

# MINUTES

## TOWN OF BROOKLINE, VT BOARD OF CIVIL AUTHORITY MEETING

August 5, 2025

### **Present:**

#### **Board of Civil Authority:**

Doug Wellman (DW) (Chair)  
Emily Beer (EB) (Vice Chair)  
Marjorie Ray (MR) Town Clerk  
Dot Maggio (DM) JP  
Laurie Nau-Martocci (LNM) JP

#### **Members of the Public:**

Mike DeSocio (recused from BCA)  
Ames Family (via Zoom)

Doug Wellman calls the meeting to order at 6:01 PM

DW asks if members of the public have comments, there are none.

DW recuses himself from discussion of the document sent via email July 15, 2025 to Oliver Ames.

Dot Maggio makes a motion that the document sent via certified mail to Oliver Ames regarding the findings of the BCA is to be known as the official document of the Board of Civil Authority in this case. The members of the BCA acknowledge that two draft documents evolved into the final certified report. For transparency, the BCA shared with Oliver Ames the initial drafts before the final document was approved during the July 15, 2025 meeting. Draft 1 was sent via email and Draft 2 was printed and read at the meeting held on July 15, 2025.

The motion is seconded by Laurie Nau-Martocci. The motion is approved by four BCA members present (EB, MR, DM, LNM) with DW abstaining.

Dot Maggio makes a motion to amend the July 15, 2025 BCA Appeal Hearing Minutes and include a link to the video of the meeting. The motion is seconded by Emily Beer.

Discussion regarding the minutes. They should acknowledge that Oliver Ames spoke and that he has concerns with the inspection report. Al Coonradt also restated his position.

DM amends motion for amending July 15, 2025 minutes to include comments made by Oliver and Al. Emily calls the vote and the motion passes 4 in favor, 1 in abstention.

Discussion regarding second email received by the town clerk on July 15, 2025 from Oliver Ames.

EB refers to applicable Vermont Statutes and reads them aloud.

**After careful review, the Board of Civil Authority does not find any violations of Open Meeting Law with regard to documents sent via email or contents of the July 15, 2025 BCA minutes, which are to be amended.**

Dot moves to adjourn the meeting. The motion is seconded by Laurie-Nau Martocci. All in favor. The meeting is adjourned.

Respectfully submitted,  
Marjorie Ray, Town Clerk

**Supporting Documents:**

Emails received from Oliver Ames

Meeting Minutes dated July 15, 2025

Report of Inspection Committee dated July 15, 2025

Link to document sent via certified mail to Oliver Ames:

<https://brooklinevt.com/wp-content/uploads/2025/08/Decision-of-BCA-Oliver-Ames-July-23-2025.pdf> or visit website <https://brooklinevt.com/board-of-civil-authority/>

## Re: Oliver Ames - 872 Grassy Brook Road, Brookline, VT 05345 - Violation of Vermont Open Meeting Law

Oliver Ames <oliverendicottames@gmail.com>

8/5/2025 2:00 PM



To BROOKLINE TOWN HALL

Reply

Forward

Delete



Hi Marjorie,

Thanks for the update here — appreciate your and the Town of Brookline's attention to this.

In terms of a specific cure for this violation, I would like to put forward that it would be appropriate to send out an update to the inspection letter and decision, explaining why two letters were sent, one ex parte, and why material information that is relevant to the assessment of the property and shared with the assessor, listers, and inspectors is missing from them.

Lastly, given that the land value was contested, it seems at best incomplete that the land itself and its condition was not inspected by the assessor, listers, or BCA, despite it being available for inspection. It does not seem reasonable to say that the weather is a reason to not complete the inspection.

Sincerely,  
Oliver

On Sat, Aug 2, 2025 at 3:28 PM BROOKLINE TOWN HALL <[brook763@comcast.net](mailto:brook763@comcast.net)> wrote:

Hi Oliver,  
The BCA will meet to discuss this, I've attached the notice and agenda.  
Kind Regards,  
Marjorie

Site Visit Report Inbox x

**Douglas Wellman**  
to me ▾

Oliver,

Attached is the site report for your review prior to tonights meeting.

Doug

One attachment • Scanned by Gmail ⓘ



PDF BCA - July 8 2025..



