



BOARD OF CIVIL AUTHORITY

Tuesday, October 21, 2025

5:00pm in Tracy Hall

Draft minutes

BCA Members Present in Tracy Hall: Alix Manny (Chair), Kimo Griggs, Dave Krimmel, Suzanne Leiter, Kristin Maffei (via zoom), Emily Scherer, Lily Trajman

Listers: Cheryl Lindberg, Pamela Smith

Appellants: John Lamppa and Jennifer Tate; No representative for Rassias; No representative for McTaggart; Kirk Williams.

1. LAMPPA / TATE – parcel # 11-038.000, 276 Bradley Hill Rd.

- a. Manny re-opened the hearing at 5:03pm.
- b. Manny read the inspection report into the record.
- c. Lamppa summarized the initial appeal and reiterated that he believes that the neighbors at 228 Bradley Hill Road are a good comparable. He added that the attic is 527 square feet and that modern farm house grade factors are mainly lower.
- d. The Listers reiterated that 228 Bradley Hill is a slab, 1.5 story contemporary with an asphalt roof and less square footage. The subject property has a 61.5% increase, close to the town average of 59%.
- e. BCA members questioned the definition of colonial vs. contemporary styles.
- f. Leiter moved and Krimmel seconded accepting the inspection report. Unanimous by roll call vote.
- g. Hearing closed at 5:08pm.

2. RASSIAS – Parcel # 16-032.100, 81 Cliff St.

- a. Manny called the meeting to order at 5:19pm. Rassias was not present.
- b. Baker read the inspection report into the record.
- c. The Listers reminded the board that the building has already had an 18.8% reduction in assessed value via the grievance process. The property has a 23.9% increase over the previous assessed value, well below the townwide average increase of 59%.

- d. Leiter moved and Krimmel seconded accepting the inspection report. Unanimous by roll call vote.
- e. Hearing closed at 5:22pm.
- 3. **MCTAGGART** – Parcel #16-012.100, 71 Upper Loveland Rd.
 - a. Manny called the hearing to order at 5:30pm. McTaggart was not present.
 - b. Manny read the inspection report into the record.
 - c. The Listers asked the Board to amend the inspection report to reflect the fact that the dwelling is a ranch (there are no one story capes) and the acreage is 1.06 acres. The Listers reminded the board that the property had a 62.5% increase in assessed value, and there are already location and topography adjustments in place.
 - d. Baker moved and Griggs seconded acceptance of the inspection report as amended.
 - e. Hearing closed at 5:34pm.
- 4. **WILLIAMS** – Parcel #09-035.300, 1415 Beaver Meadow Rd.
 - a. Manny opened the meeting at 5:34pm.
 - b. Scherer recused herself at the request of the appellant.
 - c. Leiter read the inspection report into the record.
 - d. The appellant reiterated his reasons for requesting a reduction in assessed value and argued that the comps he provided were what should have been used to obtain a fair value for the property.
 - e. The Listers noted that there had already been a 20% reduction in value through the grievance process.
 - f. Maffei moved and Leiter seconded a motion to receive the inspection report. Passed unanimously.
 - g. Hearing closed at 5:53pm.

Site inspection reports will continue on 10/23 at 5pm.