

# Cornwall Newsletter

Volume 11, Issue 3

Winter 2015

### Special points of interest:

- Town Meeting March 2 & 3
- Creation of an Energy Committee?
- Natural Resources Survey
- Open Letter from Raph Worrick
- Lister Information

## Town Meeting is March 2 & 3

It doesn't seem possible that another year has come and gone, but it sure has. The beginning of a new year always brings the tasks associated with Town Meeting, both the meeting itself on Monday night and the Australian ballot voting that takes place on Tuesday.

The town officers being elected this year are:

- Moderator—1 year
- Town Clerk—3 years
- Town Treasurer—3 yrs
- Selectboard—3 years
- Selectboard—2 years
- Selectboard—1 year (to fill an unexpired term)
- First Constable—1 yr.

- Second Constable—1 yr.
- Delinquent Tax Collector—1 year
- Lister—3 years
- Town Agent—1 year
- Two Grand Jurors—1 yr.
- School Director—3 yrs.
- School Director—2 yrs.
- School Director—1 yr. (to fill and unexpired term)
- Auditor—3 years
- Trustee of Public Funds—3 years
- 4 Library Trustees—2 yr
- Cemetery Commission—5 years
- Cemetery Commission—3 years (unexpired term)
- Cemetery Commission—1 year (unexpired term) 2
- Planning Commissioners—3 years
- Planning Commission—2 years (unexpired term)

There will be one contested race on the ballot this year. Magna Dodge and Brian Kemp have both taken out petitions for the 1 year Selectboard positions.

Once again this year, we will not be mailing the Town Report to every home. I will let you know when the reports are available to pick up, probably on or around February 20, 2015. The Town Meeting warning will be printed in the Addison Independent as required by Statute.

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## Cornwall Energy Committee?????

The Vermont Energy and Climate Action Network (VECAN), encourages towns to have an Energy Committee that will reflect "a powerful grassroots response to the pressing need to cut energy costs, foster renewable energy generation, and lessen the state's contribution to global warming." Half the towns in Vermont now have active energy committees. Energy

issues are in the forefront of planning on all levels, from individual households to town meetings and foreign policy. A town Energy Committee can keep the people in our town up-to-speed on what energy options and opportunities are on hand today and are trending in the future, and guide us through the technical and economic aspects of keeping Cornwall "green" and affordable. If you would be interested in

working with the Energy Committee – perhaps because you have some background in "green building", energy efficiency, or renewables, or if you are just interested in being involved and learning more, please contact Bobbie Carnwath ([bobbiecar@yahoo.com](mailto:bobbiecar@yahoo.com)) or other members of the Cornwall Planning Commission, to get involved.

## Selectboard News

In the past three months the Selectboard has spent a majority of its time dealing with pipeline related issues. We have continued our parallel strategy of acting as an inter-vener in the Public Service Board (PSB) process; while, at the same time, seeking the best possible deal for Cornwall taxpayers and residents in the event the PSB grants a Certificate of Public Good (CPG) to Vermont Gas Systems (VGS) for the Phase II project. If the PSB does issue a CPG for the project and Cornwall has not concluded a deal, VGS is under no obligation to provide any financial benefits (other than taxes) or any natural gas distribution to Cornwall, other than to approximately 70 structures along Route 30. Negotiations with VGS have resulted in a draft term sheet which would form the basis for a Memorandum of Understanding (MOU). The Selectboard has discussed seeking an advisory vote by Australian ballot from Cornwall voters concerning the draft term sheet. The use of the Australian

ballot would also require a Special Meeting prior to the vote during which time members of the public would be able to express their views. Due to the recent decision by VGS to put Phase II of the project on hold, the Selectboard has decided to take no further action with regard to the draft term sheet unless and until VGS reactivates Phase II.

