



Board of Civil Authority Property Tax Assessment Appeal Hearings

In attendance for the BCA: Alix Manny (chair), Rob Gere, Kimo Griggs, David Krimmel, Suzanne Leiter, Kristin Maffei, Robert Pitiger, Emily Scherer, Lily Trajman

Alix Manny reconvened the 9/14/26 property tax appeals meeting at 5:00pm.

1. **Norah Lake and Chris Polashenski**, parcel 05-095.400, 97 Kerwin Hill Rd. Chris Polashenski in attendance for the appellant. The hearing was re-opened at 5:00pm.
 - i. Krimmel read the attached inspection report into the record.
 - ii. No comments or questions from the BCA.
 - iii. Polashenski commented briefly that the buildings that did not have insulation or siding now have both, and are correctly listed on the property record card.
 - iv. Listers produced a handout summarizing their position and distributed it to the BCA and Appellant. They reminded the BCA that the Board and Listers are not OPAV assessors.
 - v. Trajman moved and Manny seconded approving the site inspection report as written. Unanimous.
 - vi. Manny closed the hearing at 5:05pm.
- b. **Cole & Emily Flannery** – appeal withdrawn, no further action.
- c. **Margaret Baghdoyan**, parcel 15-055.002, 55 Norwich Meadows Unit 2. Baghdoyan was in attendance via zoom. The hearing was re-opened at 5:20pm.
 - i. Trajman read the attached inspection report into the record.
 - ii. The BCA asked clarifying questions about the basement.
 - iii. Baghdoyan asked process questions, noted assessment inconsistencies across units in Norwich Meadows and added that the baseboard heat in the attic is not connected.
 - iv. The Listers noted that they have not been able to enter all Norwich Meadows units to assess the state of the attic and that properties with “unfinished attic” on the Property Record Card may in fact have adjustments for finished space area.
 - v. Leiter moved and Pitiger seconded approval of the inspection report. Unanimous.
 - vi. Manny closed the hearing at 5:30pm.

- d. **Paul Gross & Margaret Sadler**, parcel 15-055.007, 52 Norwich Meadows, Unit 7. No representative from the appellants were in attendance. The hearing was re-opened at 5:36pm
- i. Leiter read the attached inspection report into the record.
 - ii. The BCA clarified that the basement is not shared with another unit.
 - iii. The Listers asked the BCA to consider whether the designation of "carport" is accurate.
 - iv. Griggs moved and Manny seconded approval of the inspection report.
 - v. Manny closed the hearing at 7:39pm.
- e. **Ross & Stephanie Lieblappen**, parcel 15-055.003, 55 Norwich Meadows, Unit 3. Ross Lieblappen was in attendance via zoom. The hearing was re-opened at 5:31pm.
- i. Manny read the attached inspection report into the record.
 - ii. The BCA had no questions.
 - iii. Lieblappen asked about the grade of the property, talked about the finish of the third floor and reiterated that the basement is for storage only.
 - iv. The Listers clarified that the basement is accessed through a locked **interior** door. BCA confirmed.
 - v. Trajman moved and Manny seconded approval of the inspection report. Unanimous.
 - vi. Manny closed the hearing at 7:35pm.

The Board entered deliberations at 5:40pm.

For the Norwich Board of Civil Authority,



Lily C. Trajman, Clerk
10/09/2026

TO: Board of Civil Authority
FROM: Inspection Committee – Krimmel, Griggs and Gere
DATE: September 18, 2026
RE: 97 Kerwin Hill Road – Parcel 05-095.400

The inspection committee was accompanied by Chris Polashenski. No Listers were present.

The parcel consists of 21.19 acres in Norwich, VT. The story and a half Cape with a cathedral portion and balcony was built in 1999. It has 3 bedrooms, two full baths and one half-bath. There are two sinks in the tiled kitchen and another sink in the tiled entry hall for the washer and dryer. There is a 10' x 12' deck with a built-in hot tub and an attached 8' x 26' greenhouse.

There is a full unfinished concrete basement under the main house with an exterior bulkhead. There is a dual combo heating system with solar inverters and a generator. There is a wood stove on the main living room floor and a two-flu chimney. There is an additional 20' x 24', 3-4 foot crawl space in the basement.

There is unfinished, insulated space with electricity accessed from the main bedroom and located over the garage which is used for personal storage. There is a second door with an outside staircase for egress at the back of the gable end..

