 Glen Ridge Road, owner Helen Ainsworth-Cavin

Blum **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

20-151.000, 22 Turnpike Road, owner Joanne Withington Trust

Blum **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

11-152.600, 94 Mystic Drive, owner Heidi Webster

Lindberg **moved** (2nd Blum) to reduce the assessed value to \$410,000. Motion **passed 2-0**.

10-162.000, 559 New Boston Road, owner Judith Pond

Blum **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

05-013.000, 1302 New Boston Road, owner Dennis Revocable Living Trust

Lindberg **moved** (2nd Blum) to leave the value of the garage where it was in the Preliminary Grand List and reduce the value of the house, bringing the assessed value to \$285,100. Motion **passed 2-0**.

20-137.000, 451 Main Street, owners Theodore & Ruth Jabbs

Blum **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

20-057.300, 26 Goddard Road, owners Edward & Margaret Redpath

Blum **moved** (2nd Lindberg) to reduce the assessed value to \$702,000. Motion **passed 2-0**.

At this point, Lister Lee Michaelides joined the meeting.

20-014.100, 272 Elm Street, owners Warren & Toni Apgar Thayer

Blum **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0** (Michaelides not voting).

20-261.000, 5 Hopson Road, owner Julia Ackley

Lindberg **moved** (2nd Blum) to reduce the assessed value to \$248,100 by reducing the grade and having the completion percentage set at 100%. Motion **passed 3-0**.

10-009.000, 752 Bragg Hill Road, owners Justin and Jennifer Krawitt

Blum **moved** (2nd Michaelides) to deny the grievance. Motion **passed 3-0**.

20-014.300, 230 Elm Street, owners William Schults and Elizabeth Maislen

Lindberg **moved** (2nd Blum) to reduce the land value by \$30,000. Motion **passed 3-0**.

04-030.000, 1292 Turnpike Road, owners Jennifer Ankner-Edelstein & Eric Edelstein

Blum **moved** (2nd Lindberg) to reduce the assessed value to \$320,100. Motion **passed 3-0**.

03-057.000, 1490 Beaver Meadow Road, owners Craig and Veronica Thurston

Michaelides **moved** (2nd Lindberg) to reduce the assessed value to \$995,000. Motion **passed 3-0**.

03-022.000, 164 Chapel Hill Road, owners Albert & Shirley Dennis

Blum **moved** (2nd Lindberg) to deny the grievance. Motion **passed 3-0**.

10-096.200, 27 Upper Turnpike, owners Ronald & Carol Bodge

Blum **moved** (2nd Michaelides) to reduce the assessed value to \$594,700. Motion **passed 3-0**.

20-154.000, 6 Willey Hill Road, owners Douglas & Berna Rexford

Blum **moved** (2nd Michaelides) to change the note on the property record card but deny the grievance. Motion **passed 3-0**.

At this point, Lister Liz Blum left the meeting.

15-010.200, 435 Bragg Hill Road, owner Edith Picken

Michaelides **moved** (2nd Lindberg) to reduce the assessed value to \$419,900. Motion **passed 2-0**.

10-004.120, 1005 Bragg Hill Road, owners Michael & Barbara Hall

Michaelides **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

05-120.000, 539 Bradley Hill Road, owner James Cardenali

Michaelides **moved** (2nd Lindberg) to adjust the assessed value to \$247,900. Motion **passed 2-0**.

06-029.000, 282 Campbell Flats Road, owners Ann & Daniel Kleinhans

Michaelides **moved** (2nd Lindberg) to adjust the assessed value to \$358,400. Motion **passed 2-0**.

10-013.000, 82 Glen Ridge Road, owners Demosthenes & Georgia Sofronas

Michaelides **moved** (2nd Lindberg) to apply a 5% topography reduction to the assessed value of the first acre of land. Motion **passed 2-0**.

16-124.000, 356 Hawk Pine, owners James & Beckie Eakin

Michaelides **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

10-125.100, 53 Old Farm Road, owners Henry & Elizabeth Nelson

Lindberg **moved** (2nd Michaelides) to reduce the assessed value to \$602,700. Motion **passed 2-0**.

16-153.000, 295 Hawk Pine Road, owners Nathaniel Dominy & Erin Butler

Michaelides **moved** (2nd Lindberg) to reduce the assessed value to \$500,000. Motion **passed 2-0**.