### Other Issues:

#### Street Signs and E-911 Signs:

Concerns about private roads not having road signs and that a significant number of homes in Cornwall do not have E-911 signs. The Selectboard is awaiting the results of a signage census to understand the magnitude of the problem before considering any action.

**Dog Ordinance:** Awaiting a first draft of the proposed ordinance which will be based on the model dog ordinance from Vermont League of Cities and Towns.

**Salt Problem:** Awaiting a legal opinion and information on the on-going cost for salt mitigation efforts before considering any further actions.

Finally, on December 18 Bruce Highland submitted his resignation as Chairman of the Selectboard. He will continue to serve as a member of the Selectboard until the end of his term in March. Ben Wood, Vice Chairman of the Board, has temporarily assumed the role of Chairman. Those of us enduring another Vermont winter envy Bruce and Ginny luxuriating in the Florida warmth.

## Town Plow by Gary Margolis

He cares so much for us he doesn't  
plow the middle of the road.

He knows the cold can make  
a rink of where we'll have to walk

in the middle of the night  
when the lines are down,  
the power out.

He won't scrape it to stones

freezing to cement.

Doesn't want to find us skating

where we should be walking.

Making a path for his blade

to wing back. Tomorrow

when there's more road

and the only ice there is

is in our glasses. And we're

toasting him again, Cornwall's

Ken Manchester. Who lifts

his blade when he doesn't want us

to be snowed in.

# Conservation Commission Report

The Conservation Commission is pleased to report continued progress on the town-wide natural resources inventory, including the conclusion of the report on Land Use and Water Quality Assessment done by Amy Sheldon of Landslide Natural Resource Planning. By the time you read the newsletter, this report should be available in the town office for anyone interested. It was funded by a State Municipal Planning Grant to look at the potential for storm-water damage, erosion and associated water quality impacts due to land use, a popular topic after Hurricane Irene. Amy also looked at the potential for storm-water damage and erosion due to undersized culverts. Her report includes map of wetlands in Cornwall from the state significant wetlands database, the land use around them, and the potential for degradation of these wetlands. However, the main body of the report is an assessment of water quality in two bodies of water: Douglas Pond and South Bingham Pond.

We encourage you to read the report about Douglas Pond, and to learn more about this town-owned property because a decision about the future of the pond will need to be made at some point. Though many local residents learned to swim in Douglas Pond, it has since silted in; it is plagued with aquatic vegetation, and is not considered swimmable. The simplest option is to allow Douglas Pond to continue to return to its probable original condition as a wetland, which is what will eventually happen if nothing else is done. The next option would be for the town to dredge the pond, and citizen volunteers to clear unwanted vegetation on a regular basis. Other options include weed harvesting equipment, chemical application, or replacement of the stone dam with a seasonal structure which could be opened to allow spring run-off to flush out accumulated sediment. Please read the report, which includes much more detail, and let us know what you think!

The Natural Resource Inventory is scheduled to be completed this spring, with a public forum to be held around the first week of May (the date has not been set yet) to showcase the results. Our consultant, Brett Engstrom, visited 19 of the 79 potential natural sites, including most of the highest priority places. He found a number of natural communities unknown in Cornwall before this inventory, and identified a number of plants which are rare in Vermont. This was likely to be the first time that a trained botanist has visited these places. Cornwall may have one of the largest area of limestone ledges in the state, and many of the interesting findings were there, particularly in areas which had remained in forest continuously since settlement. Brett is presently evaluating wildlife habitat through landscape analysis, and will have that step completed by spring.

The Conservation Commission will hold its next meeting on Sunday January 18 at 3PM at the Cornwall Town Hall, as a joint meeting with the Salisbury Conservation Commission. This is a public meeting, where River Watch will present water sampling results in our two towns, and snacks will be provided! In addition we will discuss the conservation activities of the two commissions, and look for ways in which we can work together.

