

Town of Norwich, Vermont

Office of the Listers & Zoom

Draft Minutes – Special Meeting

Wednesday August 7, 2024 – 3:00 pm

Attending: Listers – Cheryl A. Lindberg and Ernie Ciccotelli;
Public – Tony Adams, Michael Adams, James Adams and Watt Alexander

1. Call to order – The meeting was called to order at 3:03 pm.
2. Review and approval of agenda – Lindberg asked to add 5 (a) Lister Office update and 7(a) Lister E&O memo to the agenda. Ciccotelli made a motion to approve the agenda as amended. The motion was seconded by Lindberg and passed unanimously.
3. Public Comments/Correspondence – No public comments were made.
4. Current Use LV-314 grievance – Watt Alexander on behalf of McIndoe Farm LLC presented the grievance on the valuation of the withdrawal of 2.72 acres from the Current Use program on Form LV-314. These acres are being withdrawn to build a new home. Alexander acknowledged his understanding of the way the Listers are to value the 2.72 acres as a stand-alone parcel per 32 V.S.A. §3756(d), which has changed since he last knew the process, in his email and at the grievance. He presented recent land sales to the Listers in a written email and believes those sales represent Fair Market Value and are comparable to what the valuation of his acreage should be. He believes the Listers' value should be about \$185,000 instead of the \$260,027 on the LV-314. The Town's CLA increases the Listers value of \$175,700 to \$260,027 value. The Listers will review the comparables that Alexander provided and deliberate after the meeting today. A decision will be sent to Alexander after the Listers' deliberative process.
5. Reappraisal update – Lindberg mentioned that an email was sent today to confirm the meeting date of September 9th with KRT Appraisal and the Town Manager. A time for the meeting has not been decided, so that piece will be forthcoming.
- 5(a). Lister Office update – Lindberg gave an update on several office matters. The Form 411 from the lodged 2024 grand list has been submitted to the State; Sales verification in VTPIE need to be done and will be worked on tomorrow with Beaulieu; the VALA Conference is at Lake Morey on 9/5 & 9/6 and is a great opportunity to network with other Vermont Listers. Lindberg encourages both of the Listers to attend. Lindberg will be working remotely from 8/15 to 8/22 and will ask Beaulieu if she can staff the office for a few hours on the 15th or 22nd or both. Ciccotelli will cover the emails and/or office as able.
6. Information hearing August 11, 2024 – Lindberg asked Ciccotelli if he would be attending and if he wanted to present any of the information. He will be in MA attending a funeral on Saturday, August 10th, so he is not certain he will be back in time for the 3:00 pm hearing. Lindberg will attend and present information similar to what has been posted on the Norwich Listserve.

7. Norwich/Sharon boundary line discussion – Lindberg began with an update on what has been sent to the Selectboard/Town Manager to be included in their packet for a Selectboard meeting date to be determined. Lindberg requested a meeting date other than August 14th, due to her being away. Ciccotelli wants the Town Charter to be included in the documents to the Selectboard. Tony Adams and Michael Adams presented their information on their belief that their parcel isn't changing the boundary line between the two Towns. They believe their survey should be the official authority on the size of the parcel. Lindberg inquired about the 2007 change of assessment when the parcel went from 2.4 acres to 10.4 acres as she has not been able to find a grievance decision from that change. Tony Adams stated that he doesn't have any records to provide regarding that grievance. The Listers have been addressing this boundary line issue since 2004 (prior to Lindberg and Ciccotelli) without any resolution. Lindberg wants it resolved in the most appropriate manner.
- 7(a). E&O Memo – Since the lodging of the Grand List, the Listers have become aware of an error in the Grand List. A review of the information has resulted in an E&O Memo to the Selectboard requesting approval to change the assessment of parcel # 06-022.000. Lindberg will submit the memo tomorrow to the SB for inclusion in their August 14th meeting so that a revised tax bill can be issued by the Finance Office.
8. Open Meeting Law – Lindberg and Ciccotelli discussed the belief that the Grievance hearings are subject to being recorded under the new OML. While the Listers have recorded their Lister meetings as required, it was not their belief that Grievance Hearings, which are essentially the Listers listening to presentations, fall under the OML requirement. Due to the lack of specific language in the OML, the Listers inquired of VLCT on this matter. Their response believes that the hearings should be recorded. Therefore, going forward the Listers will record any grievance hearings in addition to their regular meetings.
9. Approval of Minutes 7/3/24 and 7/25/24 – Ciccotelli made a motion to approve the minutes of both meetings. Lindberg seconded the motion. Motion was voted unanimously.
10. Adjournment – Ciccotelli moved to adjourn the meeting. Lindberg seconded. Motion was voted unanimously, and the meeting adjourned at 4:17 pm.

Respectfully,

Cheryl A. Lindberg, Chair
Board of Listers