



BOARD OF CIVIL AUTHORITY

Thursday, October 23, 2025

5:00pm in Tracy Hall

Final minutes

BCA Members Present in Tracy Hall: Alix Manny (Chair), Jed Baker, Suzanne Leiter, Emily Scherer, Matt Swett, Lily Trajman, Priscilla Vincent

Listers: Cheryl Lindberg, Pamela Smith

Appellants: Asher Auel; Jeremy Campbell and Andrew Cliburn for Victor P LLC.

- 1. AUDEL-RAAB** – parcel # 15-010.100, 5 Happy Hill Rd.
 - a. Manny re-opened the hearing at 5:03pm.
 - b. Leiter read the inspection report into the record.
 - c. Auel reiterated the basis for his appeal and noted that there is only 100amp service in the new addition as far as he's aware. In addition there is a full bath on the second floor that wasn't mentioned in the report. Auel also noted that the sale of his house is outside the three year window examined by KRT.
 - d. The Listers stated that they understand the appellant's points; however the assessed value is under what was paid for the property in 2021.
 - e. Leiter moved and Baker seconded accepting the inspection report with amendments as follows:
 - i. Remove the sentence about amp service.
 - ii. Correct the number of bathrooms on the second floor to reflect one full and one $\frac{3}{4}$ bath.
 - iii. Refer to it as an Old Style, not cape
 - f. Hearing closed at 5:16pm.
- 2. VICTOR P LLC** – Parcel # 11-068.000, 694 Goodrich Four Corners Rd.
 - a. Manny called the meeting to order at 5:19pm.
 - b. Baker read the inspection report into the record.
 - c. Cliburn reiterated the substance of his appeal and noted that statutory framework for appeals does not require comparables to be located in the town. He reiterated

that the cost approach does not does not capture the value of some properties, and believes that the market approach is a better approach in this case.

- d. The Listers reported on their inspection and noted some additions that did not appear on the property record card, including a patio, and additional fixtures found. They proposed a different condition and year for the outbuildings. Smith noted that during the town-wide reappraisal comparables must be found within the town.
- e. Manny noted that at the VLCT training you could find comparable properties for your appeal from outside the town.
- f. Leiter moved and Scherer seconded accepting the inspection report. Unanimous by roll call vote.
- g. Hearing closed at 5:31pm.

Site inspection reports will continue on 10/28 at 5pm.

Minutes taken by Lily Trajman.

Minutes approved on January 6, 2026.



Alix Manny, BCA Chair