Much of our time in the past two years has involved working on the Natural Resources Inventory, though we continued to assist the Planning Commission with its evaluation of sub-division requests. With the Inventory's culmination in the spring, the Conservation Commission has begun to consider how it can best support the town and landowners in making use of the new information about Cornwall's natural resources. We will also be working with the Planning Commission as they consider the development of a Conservation Fund, which is one of the natural resources goals in the town plan. However, if any of you have other ideas of how we can further our goals of conservation education and preservation in Cornwall, please let us know.

Brian Howlett for the Conservation Commission

# Library News

## THANKS FROM THE LIBRARY

The Trustees of the Cornwall Free Public Library thank all you who supported our 2014 Book Sale. It was a great success thanks to everyone who donated books, shoppers, and volunteers who helped with setup, sale, and take down. We would also like to thank all of you who answered our appeal and made a donation to the library to supplement our operating funds. AND, we are also pleased to acknowledge a grant of \$900 that was received from the *Holmes Advised Fund at the Community Foundation of Elmira-Corning and the Finger Lakes, Inc.* Thank you for your continued support of the Cornwall Free Library.

## A NOTE FROM THE LIBRARY

**WANTED:** The Library always welcomes donations of books, audio books, and DVDs, new or used and other materials. (NO magazines, textbooks, or encyclopedias.) These items will be entered into the collection or sold as part of our annual library book sale. **BUT PLEASE, no musty, smelly, damaged, mildewy or broken books. Thanks!**

## \*\*\*CHECK OUT THE MATERIALS AT THE LIBRARY\*\*\*

**Have you checked out the new materials at the library?** Come on in and look them over OR check out the library section of the town website, [cornwallvt.com](http://cornwallvt.com), to see the complete list under the library drop down box. New materials are put into circulation and added to the site as they arrive, so check us out!

*A sampling of new materials include:*

### **FICTION**

**The Escape** - David Baldacci, **The Burning Room** - Michael Connelly, **The Boston Girl** - Anita Diamant, **The Children Act** - Ian McEwan, **The Narrow Road to the Deep North** - Richard Flanagan, **Edge of Eternity** - Ken Follett, **Let Me Be Frank With You** - Richard Ford, **Gray Mountain** - John Grisham, **Euphoria** - Lily King, **Station Eleven** - Emily St. John Mandel, **Proof Positive** - Archer Mayor, **Burn and Hope To Die** - James Patterson, **Deadline** - John Sandford, **Some Luck** - Jane Smiley, **Nora Webster** - Colm Toibin, **The Paying Guests** - Sarah Waters

### **NON FICTION**

**Can't We Talk about Something More Pleasant** – Roz Chast, **Being Mortal** - Atul Gawande, **Killing Patton** - Bill O'Reilly, **Yes Please** - Amy Poehler, **Just Mercy: A Story of Justice and Redemption** - Bryan Stevenson, **Mud Season** and **Good Grief** - Ellen Stimson, **Thirteen Days in September: Carter, Begin, and Sadat at Camp David** -Lawrence Wright, **13 Hours** -Mitchell Zuckoff

# Library News Continued

*Continued new materials to the Library:*

## **YOUNG ADULT**

**The Maze Runner** - James Dashner, **Skink** - Carl Hiassen, **I'll Give You the Sun** - Jandy Nelson, **Zodiac** - Romina Russell

## **CHILDREN**

**Ladybug Girl and The Dress-Up Dilemma** - Jacky Davis, **Spare Parts** - Marshall Highet, **Once Upon an Alphabet** - Oliver Jeffers, **Otis and the Scarecrow** - Loren Long, **The Book With No Pictures** - B. J. Novak, **The Blood of Olympus** - Rick Riordan, **NIGHTMARES!** - Jason Segel, **Waiting Is Not Easy** – Mo Willems, **Baby Bear Counts One** - Ashley Wolff

## **AUDIO BOOKS**

**Without Fail** - Lee Child, **The Burning Room** - Michael Connelly, **The Job** - Janet Evanovich and Lee Goldberg, **Festive in Death** - J. D. Robb

