



To: Norwich Town Clerk Lily Trajman

From: Margaret Baghdoyan

Date: September 9, 2026

Re: Additional information for September 14, 2026 hearing with the Board of Civil Authority regarding my property assessment increase

Dear Lily,

Attached please find two documents regarding my above referenced appeal. I am not able to e-mail these:

- 1) Portion of letter dated October 2, 2000 from my attorney Catherine Scott who handled the closing when I bought my condominium. She speaks to the issue of the attic of this unit not having been permitted as living space and that I cannot market it as living space. It has not been permitted for living space since I have owned the property either. It is only usable as attic space.
- 2) Copy of e-mail dated 8-13-2004 from Robert Howe regarding the basement underneath my unit. Note he says it can only be used "to access mechanical or heating systems for maintenance or repair." In phone conversation with him, I asked about using it for storage. He reiterated the above. He also said he would not want anyone down there for more than about 10 minutes.

In re-reading your letter to me of August 17, 2026 you say that I will receive the Listers' submission by e-mail. You mean their reasons for the assessment increase? And only two days before the hearing? Not much time for me to read and prepare response. They really never gave me a reason when they notified me of the increase in assessment this year.

I will need to attend the meeting by Zoom. Would you please arrange that and send me the link at: margeurida@aol.com

Please acknowledge receipt of these two items by e-mail.

My telephone number is 802-649-1397 should you need to phone me.

Thank you for your assistance.

A handwritten signature in black ink that reads "Margaret Baghdoyan".

Margaret Baghdoyan

5-5 Norwich Meadows,
Unit 2

Parcel ID 15-055-002
Margaret Baghdoyan

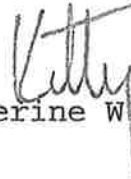
Margaret L. Baghdoyan
RE: Purchase of Norwich Meadows Condominium
October 2, 2000
Page 2

→ Unit 2 bears the additional problem that the Vermont Department of Labor and Industry never issued a permit for the use of the loft space as living space. This means that when you sell it it cannot be marketed by you as living space, and it cannot in any event be marketed as an extra bedroom. (This unit is approved as a 2 bedroom unit only.) ←

3) The last issue is the one you brought to my attention with regard to the underground storage tanks. These tanks do serve individual units, but they are located on Association land. No mention is made of them in any documentation I have seen. Even if you did, at your own expense and with Association approval, arrange to have the tank which services Unit 2 removed, as an Association owner, you may arguably bear a responsibility for the clean up costs and removal expense of other tanks. Since the tanks are getting fairly old, my guess is that this is a matter which must be dealt with quite soon and that issues of the allocation of costs will likely be a matter of negotiation between the Association and those owners whose units are serviced by the tanks.

The binder does contain a pretty long laundry list of permits which have been issued for this project. Obviously, I'm in no position to certify that the condominium and related facilities were constructed in compliance with permits or that permits were obtained for activities of which I am unaware. Such determinations are more in the province of an engineer or surveyor.

Very truly yours,



Catherine W. Scott

CWS:lms

Subj: RE: fire code re: basement workshop in condo
Date: Friday, August 13, 2004 12:42:41 PM
From: robert.howe@labind.state.vt.us
To: Mbaghd@aol.com

55 Norwich Meadows
Unit 2
Parcel ID 15-055-002
Margaret Baghdoyan

8.13.4

The basement area in the condominium building that you describe could only be used to access mechanical or heating systems for maintenance or repair. In order to use the basement area for a workshop space a standard stairway and door must be provided for access and egress. Depending on the size of the area being used for a workshop a second means of egress might also be required.

Robert M. Howe, Assist. State Fire Marshal
Chief Fire Prevention Officer, CFI-II
Vermont Dept. of Labor & Industry
National Life, North Building, Drawer 20
Montpelier, Vermont 05620-3401
telephone (802) 828-2747; fax (802) 828-2195

-----Original Message-----

From: Mbaghd@aol.com [mailto:Mbaghd@aol.com]
Sent: Monday, August 09, 2004 2:22 PM
To: Robert Howe
Subject: fire code re: basement workshop in condo

Dear Mr. Howe:

We spoke on the telephone regarding state fire code requirements for a condominium basement workshop. The basement in question has no egress other than a bulkhead, whose stairs are very steep and narrow with a metal bulkhead door at the head of the stairs. My understanding from you is that a workshop is not a permitted use for this basement because the only egress does not meet fire code.

Could you please confirm this for me by return e-mail?

Thank you,
Peggy Baghdoyan

----- Headers -----

Return-Path: <robert.howe@labind.state.vt.us>
Received: from rly-yd02.mx.aol.com (rly-yd02.mail.aol.com [172.18.141.66]) by air-yd02.mail.aol.com (v101.19) with ESMTP id MAILINYD23-1f8411cef74139; Fri, 13 Aug 2004 12:42:41 -0400
Received: from limon02.corp.labind.state.vt.us (mail.labind.state.vt.us [159.105.53.21]) by rly-yd02.mx.aol.com (v101_r1.2) with ESMTP id MAILRELAYINYD24-1f8411cef74139; Fri, 13 Aug 2004 12:42:29 -0400
content-class: urn:content-classes:message