

Wallingford Board of Civil Authority
Minutes
September 02, 2026

Present: Justice of the Peace: Wendy Savery, Gary Fredette, Maureen Duchesne, Michael Luzader, Curtis Lidstone, Pat Pranger and Sandy Eddy; Selectboard members Anne Awad, Glenn Mayer and Kathy Luzader, and Town Clerk & Treasurer Jill Stone-Teer.

Others Present: Stacey Bradley (Assessor, via phone), Appellants Ralph Corbo & Bonnie Wood

Chair Wendy Savery called the meeting to order at 6:00 p.m.

Agenda Changes:

No additions or deletions were made to the agenda. Chair Savery informed the Board that Owens Trust/PNC Bank had formally withdrawn their complaint since the original hearing.

The minutes of the August 6th, 2026, meeting were approved with spelling corrections on a motion made by Gary Fredette and seconded by Glenn Mayer. **Motion carried.**

Hearing & Inspection Committee Reports:

Chair Savery opened the hearing by asking if there were any other final items to be presented. She invited the inspection committee to read the reports of the appellants that were physically present, following the remaining order of the agenda as part of the public record. Final comments were invited from the appellants and the Assessor.

- **Ralph Corbo (#0290698):** Sandy Eddy read the Inspection Committee's report (see attached). Chair Savery invited Mr. Corbo to make final comments. He read his additional statements provided for the record and asked the Assessor to clarify her statements from the previous hearing minutes regarding his two-acre house site being nicer than comparable properties in the neighborhood. Assessor Stacey Bradley commented that when inspections are performed, they evaluate the attributes and grades of the land. She noted that Mr. Corbo's property is about 25% better than average.
- **Leonel & Bonnie Wood (#034117):** Chair Savery invited Bonnie Wood to make final comments. Ms. Wood stated she attended to see how the process works. Kathy Luzader then read the Inspection Committee's report.
- **Tara Godette (#0340973)** Glenn Mayer read the inspection Committee's report. Bonnie Wood, speaking on behalf of her daughter, Tara Godette, again asked about the comparable on Wickham Lane. Assessor Bradley commented that the board should focus on the current assessed value and determine whether it represents fair market value of what the property could sell for today.

6:27 p.m. – Chair Savery suggested a brief reorganization break. The meeting was reconvened and was back in session at **6:30 p.m.**

- **James & Linda Austin (#7000421)** Maureen Duchesne read the Inspection Committee's report.
- **Karl & Kathleen Ross (#0851064)** Glenn Mayer read the Inspection Committee's report.
- **Micheal White Jr. (#0720126)** Maureen Duchesne read the Inspection Committee's report.

On a motion made by Kathy Luzader and seconded by Anne Awad, the Board voted to enter deliberative session at **6:40 p.m.** to discuss the six grievance appeals. The Board exited the deliberative session at **7:25 p.m.**

Decisions of Inspection Committee's Reports:

James & Linda Austin- Following a group discussion, a motion was made to accept the report as presented, Chair Savery called for a vote and the **motion carried.**

Ralph Corbo- Following a group discussion, a motion was made to accept the report as presented, Chair Savery called for a vote and the **motion carried.**

Tara Godette- Following a group discussion, a motion was made to accept the report as presented, Chair Savery called for a vote and the **motion carried.**

Karl & Kathleen Ross- Following a group discussion, a motion was made to reduce the homestead value by \$10,000, Chair Savery called for a vote and the **motion carried by consensus.**

Michael White Jr.- Following a group discussion, a motion was made to reduce the house site value by \$15,000, Chair Savery called for a vote and the **motion carried.**

Leonel & Bonnie Wood- Following a group discussion, a motion was made to accept the report as presented and reduce the assessment of the requested 3-acre portion to a wetland value. **The motion carried.**

Other business:

Adopt VLCT Model Rules of Procedure for BCA Property Tax Assessment Appeal Hearings. Gary Fredette made a motion to adopt, Kathy Luzader seconded, and the **motion carried.**

Chair Savery made a motion to adjourn the meeting, seconded by Anne Awad. **The motion carried,** and the meeting adjourned at **7:28 p.m.**

DRAFT