📧 Jul 15, 2025, 8:24 AM ☆ ↩️ 😊 ⋮



July 8, 2025

Board of Civil Authority Con't Meeting RE: AMES Farm

BCA Members Present:

Owner:

Doug Wellman  
Laurie Nau-Martucci  
Dot Maggio  
Marjorie Ray  
Emily Beer

Oliver Ames and Emily

The suspended meeting from June 19, 2025 was resumed at 2:00 PM - 872 Grassy Brook Road

The committee was shown the out building shed where a car was parked and the attached Cottage. A water line of 40 inches inside was noted above the 3 inch waterline of the Irene flood. Furniture was moved to open up the hatch in the floor where a sump pump was. The property owner allowed the BCA members to access upstairs rooms as well. From here the team went outside again and entered into the main house via the empty glass green house.

The owner took the BCA members through the home. Some original wood floors and fireplaces were seen as well as some of the Irene repairs which were made after that storm by previous owners. The low ceiling basement which was flooded with all of the mechanicals (oil tank etc) was viewed. The home is now all electric w/ Tesla batteries - no oil tanks are left. There is only one septic system for the property. Original flooring which was saved remains in the home. The upstairs rooms were also viewed.

The group then walked up onto the berm which collected about 8 acres of water which drained south via several culverts on the property. The berm is below street grade. The home site on level with Grassy Brook Road is approximately 4 acres with the rest of the land up on the steep hill side. The BCA did not go up the mountain side as it is very steep.

Finally the group went up onto Grassy Brook Road to see the parcel from a different angle and perspective. Town culverts were noted as well as a nearby pond above the property owned by the Parkers.

Once the BCA finished on Grassy Brook road, we assembled in the parking lot to regroup. Dot offered to type up this site visit summary. Marjorie offered to make a spread sheet and share so that individuals could review numbers provided by the assessors and note individual changes if any to those numbers so that the meeting on July 15th would allow for further discussion.

Emily Beer offered to develop a google document combining notes/comments from the BCA following this site visit.

The Site visit ended at 3:00 PM  
Submitted by Dot Maggio

Oliver Ames <oliverendicottames@gmail.com>

7/29/2025 6:34 PM

## Oliver Ames - 872 Grassy Brook Road, Brookline, VT 05345 - Violation of Vermont Open Meeting Law

To Brookline-Town Clerk <brook763@comcast.net> • Emily Beer <ebeer.brooklinevt@gmail.com> •  
Michael DeSocio <mdesocio.brooklinevt@gmail.com> • Laurie Nau-Martocci <nlmartocci@yahoo.com> •  
Bruce Mello <bmello.brooklinevt@gmail.com> • Doug Wellman <dwellman.brooklinevt@gmail.com> •  
Dorothy Maggio <dmaggio.brooklinevt@gmail.com>

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Town Clerk of Brookline and Board of Civil Authority,

I want to confirm that I received the BCA's decision on July 25th regarding the appraisal of my property at 872 Grassy Brook Road, Brookline, Vermont. I am putting into the record that there has been a violation of Vermont Open Meeting Law (1 V.S.A. §§ 310-314) in the process of my appeal to the BCA, details below.

I received an inspection letter via email from Doug Welman on July 15th, attached, prior to the BCA hearing that day. This letter preceded and is in addition to the letter that was presented to me at the start of the hearing. The letter from Doug was not made available to the public or BCA, put into the minutes, and constitutes ex parte communication by a BCA member. Additionally, both inspection letters that we have received are inaccurate and do not reflect information that was shared with the listers and BCA inspection.

The BCA knowingly and intentionally recorded inaccurate information regarding my property in Vermont public meeting minutes. I voiced this in the hearing on July 15th, and this was not recorded in the minutes ("DW asks the Appellant, Oliver Ames, if he anything else he would like to present or have questions about the report") There is an entire section of minutes missing after this sentence, as there was a discussion, and I presented my reasons for the inspection letters and appraisal to be inaccurate.

Best,  
Oliver Ames  
872 Grassy Brook Road  
Brookline, VT

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- 2025 07 15 Email from Douglas Wellman to Oliver Ames - