



BOARD OF CIVIL AUTHORITY

Monday, October 6, 2025

5:00pm in Tracy Hall

Final minutes

BCA Members Present in Tracy Hall: Alix Manny (Chair), Fran DeGasta, Dave Krimmel, Suzanne Leiter, Emily Scherer, Matt Swett, Lily Trajman, Priscilla Vincent

Listers: Cheryl Lindberg, Pamela Smith

Appellants: Evan Cavanaugh and Karin Riley; Rui Guo and Dawn Zhang; Davis Kitchel. No representative from GRH was present. No representative from Flanagan was present.

Online: None

1. GREAT RIVER HYDRO – parcel # 70-006.000

- a. Manny re-opened the hearing at 5:01pm.
- b. Leiter read the inspection report into the record.
- c. The Listers reminded the Board that KRT had hired a professional firm to create the assessment of flowage rights.
- d. BCA members had no questions.
- e. Vincent moved and Leiter seconded accepting the inspection report. Unanimous.
- f. Hearing closed at 5:09pm.

2. CAVANAUGH – Parcel 05-146.200, 119 Barbara Lee Ln.

- a. Manny called the meeting to order at 5:11pm.
- b. Maffei read the inspection report into the record.
- c. Cavanaugh read a prepared statement: Appeal largely based on independent appraisal of the home which gave a value of \$1.08m. Contrary to what the Listers stated in the initial hearing, this was not done by a bank but by an independent appraiser.
- d. The Listers reminded the board that there was an error on the card in terms of the nonexistent garage. They also pointed out that Wells River Savings Bank is listed as ordering the appraisal, and that banks employ independent appraisers for appraisals related to financing decisions.

- e. DeGasta moved and Leiter seconded accepting the inspection report. Unanimous.
 - f. Hearing closed at 5:19pm.
3. **FLANAGAN** – Parcel 14-021.100, 153 Delta Dr.
- a. Manny called the hearing to order at 5:30pm. Flanagan was not present.
 - b. Krimmel read the inspection report into the record.
 - c. Listers asked if the BCA had received the deed outlining the easement. Trajman affirmed that it had been posted to the website that contains appeal documents. Listers noted that there was no mention of the topo adjustment in the inspection report, although it was mentioned in the previous inspection report. The BCA suggested adding the following to the inspection report: “The inspection committee noted the unbuildable section of the property based on underlying geology and the water table and a slope of land on the house site.”
 - d. Leiter moved and Krimmel seconded acceptance of the inspection report as amended.
 - e. Hearing closed at 5:38pm.
4. **GUO** – Parcel 12-006.110, 139 Hemlock Rd.
- a. Manny opened the meeting at 5:40pm.
 - b. Manny read the inspection report into the record.
 - c. The appellants restated the reasoning behind their grievance. They argued that the recent sale reflects fair market value of the property. In addition, the property falls in the flood plain and when they purchased the property Hemlock Road had suffered significant destabilization and was partially impassable. Guo discussed the definition of “finished” vs. “unfinished.”
 - d. The Listers noted that the inspection report did not comment on the land. Purchase was for \$550,000 when the property was assessed at \$462,000. The issues with Hemlock Rd. may have driven down the sale price.
 - e. DeGasta moved and Manny seconded a motion to receive the inspection report. Passed unanimously.
 - f. Hearing closed at 5:53pm.
5. **KITCHEL** – Parcel 14-026.000, 597 Sugartop Rd.
- a. Manny re-opened the hearing at 5:54pm.
 - b. Trajman read the site inspection report into the record.
 - c. Kitchel noted that roughly 105 acres are in current use.
 - d. The Listers noted that current use is a state-run program that requires property owners to enroll and gives them a reduction in their assessment on their tax bill. The Listers distributed a memo detailing the Errors & Omissions submission to the Selectboard removing the 70% reduction on the Wiggin property adjacent to the Kitchel property. The appraisal firm erroneously put a 70% reduction on the Wiggin land under conservation easement.
 - e. Leiter moved and Krimmel seconded a motion to receive the inspection report. Passed unanimously.

f. Hearing closed at 6:00pm.

Site inspection reports will continue on 10/21 at 5pm.

Minutes taken by Lily Trajman.

Minutes approved on January 6, 2026.

A handwritten signature in blue ink, appearing to read "Alix Manny", is written over a horizontal line.

Alix Manny, BCA Chair