05-095.200, 643 Pattrell Road, owners Robert Stevens and Elizabeth Anderson, Trustees

Michaelides **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

20-290.000, 16 Jones Circle, owners John & Catherine Girard

Michaelides **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

15-071.000, 221 US Rt 5 S (Colton Center), owner William Drake

Michaelides **moved** (2nd Lindberg) to reduce the assessed value to \$519,000. Motion **passed 2-0**.

15-027.000, 391 Bragg Hill Road, owners Jon & Holly Wilkinson

Michaelides **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

20-232.000, 19 Church Street, owners Gerald and Dana Ireland

The Listers believe that the sale price was valid. Michaelides **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

15-020.200, 96 Dutton Hill Road, owners Andrew & Tiffany Pache

Lindberg **moved** (2nd Michaelides) to reduce the assessed value to \$708,600. Motion **passed 2-0**.

20-219.010, 31 Carpenter Street, Tracey Hayes & Keith Warren

Michaelides **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

05-097.200, 96 Middle Road, owners Michael & Lisa Judd

Lindberg **moved** (2nd Michaelides) to reduce the assessed value to \$299,000. Motion **passed 2-0**.

20-174.000, 1 Cliff Street, owners Clay Block and Virginia Brack

Michaelides **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

20-005.000, 227 Elm, owners Swaminathan Subbiah & Sarah Robson

Lindberg **moved** (2nd Michaelides) to reduce the assessed value of the house to \$500,000 and adjust the assessed value of the sheds according to the Assessor recommendations. Motion **passed 2-0**.

11-052.100, 929 Union Village, owners Joseph & Judy Phillips

Lindberg **moved** (2nd Michaelides) to deny the grievance. Motion **passed 2-0**.

20-229.000, 20-229.200, 316 & 312 Main Street, owner Sudlow LLC

Michaelides **moved** (2nd Lindberg) to send the recommendation back to the Assessor for clarification of the land issue raised by the grievant. Motion **passed 2-0**.

20-121.000, 8 Beaver Meadow Road, owner Beaver Meadow Ventures LLC

Lindberg **moved** (2nd Michaelides) to deny the grievance. Motion **passed 2-0**.

15-018.000, 11 Abigail Road, owner Horst Richter Trust

After discussion, the grievance was tabled.

05-076.100, 1225 Union Village, owner Robert Beckett

Michaelides moved (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

20-189.010, 24 Hazen Street, owner Amy Somerstein

Michaelides moved (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

11-199.100, 11-199.200, 15-070.000, 121, 147 Willey Hill Road, 147 US Route 5 S, owners Hugh Bower Trust, Sally Bower Trust

Michaelides moved (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

20-157.000, 474 Main Street, owner Michael Goodrich

Michaelides moved (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

After discussion, the Listers agreed to consider three additional written grievances (from Laurie Levin & Neil Schickner, parcel 11-187.000; and Jason Yehle & Crystal Piffath, parcels 20-173.000 and 06-055.000), notice of which was received after the grievance filing deadline but before the official grievance period had ended.

At about 5 pm the deliberations were continued until 5 pm on Tuesday 14 June 2016 in Tracy Hall.

Tuesday, 14 June 2016, 5 pm

Present: Cheryl A. Lindberg (Chair), Lee Michaelides (Listers); Jonathan Bynum (Scribe)

Absent: Liz Blum (Lister)

Lindberg reopened the deliberative session at 5:03 pm.

20-229.000, 20-229.200, 316 & 312 Main Street, owner Sudlow LLC

After receiving additional information from the Assessor, Michaelides moved (2nd Lindberg) to reduce the assessed value of 20-229.000 to \$912,500. Motion **passed 2-0**.

Michaelides moved (2nd Lindberg) to deny the grievance on 20-229.200. Motion **passed 2-0**.

15-018.000, 11 Abigail Road, owner Horst Richter Trust

Michaelides **moved** (2nd Lindberg) to reduce the grade of the Richter dwelling to C. Motion **passed 2-0**.

11-043.000, 112 Bradley Hill Road, owners Daniel & Michelle Gottlieb

Lindberg **moved** (2nd Michaelides) to deny the grievance. Motion **passed 2-0**.

16-020.000, 74 Four Wheel Drive, Hugh & Cheryl Rostad

There was no grievance filed on this property. After discussion of a possible error in the listing, the Listers agreed to request from the Assessor clarification of the reason for the lack of a site value on the third lot, and the allocation of the outbuildings on the property record cards.

