



Board of Civil Authority Property Tax Assessment Appeal Hearings

In attendance for the BCA: Alix Manny (chair), Dianne Amme, Brendan Classon, Kimo Griggs, Suzanne Leiter, Lily Trajman

Alix Manny re-opened the second round of appeals at 5:00pm on Tuesday, 10/13/2026.

1. **Molly and Brian Riordan**, parcel 10-205.000, 59 Union Village Rd. Brian Riordan in attendance for the appellant.
 - a. Trajman read the inspection report into the record.
 - b. Appellant comments: Riordan expressed surprise that the listers stated their assessment decisions were not based on "walkability" after months of discussing the concept. The appellant argued that methodology changes were applied arbitrarily to cherry-pick houses between neighborhood zones rather than following established intersections, resulting in a \$100,000 increase in his property value while houses closer to the village saw no change.
 - c. Lister comments: Lindberg responded that the higher assessments and sales prices in the village and fire district are well documented. The listers stated they corrected an inequitable neighborhood coding error made by the KRT reappraisal firm. They clarified that "walkability" was a term introduced by appellants, whereas the listers utilized "Village Outskirts" and "Walk to Village" to assess proximity based on distance or travel time.
 - d. Trajman moved and Manny seconded acceptance of the inspection report.
 - e. Hearing closed at 5:07pm.
2. **Robert Dunn**, parcel 05-123.200, 140 Ladeau Rd. Robert Dunn in attendance for the appellant. Hearing called to order at 5:37pm.
 - a. Classon read the inspection report into the record.
 - b. Appellant comments: Dunn clarified that the dwelling has two flues, not one, and that the gravity-fed water tank upstairs is only used when the primary dug well runs dry.
 - c. Lister comments: Lindberg noted that the report listed eight exterior structures but only itemized seven. It was determined that a small gazebo (or summer house) was omitted from the written list. Unanimous.

- d. Manny moved and Classon seconded accepting the inspection report with the following amendments: noting two flues, adding the gazebo, and clarifying the gravity-fed water system is used only if the well runs dry. Unanimous.
 - e. Hearing closed at 5:44pm.
3. **Elbow Condominium Owners Association**, parcel 05-123.000, Ladeau Rd. Christopher 'Kit' Burgin and Robert Dunn in attendance for the appellant. Hearing called to order at 5:45pm.
- a. Classon read the attached inspection report into the record.
 - b. Appellant comments: Dunn stated a preference for the 2-acre allocations for Unit 1 and Unit 2 to be taxed as part of the individual units, with the remaining 29.42 acres of common elements treated as a separate parcel.
 - c. Lister comments: Lindberg noted an inconsistency in the report's acreage versus the official survey, which totals 33.41 acres. This comprises 29.42 acres of common land, 1.99 acres for 172 Ladeau Road, and 2.00 acres for 140 Ladeau Road. The Listers clarified that the land is owned by the condominium association and assessed accordingly, and that current use program documentation explicitly excludes the 4 acres containing the house sites.
 - d. Leiter moved and Amme seconded acceptance of the inspection report with the following amendments: changing 170 Ladeau Road to 172 Ladeau Road and updating the acreage to 1.99. Unanimous.
 - e. Hearing closed at 5:56pm.
4. **Great River Hydro, LLC**, parcel 70-006.000, Flowage and River Rights along Connecticut River. No representatives from GRH were present. Hearing called to order at 5:57pm.
- a. Trajman read the attached inspection report into the record.
 - b. Appellant comments: none, as no representative from GRH was in attendance.
 - c. Lister comments: none.
 - d. Manny moved and Amme seconded acceptance of the inspection report with the following amendments: changing the firm name "KRT Assessors" to "KRT Appraisal," and adding the word "(illegible)" next to the FERC drawing number P-1892-XXX, as the provided copies could not be read. Unanimous.
 - e. Hearing closed at 6:02pm.

The Board entered deliberations at 6:03pm.

For the Norwich Board of Civil Authority,



Lily C. Trajman, Clerk
10/16/2026

To: Board of Civil Authority

Site Inspection Report for Molly and Brian Riordan

59 Union Village Rd, Parcel #10-205-000

Inspection Committee: Suzanne Leiter, Lily Trajman, Brendan Classon (visited later)

Brian and Molly Riordan were present during the inspection. There were no Listers present.

Trajman and Leiter visited the site on Friday, October 2nd at 4:00pm. Brendan Classon visited the next week. The property consists of 1.7 acres of land with a one and a half story, three bedroom, one and three-quarter bath Cape-style house with an attached two-car garage, wood deck and enclosed porch. The house was built in 1951 and has been updated. There is a wood fireplace in the living area. The basement contains an oil furnace and pellet stove and is partially finished.

The house is quite close to Union Village Road. The building envelope slopes steeply from the road down to a stream. There are two small wooden bridges that provide the only walkable access to the land across the stream which is less steeply sloped.

The only outbuilding is a 12 by 16 foot wooden shed built approximately five years ago.