## **DVDs**

**Casablanca**, **A Christmas Story**, **Dolphin Tale 2**, **Home Alone: The Complete Collection**, **Homeland – Seasons 1, 2, and 3**, **House of Cards – Season 2**, **How to Train Your Dragon 2**, **It's A Wonderful Life/White Christmas**, **The Maze Runner**, **The Monuments Men**, **The Muppet Christmas Carol**, **Neighbors**, **The Newsroom – Season 2**, **The Santa Clause**, **Thor: The Dark World**

## ***Spending the Night in the Cave I Didn't Know was Called Rimmond's Cave by Gary Margolis***

I didn't know he cared for me	as if we both were here.	And he knew a stone
by leaving	And that howling	is a pen.
a stone wedged in the stone.	was time calling	That deer scratched
Shaved down. A kind	and not my fear	on the wall
of pen or knife.	coming back to me.	his art or sign
Something found	As if I was meant to love	of what was coming,
I could pass the night with,	the dark and the cave's	at dawn, to join me
in here, like him.	black wind, echoing	and the red knife
I could write my name	what he sang to himself	
on the stone wall	as if he were me.	

# An Open Letter from Raph Worrick to the Cornwall Townspeople Regarding the Gas Pipeline

The Cornwall Selectboard has decided that a negotiated Memorandum of Understanding with Vermont Gas Systems is the best course of action to take at this point, and plan to ask for a town vote approving this position. Up until this time, as requested by the citizens by their vote at town meeting in March 2014, the Town has been an active participant in resisting the pipeline project. The project is under review in Public Service Board Docket 8180 which will decide the issuance of a certificate of public good. The Selectboard now claims that the financial compensation offered in exchange for halting resistance to the project is the best possible solution for Cornwall. The Town would assume what they call a “neutral” position in the docket, yet the net effect is support for the pipeline.

The majority of the affected landowners in Cornwall (such as myself), as well as many other citizens, do not agree with this new position. I hope you will take the time to review the issues listed below in your consideration of the (very) long term commitment the Town would choose to make on this issue. Many of the points made below were part of the Town's own legal arguments against the project. In Selectboard member Bruce Hiland's rebuttal testimony ([http://psb.vermont.gov/sites/psb/files/Cornwall-Hiland%20Rebuttal%20PFT\\_FINAL.pdf](http://psb.vermont.gov/sites/psb/files/Cornwall-Hiland%20Rebuttal%20PFT_FINAL.pdf)), he states (pg 2, line 8): “If approved as proposed, the IP pipeline stands to establish a ruinous precedent: that an out of state entity with deep enough pockets can purchase the public good over the objections of directly effected towns and landowners.” Mr. Hiland's analysis is correct. The proposed agreement sets exactly this ruinous precedent: that the determination of public good is for sale to the highest bidder. The Town of Cornwall, and its Selectboard, should not be for sale.

Please consider the following:

- Because this pipeline corridor will effectively become an interstate transmission line as it travels from Vermont to New York it will fall under the jurisdiction of the Federal Energy Regulatory Commission and Vermont state agencies will lose the ability to control what takes place in the corridor.
- Established utility easement corridors are considered preferable for future utility use rather than developing new easements. Overhead high-voltage electric lines or other utilities could appear in this established corridor in the future.
- The easement language always includes the ability to alter the pipeline in the future. This opens the possibility of a larger pipeline, or additional pipelines, possibly carrying other products such as oil or hydrogen. Such future alterations could be made without the input of the Town.
- The encumbrance of a pipeline easement permanently diminishes the effected landowners ability to develop their property. The fees paid by VGS are on a per-acre, current assessment basis and do not compensate the taxpaying landowner for the loss in future value of their property to themselves or their heirs or for their previous tax payments based on the alleged development value of their property. If landowners do not wish to host the pipeline, they can be forced to do so via eminent domain proceedings.
- The proposed terms of agreement with VGS actively promote the use of fracked gas in Cornwall. There are several downsides to this:

This negotiated promotion and subsidization of gas will make the adoption of renewable energy systems less economically attractive to Cornwall homeowners at a time when the effect of fossil fuel use on global climate is widely understood to be detrimental.

