

Town of Norwich Listers

GRIEVANCE HEARING DRAFT MINUTES

July 18, 2024

Present: Cheryl A. Lindberg and Ernie Ciccotelli, Listers

The grievance hearing began at 9:00 a.m. and the following grievances were heard:

1. Adams, James - Parcel ID #03-400.400 – With authority provided by James for his father Michael to present the grievance, Michael explained that the number of acres that Norwich has in the grand list is incorrect at 10.4 acres and should be 2.4 acres. Documentation previously received by the Listers on this parcel were presented. The Listers have brought this matter to the Norwich Selectboard who has the authority to address a boundary line dispute.
2. Verges, Christopher/Katherine – Parcel #11-126.100 – Mr. Verges grieved the assessment of his land at 600 Union Village Road. He considers the land still undeveloped despite a bridge being built and utilities brought to the site last fall and this spring. The cost of the bridge was \$120,000 but that doesn't reflect its FMV. Comparable other land parcels were provided. The Listers will inspect the parcel later in the day.
3. Upper Valley Land Trust – Parcel #11-071.100 – Jeanie McIntyre, President of UVLT presented the information on this parcel. The land parcel was donated to the UVLT by Dennis DeVaux with the restriction that the land would not be developed but used for hunting and public access. The current assessment includes a site assessment that should be removed.
4. Miller, Scott/Lindsay – Parcel #10-113.100 – The Millers both presented their grievance and explained that their structure on the property is not a dwelling, but an office space. There isn't a bathroom or kitchen and it isn't fully heated. The building stores their other amenities when they leave for the months of mid-October to mid-April. When asked about filing an HS-122 for their parcel, they stated that they did so because they consider the parcel their home. However, they live in a camper about 175 days of the year on the property. The Listers do not have any information from a zoning permit to know that they live in a camper, a situation that requires an approved zoning permit in Norwich. The Listers will do an inspection of the property later in the day.
5. Lake Mitchell Trout Club, Inc. – Parcel #09-001.000 – Kenneth Parker, President of LMTC presented the grievance of the Current Use value of \$44,200. He believes there is a data error in the assessment. While at the grievance, the Listers were able to explain the remaining value of \$44,200 to Mr. Parker and he was satisfied with the explanation. The Listers explained that he would receive a grievance decision marked as DENIED and he accepted that as well.
6. Comcast Cable – Parcel #70-008.000 – This was a written grievance submitted by the Board of Listers due to a data-entry error in the Abstract listing the wrong amount. The Listers will correct the error and send Comcast a grievance decision acknowledging the correct assessment amount.
7. Farrell, Brigid Ann – Parcel #12-005.100 – This was a written grievance by Brigid questioning the assessment of the enrolled acreage versus the unenrolled acreage.
8. McLaughry, Grace/Sweitzer, Christopher – Parcel #10-104.000 – This was a written grievance that grieved the dwelling mainly. In comparing their home to other homes in Norwich, their assessment was higher than those with comparable location, acreage and size. Three comparable properties were provided.

9. Cavanaugh, Evan/Riley, Kerin – Parcel #05-146.200 – The grievance was to appeal the assessment of the dwelling, not the land. This dwelling is still in a work-in-progress stage at April 1, 2024. Design plans have changed since the filing of the building permit so they wanted to be sure these changes were made. Four comparable properties were provided. The Listers made an appointment to inspect the property for later in the day.

Cheryl A. Lindberg, Chair

Norwich Board of Listers

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