Jonathan Bynum left the meeting at this point.

05-123.100, 172 Ladeau Road, Elbow Condominium Unit #2, owner Pamela Smith

Michaelides **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

11-171.000, 262 Hawk Pine, owners Neil & Adele Fulton

Lindberg **moved** (2nd Michaelides) to lower the assessment of the building by \$3,600, thereby reducing the assessed value to \$422,200. Motion **passed 2-0**.

05-095.300, 05-095.400, 97 Kerwin Hill Road & 742 VT Rte 312, owners Norah Lake & Christopher Polashenski

Michaelides **moved** (2nd Lindberg) to lower the assessed value of the dwelling on 05-095.300 to \$137,500 and the 2 acre housesite on 05-095.300 to \$20,000. Motion **passed 2-0**.

Michaelides **moved** (2nd Lindberg) to deny the grievance on 05-095.400. Motion **passed 2-0**.

15-019.000, 64 Abigail Road, owner Joanne McCormick

Lindberg **moved** (2nd Michaelides) to add a 10% topography adjustment to the 12.3 acres of excess land. Motion **passed 2-0**.

10-127.000, 32 Old Farm Road, owner Stuart Allan

Michaelides **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

20-302.000, 20-268.000, 39 Elm Street and 10.95 ac on Hopson Road, owners Susan Stevens and Bradley Watts

Lindberg **moved** (2nd Michaelides) to deny the grievance on 20-302.000. Motion **passed 2-0**.

Lindberg **moved** (2nd Michaelides) to deny the grievance on 20-268.000. Motion **passed 2-0**.

03-049.000, 370 Chapel Hill Road, owners Cameron Cross & Sonia Swierczynski

Michaelides **moved** (2nd Lindberg) to adjust the depreciation so as to lower the assessed value to \$234,300. Motion **passed 2-0**.

03-054.120, 1616 Beaver Meadow Road, owners Theodore & Martha Austin

Lindberg **moved** (2nd Michaelides) to deny the grievance. Motion **passed 2-0**.

20-089.000, 27 Sargent Street, owners Jeremy & Shannon Wallis

Michaelides **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

20-181.000, 386 Hawk Pine, owners Gary & Francis DeGasta

Michaelides **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

06-021.000, 06-033.300, 397 Campbell Flats Road & 360 Campbell Flats Road, owners David & Ann Sargent and Jane Sargent respectively

Lindberg **moved** (2nd Michaelides) to lower the neighborhood code on 06-021.000 to the next highest grade. Motion **passed 2-0**.

Lindberg **moved** (2nd Michaelides) to lower the neighborhood code on 06-033.300 to the next highest grade. Motion **passed 2-0**.

05-154.000, 702 New Boston Road, owners Robert & Lorraine Kewer

Michaelides **moved** (2nd Lindberg) to lower the grade of the dwelling to D+, thereby lowering the total assessment to \$259,400. Motion **passed 2-0**.

06-003.300, 06-003.100, 80 Waterman Hill Road & 168 Waterman Hill Road, owners Charles & Kristin Clement and Lynn Stern et al. respectively

Michaelides **moved** (2nd Lindberg) to deny the grievance on 06-003.300. Motion **passed 2-0**.

Michaelides **moved** (2nd Lindberg) to deny the grievance on 06-003.100. Motion **passed 2-0**.

16-019.100, 2 Four Wheel drive, owner Mary Essex

Lindberg **moved** (2nd Michaelides) to correct errors on the property record card, thereby reducing the assessed value to \$263,800. Motion **passed 2-0**.

10-088.000, 50 Bob White, owners Christopher Yen & Sarah Logan

Michaelides **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

11-187.000, 8 Hawk Pine Road, owners Laurie Levin & Neil Schickner

Lindberg **moved** (2nd Michaelides) to deny the grievance. Motion **passed 2-0**.

20-173.000, 56 Hazen Street, owners Jason Yehle & Crystal Piffath

Michaelides **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

06-055.000, 227 Waterman Hill Road, owners Crystal Piffath & Jason Yehle

Michaelides **moved** (2nd Lindberg) to deny the grievance. Motion **passed 2-0**.

Respectfully submitted,

Cheryl A. Lindberg
Chair, Norwich Board of Listers