# Worrick Letter Continued

The pipeline has a 75 year or more expected lifespan, so it locks promotion of these detrimental effects in place for several generations (long past the 10 year span of the limited financial benefits.)

The fracking process, which Vermont has chosen to ban, is poorly regulated and managed and has profound negative effects on water quality in communities where fracking takes place.

This promotion of fracked gas as a fuel source comes with no guarantee of a lower price relative to other fuel sources, at a time when oil prices are plummeting and the price of gas piped from Alberta to the East Coast (VGS's supply) is predicted (by Gaz Metro CEO Sophie Brochu) to increase by 150%.

- Energy efficiency programs are already available to Cornwall homeowners through Efficiency Vermont, which is and will continue to be funded by a charge on your electric bill regardless of this agreement.
- In exchange for this permanent, generations-long commitment to host the pipeline, Cornwall taxpayers can expect a single-digit percentage reduction in their tax bill for ten years. (For example, a 4% reduction on a property tax bill of \$4000 equals only \$160.)
- The bed of Lake Champlain will be crossed via Horizontal Directional Drilling (HDD) a process that has risks of inadvertent disruption of geology. There are serious concerns that toxic sludge deposited by International Paper many years ago could be stirred up by such a disruption.
- While transmitting gas via pipeline is statistically safer than transmitting it via truck or rail, there is no question that properties/towns crossed by pipelines carry a higher risk of a pipeline accident than those that are not. By this agreement, Cornwall will assume this risk.

These points, and others, have all been raised in the testimony of intervening landowners as well as the Town of Cornwall itself. If you would like to discuss any of these with me, I invite you to contact me by telephone at 462-2735 or by email at [raphw@shoreham.net](mailto:raphw@shoreham.net). I appreciate your consideration.

Sincerely,  
Raph Worrick

## How to Lay a Blue Egg by Gary Margolis

My neighbor keeps a radio on	are more content listening	late in the afternoon,
in his chicken coop.	to the morning farm report,	listening to National Public Radio,
He wants the maybe-fox gone,	the news they can't understand.	the world-expanding interviews.
the wandering perhaps-bobcat.	And before noon, Mozart,	Before my neighbor returns
Here, in Vermont, the possible-	I can tell by how they waltz	to turn it off, to lock the chickens
fisher cat.	and twirl in the snow.	in their dark house, so he can go back
There aren't any tracks,	In May, the minuet they do.	inside, believing that wasn't a shadow
wire-snagged fur,	I could be kidding you	of a fox he saw, a bobcat's broken tail,
feathers or bones around.	if I didn't see for myself	the track of twilight's unannounced
I think he dreamt the birds	the blue eggs they lay	fisher cat.

## A Primer on the Vermont Emergency 9-1-1 Number System

Last year in Vermont, 215,504 “911” calls were received by Public Safety Answering Points (“911 Dispatchers”). Of those, 146,061 (68%) were placed from cell phones. For local comparison: calls originating in Cornwall totaled 68; Shoreham: 103; Middlebury: 3,662; an additional 6,266 calls statewide could not be pin-pointed.

***So what? So... E911 address signs are critical to many people you may never even see.***

Installation of a uniform, reflective, well-placed address marker may not just save your life or possessions, but help utility companies, delivery drivers, and mis-routed GPS-followers. Having a visible number can also help those “Good Samaritans” who might phone 911 when they see smoke from your house, or see you lying, bleeding, in your driveway. *What if that stranger can't tell the 911 dispatcher your address?*

**When installing your address marker, there are placement factors that affect its usefulness:**

Place it at the corner of the road and your driveway; not necessarily with your mailbox.