There are 10 outbuildings located on the parcel, including two barns (one with a mini-split heating/cooling system and no insulation or exterior siding), three pole barns, one detached garage with a heater, no insulation or exterior siding and four sheds. A concrete root-cellar 14'8" x 14'8" with a concrete ceiling and gravel floor.

The parcel land is bisected by Kerwin Hill Road and the bulk of the acreage across the road from the house consists of agricultural fields. There is a pond and orchard across the road.

Respectfully submitted,

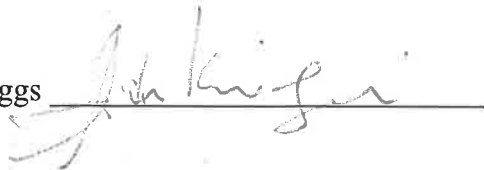
Dave Krimmel



Rob Gere



Kimo Griggs



To: Board of Civil Authority

Site Inspection Report for Margaret Baghdoyan

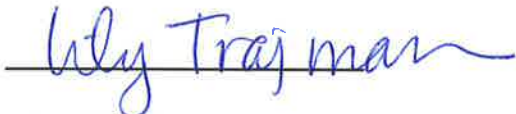
55 Norwich Meadows Unit 2, Parcel #15-055.002

Inspection Committee: Suzanne Leiter, Alix Manny, Lily Trajman

The inspection committee was accompanied by Margaret Baghdoyan (owner). There were no Listers present.

The Inspection Committee visited the site on Thursday, September 24th at 3:30pm. The property consists of a two bedroom, 1.5 bath condo in the Norwich Meadows Condominium Association. The unit was built in 1980 and has not been updated. The property has an 8x10 patio accessed from sliding doors at the back of the unit as well as a 24.5x12 foot carport some distance from the unit. A portion of the attic is finished with baseboard heat and a portion is unfinished with plywood walls and is used as storage. The shared basement is accessed from an outside bulkhead and has partitioning studs but no drywall in the appellant's portion. The portion belonging to Unit 3 is accessed through a lockable door from the shared bulkhead.

Respectfully submitted,



Lily Trajman



Suzanne Leiter



Alix Manny

To: Board of Civil Authority

Site Inspection Report for Ross Lieblappen

55 Norwich Meadows Unit 3, Parcel #15-055.003

Inspection Committee: Suzanne Leiter, Alix Manny, Lily Trajman

The inspection committee was unaccompanied, with permission to enter from the owner and their tenants. There were no Listers present.

The Inspection Committee visited the site on Thursday, September 24th at 4:00pm. The property consists of a three bedroom, 1.5 bath condo in the Norwich Meadows Condominium Association. The unit was built in 1980 and has not been updated. There is a wood stove in the living room. The attic is finished with baseboard heat and a dormer containing a skylight. Part of the attic is partitioned off and used as a closet. The basement is accessed from an outside bulkhead and then through a lockable door, providing a secure storage space. The property has a 24.5x12 foot carport some distance from the unit.

Respectfully submitted,



Lily Trajman



Suzanne Leiter



Alix Manny

To: Board of Civil Authority

Site Inspection Report for Paul Gross and Margaret Sadler

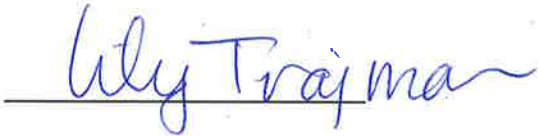
52 Norwich Meadows Unit 7, Parcel #15-055.007

Inspection Committee: Suzanne Leiter, Alix Manny, Lily Trajman

The inspection committee was accompanied by Paul Gross (owner). There were no Listers present.

The Inspection Committee visited the site on Thursday, September 24th at 3:45pm. The property consists of a two bedroom condo with two $\frac{3}{4}$ baths in the Norwich Meadows Condominium Association. The unit was built in 1980. There are hardwood floors throughout most of the condo, with ceramic tile as a secondary flooring material. The attic is finished with baseboard heat, and part of it partitioned off and used as storage. There is a gas fireplace in the living room. The basement is not shared and can be accessed from both inside and outside the unit. The property has a 24.5x12 foot carport some distance from the unit and a 12x16 foot patio accessed by sliding doors at the rear of the unit.

Respectfully submitted,



Lily Trajman



Suzanne Leiter



Alix Manny