

Town of Springfield - Board of Tax Appeals
Selectboard Hall - 96 Main Street - Third Floor
Thursday, November 13, 2025, 5:32 p.m. Minutes

Justice of the Peace Members Present:

Elizabeth Gray
Scott Farr
Alice Emmons
Michael Jasinski
Warren Cross
Steve Matush
Jim Fog

Selectboard Members Present:

Kristi Morris

Others:

Barbara A. Courchesne, Town Clerk
Carrie M Kellow, Assistant Town Clerk

- 1. Reopen hearing: Great River Hydro, LLC, Flowage land for BF Dam on Old Connecticut River Road, Parcel #008/1/37; UE on Connecticut River Road, Parcel #011/2/33; UE Land Flowage on Charlestown Road, Parcel #011/2/40**

The hearing of October 23, 2025, was reopened at 5:32 pm by acting Chair, Beth Gray. Chair Gray invited the Inspection Committee to present their reports. Inspection Committee member Jim Fog read the three inspection reports, see attached.

The Board discussed corrections to the lot numbers and street names and standardized the language across the three reports.

Alice Emmons moved to accept the three Inspection Committee reports as presented with revisions. Seconded by Kristi Morris. No discussion. Motion passed.

Beth Gray moved to adjourn the meeting. Seconded by Alice Emmons. No discussion. Motion passed.

The tax appeal hearing closed at 5:51 pm.

Respectfully submitted,



Carrie M Kellow
Assistant Town Clerk

Report of the inspection Committee

Springfield, VT

Tax Appeal Lot 008/1/37

To: The Board of Civil Authority

From: Jim Fog, Beth Gray, Mike Schmitt; Inspection Committee

Date: November 4, 2025

Re: Inspection of water flow at lot 008/1/37 off Old Connecticut River Road

Inspection was conducted on November 3, 2025 at 10:45 a.m. The appellant was not present for the inspection.

The water flow is located off Old Connecticut River Road. It was a brushy area, but water flow could be seen easily.

There is no house or property involved. The best use of the water is to feed the Bellows Falls Hydro Dam. The value under appeal will be increased from \$142,100 .

We have chosen to sustain the State's appraisal of \$466,500 as there is no comparable water flow.

Board of Civil Authority

Springfield, VT

Tax Appeal Lot 011/2/33

To: The Board of Civil Authority

From: Jim Fog, Beth Gray, Mike Schmitt; Inspection Committee

Date: November 4, 2025

Re: Inspection of water flow at lot 011/2/33 off Connecticut River Road.

Inspection was conducted on November 3, 2025, at 10:40 a.m. The appellant was not present for the inspection.

The water flow is located off Connecticut Road. It was a brushy area, but water flow could be seen easily.

There is no house or property involved. The value under appeal is increased from \$45,200 .

The best use of the water is to feed the Bellows Falls Hydro Dam. This property is unique and there is no comparable water flow.

It is the inspection team's recommendation that the Board of Civil Authority sustain the value set by the state in the amount of \$148,600.

Report of the inspection Committee

Springfield, VT

Tax Appeal Lot 011/2/40

To: The Board of Civil Authority

From: Jim Fog, Beth Gray, Mike Schmitt; Inspection Committee

Date: November 4, 2025

Re: Inspection of water flow at lot 011/2/40 off Charlestown Road/Young's Road.

Inspection was conducted on November 3, 2025 at 10:20 a.m. The appellant was not present for the inspection.

The water flow is located off Charlestown Road/Young's Road. It was a brushy area, but water flow could be seen easily.

There is no house, but it was noted there are 14 acres of land. The best use of the water is to feed the Bellows Falls Hydro Dam. The value under appeal has increased from \$24,700.

We have chosen to sustain the State's appraisal of \$81,200 as there is no comparable water flow.