Position it so the numbers are visible from both directions

Place it so it is not obscured by trees, branches, and flowers.

Mount it high enough that it will be visible above snow banks and growing grass.

If you would like information on having a sign installed, or assistance with placement, contact Ken Manchester with Cornwall Volunteer Fire Department, 462-2136.

***End of plug-for-911 signs.***

When Vermont established the Enhanced 911 Board in the early 1990's, a standard addressing format was created which towns were encouraged to use. Those towns which already had a numbering system in place were “grandfathered” and allowed to keep their address scheme. Cornwall, as well as Shoreham, Bridport, Weybridge, rural-Middlebury, and Salisbury all adopted the standard format; Whiting established their own system and maintains that.

The address calculation is based on the following adopted Standards (excerpted from E911 Addressing Standards, rev 2012: <http://e911.vermont.gov/municipalities/forms>):

- Each road has a designated “start” point, determined as the end from which local departments would most likely respond. This can roughly be assumed as the end nearest the center of the town.
- The measurement increments shall be based on 5.28 feet (0.001 miles), meaning, two sites on the same side of the road could be 10.56 feet apart.
- Roads that run through the town may start at 0, or continue with the preceding town's numbers.
- The reference for which side of the road a site is on—as driving from the “start” point—is:

Left side: Odd number

Right side: Even number

- Any driveway with more than two sites shall be re-designated a Private Road and given a separate name with its own addressing sequence.  
This criterion generates a 4-digit based number that indicates:

1<sup>st</sup>—Mileage from Start

2<sup>nd</sup>—Mileage Decimal

3<sup>rd</sup>—Mileage Decimal

4<sup>th</sup>—Left or Right Side

(Sites under one mile from start are 3- or 2-digit, depending on that distance. )



# Emergency Management News Continued

Examples:

- Route 30 “starts” at the Middlebury town line (point “0”) and runs to the Whiting town line, approximately 6.3 miles. The first 911 address is #286, the last is #6333.
- Town Hall, 2629 Rt 30, is approximately 2.26 miles from the “start,” on the left side of the road.
- The Route 30 Fire Station, 1952 Rt 30, is approximately 1.95 miles from the start, on the right.

While understanding these calculations can help responders and others locate sites, it is of greater benefit if all locations are marked, so drivers can focus on arriving promptly and safely.

The Cornwall Emergency Management Network is meeting on an “as-needed” basis this winter. Our current project is the Cornwall All-Hazards Mitigation Plan. We will make notifications when that committee meets, and when the Plan is available for public review and comment.

Contact: Kate Gieges, Emergency Management Coordinator. 462-2182, [gieges@shoreham.net](mailto:gieges@shoreham.net).

Stay safe, and warm. And stay warm safely!

## Road Commissioner’s Report

So, its been an interesting late fall, early winter, weather wise. The first heavy snow on unfrozen ground was a challenge. Rolled some dirt with the snow in places making a mess, but it’s tough to avoid with those conditions. Then the heavy wet snow weighting down tree branches, telephone and power lines was messy. We really only had a few trees down blocking a road and the weighted branches were high enough, they weren’t a big deal. While some folks don’t like the appearance of the roadside after we’ve used the big mower, it is the reason we had only one blocked road and no damaged equipment. At the foremen’s meeting, it was discussed and made clear by several that where the mowers had been used to push back the vegetation, there were fewer problems and where the problems were the heaviest was where mowing operations had not been used. The few towns not using the mowers for whatever reasons, are hoping for a change of attitude in the power structure, while others hope to be even more aggressive.

The weather also presented a few challenges getting out potholes. Eventually we got to most of them, but the worst came back. Then we had a spring break-up start at the end of December, go figure. Had the warm wet weather lasted another day we’d have had some real mud season conditions, but it tightened up and we were able to level them off more or less. May try to do some more under drain work this summer. Problem is they may solve the mud issue, but often create a frost heave problem, choose your poison.....