Respectfully submitted,



Lily Trajman



Suzanne Leiter



Brendan Classon

To: Board of Civil Authority

Site Inspection Report for Robert M Dunn & Cecelia Tseng

140 Ladeau Road, UNIT 1, Parcel #05-123.200

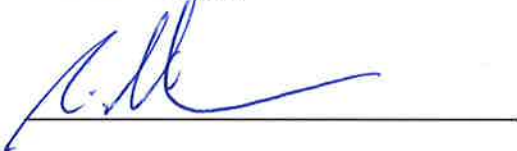
Inspection Committee: Alix Manny, Brendan Classon, Dianne Amme

The inspection committee was met at the property by Robert Dunn (owner). There were no Listers present.

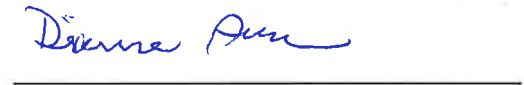
The inspection was conducted on Wednesday, October 7th at 9:45am. Unit 1 is an 'off-grid' camp-style dwelling constructed in 1976. There are solar panels installed on the south wall and they are the only source of power. There are softwood floors throughout, with rough-cut timber boards used for primary and secondary interior walls. The first story comprises a kitchen, an entryway mudroom, an enclosed rear porch and a living room equipped with a wood burning stove and a propane gas insert stove for supplemental heating. These are the only sources of heat and are serviced by two flues. The kitchen furnishings are constructed of rough-cut timber. The kitchen water supply is from a dug well, and is supplemented when necessary by a gravity-fed source from an accessible polypropylene freshwater reservoir tank located on the second floor. This water reservoir is regularly filled via pump from the dug well or potable water imported from a commercial source. The first floor also contains a $\frac{3}{4}$ bathroom equipped with shower/bath and composting toilet. The second floor is half the net area of the first floor and contains one bedroom, an enclosed porch and a landing equipped with a composting toilet and the freshwater reservoir tank. The basement is 12x12, with a dirt floor, and 5 ft ceiling. Eight exterior structures were observed which included a barn, two implement sheds, a carport and a lean-to. There is an additional shed, an open frame porch and a summer house/gazebo structure all of which are individually less than 100sq ft in area.

Respectfully submitted,

Brendan Classon

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Dianne Amme

A handwritten signature in blue ink, appearing to be 'Dianne Amme', written over a horizontal line.

Alix Manny

A handwritten signature in blue ink, appearing to be 'Alix Manny', written over a horizontal line.

To: Board of Civil Authority

Site Inspection Report for Elbow Condo Association

140 Ladeau Road, Parcel #05-123.000

Inspection Committee: Alix Manny, Brendan Classon, Dianne Amme

The inspection committee was met at the property by Robert Dunn (owner). There were no Listers present.

The inspection was conducted on Wednesday, October 7th at 9:45am. The property is a primarily wooded lot of 33.41 acres, comprising a general common element of 29.42 acres plus 3.99 acres surrounding, of which a 2.00 acre parcel is allocated to Unit 1 (at 140 Ladeau Road) and a separate, non-adjacent parcel of 1.99 acres is allocated to Unit 2 (at 172 Ladeau Road), respectively). Undivided interest in the common element is divided equally between both Units. Both Units have dug water wells and Unit 2 is serviced by an additional bored well.

Respectfully submitted,

Brendan Classon



Dianne Amme



Alix Manny



To: Board of Civil Authority

Site Inspection Report for Great River Hydro, LLC (GRH)

Flowage and Flood Zones, Norwich, Vermont

Inspection Committee: Kimo Griggs, Suzanne Leiter, Lily Trajman

No representative of GRH accompanied the Inspection Committee. There were no Listers present.

The Inspection Committee visited portions of the GRH Flowage and Flood Zones on September 28th at 9 am.

The visit started at the Ledyard Bridge, where inspectors observed the water level of the inlet by the Montshire Museum as well as the riverbank across from the old train station in Lewiston. The land on the west side of River Road, portrayed as "dry land" on the Great River Hydro, LLC maps, provided by Sansoucy Associates (the firm which provided the study for KRT Appraisal), and identified as "FERC Drawing #P-1892-XXX" (number is illegible on provided copies) is not shown on the Flowage & Flood Zone Maps dated 3/15/2018. That land rises quite steeply towards I-91.

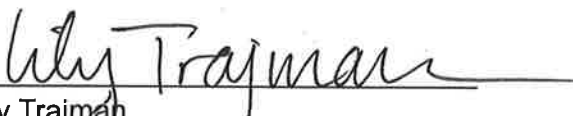
The Committee then drove along the river while following the maps provided by Sansoucy, noting that much of the land considered encumbered on the Sansoucy maps rises quite steeply toward I-91 and is in no danger of flooding.

The Inspection Committee viewed the area around Pachens Point. The land is elevated above the river, but seemed quite stable. An exception was the area near two rope swings. That area has seen some sharp erosion from recent heavy rains. There is another large area mapped as "dry land" on the Sansoucy maps, but not on the 3/15/2018 map, on the westerly side of Route 5 and largely to the east of Butternut Rd., as well as another area to the south of Hemlock Rd.

The Inspection Committee continued along the river and viewed the mapped areas along both sides of the road along Kendall Station Road and areas along both sides of the Ompompanoosic River up to the Rt. 132 bridge. There is another large area to the west of Route 5 and just to the south of the Thetford Town Line that is not on the 3/15/2018 map.


Suzanne Leiter

Kimo Griggs


Lily Trajman