

Town of Canaan
Grievance Hearing Minutes
June 16, 2026

The June 16 Grievance Hearings opened at 9:00 AM. Those present: Thomas Trammell, Tana Trammell, Noreen Labrecque (Listers), and Jean Wilson (NEMRC Assessor).

There were four grievances brought to the Hearing.

1. Mark and Fran Bigney – Parcel R21036.C – SPAN 126-039-10851 - \$293,000

The Bigney's felt their property does not reflect equitable valuation when compared to Parcels R20002.B – \$180,900

Parcel R20002.D - \$178,400

Parcel R20002.C - \$291,300

They stated that the building was a complete tear-down in 2022-2023 when it was rebuilt, except for the fireplace which has sentimental value only as it is not usable. The only basement area consists of 300 sq. ft. which houses the hot water heater and storage. The porch is just a screened-in porch. It has a space heater for the main source of heat therefore it is not a year-round building. The remainder of the building is on concrete footing and stone floor due to the wet ground. They have 80 ft. of shoreline but with the culvert that runs across the property and dumps into the lake, 13 ft. of the shoreline is not usable. They also stated that they did not have their own independent water source, it came from Jackson Lodge well.

9:45 AM

2. Emmett Reid _ Parcel R12009B – SPAN 126-039-10813

Emmett was in to inform the board that his Current Use program has been adjusted. He had a letter from the State as proof of the change. The listers will wait for the official change from the State to make any changes.

9:50 AM

3. Alice Dulude, Jeffrey Dulude (and wife), Jonathan Dulude (also present Dana Mason and Ben Kosalek from Land Vest)

Jeffrey stated that the change in the property was started in order to begin the settling of his mother's estate and to have clean access to all parcels.

Parcel – R03015.A SPAN 126-039-10885 – 11.17 Acres – Value \$46,200

Parcel – R03034 – SPAN 126-039-10216 – 142.32 Acres – Value \$156,200

Parcel – R03015 – SPAN 126-039-10213 – 11.17 Acres – Value \$46,200

Parcel – R05009.D – SPAN 126-039-10886 – 12.65 Acres – Value \$47,700

Parcel – R02044 – SPAN 126-039-10212 - .91 Acres – Value \$164,500

Parcel - R02033 – SPAN 126-039-10211 – 292.27 Acres - Value \$184,900

Parcel – R02021.030 – SPAN 126-039-10210 – 172.03 Acres - Value \$171,000

Parcel – R03018 – SPAN 126-039-10214- 12.8 Acres – Value \$47,800

The first correction they wished to make was that the house is not on R02044 - .91 acre parcel but on the adjacent R02021030 172.03 acres parcel. Jeffery wanted to make sure this is corrected with the State for the homestead. He stated there is no access to parcel R03034, parcels R03015 and R03015A are swampy and wet but parcel R05009.D is a buildable lot. They will be logging the back land using access from Old Canaan Road on Pollard Hill.

10:20AM

4. VTEL Wireless Inc. – Parcel TC1000.5 – SPAN 126-039-10892 – Value \$31,800
Requested review of the assessment and clarification regarding methodology, assumptions and data used in determining the valuation, including any supporting calculations or valuation worksheet.

At 10:29 AM a motion was made by Tom Trammell and seconded by Tana Trammell to enter into Executive Session to review the above grievances. Motion was approved by all.

At 12:00PM a motion was made by Tom Trammell and seconded by Noreen Labrecque to exit Executive Session with the following decisions. Motion was approved by all.

1. Mark and Fran Bigney – Parcel R21036.C - Fair Market Value Changed from \$293,000 to \$278,800. Lowered Land Grade for drainage issues, lowered value of fireplace, heat and water source.
2. Emmett Reid – Parcel R12009.B – A call into the State was made to verify the adjustment by the State. This was verified and the Town would be receiving this change this year. No change in value needed.
3. Alice Dulude, Jeffrey Dulude and Jonathan Dulude –
R03015 – Fair Market Value change from \$0 to \$52,000 – Combined parcels R03015 (11.17 Ac), R03015A (11.17 Ac) and R05009 (12.65 Ac.) as they are contiguous. Total acreage is now 34.99 acres. This decreased the total value from \$145,900 to \$52,000.
R02033 – Fair Market Value changed from \$184,900 to \$161,800. Lowered grade value further for limited access.

R02021.030 – Fair Market Value changed from \$171,000 to \$274,400. Added dwelling to this parcel.

R02044 – Fair Market Value changed from \$164,500 to \$23,900. Removed dwelling from this parcel.

R03034 – Fair Market Value changed from \$156,200 to \$109,300. Lowered Land Grade. Land has limited access.

4. VTEL Wireless Inc – Parcel T1000.5 – Grievance was denied.

The Grievance Day Notices mailed on June 16, 2026.

Motion was made by Noreen Labrecque and seconded by Tana Trammell to close the June 16, 2026, Grievance Hearings. Meeting adjourned at 1:00PM.