It was also mentioned again at the last foremen’s meeting that it is still District 5’s intent to finish paving Route 74. That said, the legislature is just getting started and they have a big negative hole to fill in the budget. I’ve been involved with a VT League of Cities & Towns advisory committee to the D.E.C. Commissioner as they work to meet the EPA’s requirements for water quality in the Lake Champlain Basin. So far most of the focus has been on the larger towns that operate treatment plants and already operate under storm water management permits. It seems because they already have oversight and quantitative reporting where they can measure results. Most everything else is based on hypothetical modeling. Hence the 5.6% phosphorous contribution from roadside ditches vs. the 40% from Agriculture. D.E.C. is quite concerned about the Ag. number, but seems to be letting the Ag. Dept. handle it. Whether the Agency of Agriculture has the gonadonal fortitude or the budget to go after the belligerent farms remains to be seen.

It does appear certain that towns will eventually have to operate under some king of permitting. How that will sugar off will be yet another squabble. With the state desperate to satisfy the EPA, it may be a pain.

Assuming this year we get a Class 2 Highway Paving grant to be used on Parkhill Road and South Bingham St., we will be doing several more culvert replacements this spring. As mentioned in the past, the safe roads gurus suggest we do away with the 3 way intersection at the junction of South Bingham and Parkhill. A few years back there was a rash of minor accidents at that site. More recently there have only been some odd tire tracks and a few snow bank divots. So I expect we (the Selectboard) will revisit this discussion this spring, if you have an opinion, you might mention it.

Stu

We're On the Web!

[www.cornwallvt.com](http://www.cornwallvt.com)

## Lister Information Related to Property Value

While fall may be a 'down' time for the Listers, they are now thinking about the upcoming tax year. The Listers are required by state law to set property appraisals as of April 1 for tax purposes for the upcoming year. Those appraisals then become the basis for the Select Board to set the new tax rate. We ask that you let us know at 462-3386 or [cornwall\\_listers@yahoo.com](mailto:cornwall_listers@yahoo.com) if you will not begin your project by April 1.

Whose appraisal may be changed? The Listers will inspect new properties and improvements or additions made to the property of anyone who filed a Zoning Permit. The reappraisal will be based on the amount of work that has been completed as of April 1. Such property owners will receive a Change of Appraisal Notice no later than June 4. Property owners may 'grieve' their appraisals by following the directions that will be on the Change of Appraisal Notices.

Other property owners have until the close of grievance hearings to 'grieve' their appraisals as well. Again, such 'grievances' must be in writing and submitted no later than the close of the grievance hearings. Notice of this date will be posted, among other places, in the town Clerk's Office, the bulletin board outside the Town Hall, the Town Garage, and the Addison Independent.

If a property owner fails to grieve by end of the grievance hearings, it is too late to reduce the appraisal and the tax liability for the upcoming year. Hence, should a property owner be considering a grievance, the following steps may be helpful to determine if a property may be incorrectly appraised:

First, request a property record card from Sue Johnson or the listers. That card will show basic information

about your property—the location and size of your house and acreage, the number of rooms and bathrooms, number of fireplaces, outbuildings, etc. Check to see that the information on the card is correct. Have you made changes to your home, especially any that may reduce the value of your home (taken out a bathroom, torn down a barn, etc.)? If the acreage is wrong, provide documentation from previous deeds of the correct acreage. Contact the Listers in writing to make any corrections.

Often the Listers can resolve a situation without a property owner having to 'grieve' an appraisal formally. So the Listers encourage anyone with questions to call them at 462-3386 or e-mail [cornwall\\_listers@yahoo.com](mailto:cornwall_listers@yahoo.com). Don't be reluctant to call again if we have not responded to you within a couple of weeks.