



BOARD OF CIVIL AUTHORITY
Wednesday, November 5, 2025
5:00pm in Tracy Hall
Final minutes

BCA Members Present in Tracy Hall: Alix Manny (Chair), Jed Baker, Dave Krimmel, Suzanne Leiter, Bob Pitiger, Lily Trajman,

Listers: Cheryl Lindberg (via zoom), Pamela Smith

Appellants: Chris Polashenski for Sweetland Farm; Marc Aquila (via zoom); Elizabeth Wilson

1. SWEETLAND FARM – parcel #05-095.300

- a. Manny called the hearing to order at 4:58pm.
- b. Manny explained that after conversing with VLCT it was deemed allowable to make a motion to switch the appeal from 05-095.300 to 05-095.400 citing clerical error. Manny so moved and Baker seconded. Discussion: Listers noted that they do not believe there is any statutory basis for allowing the Appellant to change parcel numbers. They do not want to set a precedent for Grievants at future meetings. Opinion was divided among the Board members as to whether this was the proper course of action. Motion was not voted on. Appellant offered to withdraw the appeal, but this is not permitted after the hearing has started. Appellant agreed to go forward with the appeal for 05-095.300.
- c. Trajman read the site inspection report into the record. Baker moved and Leiter seconded accepting the report. Passed unanimously.
- d. Polashenski noted that the farm store is not on the 69.5 acres as the card indicates. Listers will remove it to its own card. He also noted that the farm must be sold as a whole, and cannot be sold off in parcels. He reiterated that the property that sold for \$875,000 in Strafford in 2022 is a good comparable for Sweetland Farm. He believes that the cards for .300 are overvalued by 2x, though given that everything is under current use Polashenski acknowledged that he is unconcerned with tax implications of the valuation.
- e. Discussion ensued regarding moving the 69.5 acres to its own card, since it is not actually associated with the workforce housing.

- f. Polashenski criticized the arbitrary nature of the OPAV reduction on the part of KRT. Reduction does not appear to be supported by any evidence.
 - g. Lindberg noted that the Listers had a list of OPAV properties that have sold recently. Trajman asked for list of OPAV properties to be entered into evidence. Smith produced the list and Trajman gave copies to all present. (NOTE: this evidence was withdrawn at complaint from the Appellant and was not used for deliberation).
 - h. Hearing closed at 6:05pm.
- 2. **WILSON** – Parcel #15-055.011, 40 Norwich Meadows #11
 - a. Manny reconvened the hearing at 6:03pm
 - b. Pitiger read the site inspection report into the record .Pitiger moved and Krimmel seconded accepting the report; passed unanimously.
 - c. BCA members asked what changes were made at the grievance. Smith stated that there were probably grade changes, and depreciation may have been decreased.
 - d. Wilson noted again that there are six very comparable units and they should be assessed at the same value.
- 3. **AQUILA** – 11-041.000 Card 2 (633 New Boston Rd.)
 - a. Manny reconvened the hearing at 6:20pm.
 - b. Leiter read the inspection report into the record. Aquila noted that the siding at 633 is vinyl, not clapboard. Trajman asked to correct her name in the minutes. Krimmel moved and Baker seconded accepting the report as amended. Passed unanimously.
 - c. No questions from the BCA.
 - d. No additions from the Listers.
 - e. Manny closed the hearing at 6:25pm.

All hearings have now been concluded.

Minutes taken by Lily Trajman.

Minutes approved on January 6, 2026.



Alix Manny, BCA Chair