

## **Town of Norwich, VT**

### **2025 In-Person Grievance Hearings**

**Thursday, July 24, 2025 – 9:00 am to 3:00 pm**

**Multi-purpose Room, Tracy Hall**

**Present:** Listers: Cheryl A. Lindberg, Chair, Ernie Ciccotelli and Pamela Smith;  
KRT Representative, Paul Berthiaume, Senior Appraiser

The hearings were called to order by Lindberg at 9:00 am. Before each grievant presented their case, Lindberg explained the process of the hearing and the next steps if they disagree with the Listers' decision, which will be sent by Certificate of Mailing through the US Postal Service.

**Grievance # 1** – Parcel ID# 16-111-000: Jana Penders, 37 Loveland Road grieved her overall assessment after changes were made at the informal hearing. Data errors include VW2 code on the land with no view and she disagreed with some of the grades, such as “typical” insulation when her pipes freeze due to poor insulation, and the overall grade and depreciation.

**Grievance # 2** – Parcel ID# 04-002-500: Matthew Swett, 34 Old Orchard Lane grieved his land value. The topography adjustment of -50% was put on the .4 acre and in his opinion should have been on the 136.9 acres.

**Grievance # 3** – Parcel ID# 12-007-000: James Barry, 11 Hemlock Road grieved the overall assessment, which is an 86% increase. The land has a VW2 code for a property that does not have a view and he disagreed with several grades on his card. This is an affordable rental unit that he has rented to working class tenants and wants to keep it affordable.

**Grievance # 4** – Parcel ID# 09-022-200: Ted Offner, 295 Tucker Hill Road grieved his overall assessment after no changes were made at the informal hearing (which is not noted on his card). The overall grade under General Information was a D+ in 2024 and was changed to a B in 2025 with no changes to the building. The space listed as a half story (HST) is an open loft accessible by a “ship-style” ladder. There is no basement. The foundation listed on the card is “piers”.

**Grievance # 5** – Parcel ID# 12-009-000: Manqing Huang, 95 Hemlock Road grieved the land assessment for the parcel where the house burned in 2023. She paid \$60,000 in a private sale in January 2025, which is far below the assessed value and she disagreed with the designation as a waterfront property.

**Grievance # 6** – Parcel ID# 16-024-000: Heather Cantlin representing Brandy Johnson Roberts, Administrator of the Pollyanna Johnson Estate, 5 & 7 Spur Lane grieved the overall assessments. 7 Spur Lane increased 70% and 5 Spur Lane increased 22%. An interior inspection of both houses was scheduled for later today.

**Grievance # 7** – Parcel ID# 20-221-000: William & Bonnie Lawlor, 22 Carpenter Street grieved their overall assessment which increased 97% and disagreed with some of the grades on the card. An interior inspection was scheduled for later today.

**Grievance # 8** – Parcel ID# 05-154-100: Matthew & Christina Hall, 728 New Boston Road grieved their overall assessment, which increased 99.5%. They disagreed with some of the grades on the card and asked that the carport be removed because they have never had a carport. The Shed/Fr is 6 x 8 and should not be assessed. The heat source is a pellet stove, not propane Forced H/W. The Under Construction (UC) percentage should be 10%, not 6%, in their opinion.

**Grievance # 9** – Parcel ID# 03-054-210: Thomas & Virginia Cochran, 1616 Beaver Meadow Road grieved their overall assessment, which increased 86%. They requested an adjustment for the easement for their driveway and disagreed with the VW2 code, which they feel should be VW1. They disagreed with the building type Cape and felt Contemporary was a better building type for the log home and the cost per square foot, the percentage of drywall, insulation and other grade factors on the card.

**Grievance # 10** – Parcel ID# 12-006-110: Dong Zhang, 139 Hemlock Road grieved her overall assessment after no changes from the informal hearing. The assessment increased 57% and is 32% more than the purchase price of \$550,000 on July 22, 2024. She disagreed with the grades on the card and measurements. An inspection was scheduled for later today.

**Grievance # 11** – Parcel ID# 03-012-100: Brett & Katie Rusch, representing Jeanne Fabrikant, owner of record on April 1, 2025, 33 Mitchell Brook Road which increased 81.5% and is 24% over their purchase price of \$1,050,000 on April 4, 2025. The Sub Area of the sketch shows a valuation of \$380.02/sf for the finished "Attic". This is a finished loft with a much lower value due to extremely low ceiling height.

**Grievance # 12** – Parcel ID# 20-016-000: Laurel Cooney representing Lawrence Price, 192 Elm Street grieved the building assessment which increased 42.5% and disagreed with several grades on the card.

**Grievance # 13** – Parcel ID# 05-121-000: Robin Shield, joined by her Attorney, Jack Kauders, 00 Bradley Hill Road grieved her land assessment. She requested consideration of a topography adjustment as the land has ledge and is steep. A Town gate constructed on the Bradley Hill Trail prevents her from the only point where she can access her land. The land has been on the market for about 2 weeks at \$450,000 with no interest. She anticipates the land will sell at about \$400,000.

**Grievance # 14** – Parcel ID# 05-121-000: Michael Costa, 40 Sundback Lane grieved his overall assessment, which has increased 89.5%. The property is on a private dirt road. He did not find any errors on the card.

**Grievance # 15** – Parcel ID# 04-020-300: Robert McLaughry representing Cynthia Gamble, 180 Birch Hill Lane grieved the overall assessment, which increased 140.6%. The property consists of a main dwelling and a guest house on 11.3 acres. The property was purchased on March 22, 2021 for \$3,375,000. The land has a 17% grade and no topography adjustment. No data errors were found.

**Grievance # 16** – Parcel ID# 05-003-000: Todd & Laura MacKenzie, 883 New Boston Road grieved their overall assessment, which increased 69% after changes made at the informal hearing. The Mackenzies' said the "Effective Year Built" of 2022 is incorrect. They expanded the footprint of the home, but it was not an extensive renovation, and they disagreed with other grades on the card.

**Grievance # 17** – Parcel ID# 03-057-000: Annette Frye of S.C.Frye, LLC, 1490 Beaver Meadow Road grieved the overall assessment which increased 81% in 2025. The property was purchased for \$1,560,000 on June 14, 2024, which is 6.7% below the new assessment.

**Grievance # 18** – Parcel ID# 05-095-300, 05-095-400, and 05-053-000 Christopher Polashenski, 742 VT Route 132, 97 Kerwin Hill Road and 66 Kerwin Hill Road. Several errors on the cards were noted, which the Listers will research and make corrections as warranted. Several of these parcels are under "Option to Purchase at Agricultural Value" (OPAV) restrictions. Polashenski estimates that the FMV of all of the parcels combined would be \$1,240,000 under the OPAV restrictions. Parcel 05-053-000 has 2 acres excluded from Current Use. These acres have a flat area for the dwelling and the remainder of those acres are very steep. He requested a topography adjustment for the 2 site acres.

The Listers will deliberate privately on each grievance. When the hearing recessed at 3:00pm, the Listers conducted site visits at the three parcels identified in these minutes. The hearings will reconvene at 9:00am on Monday, July 28, 2025.

Respectfully submitted,

Cheryl A Lindberg, Chair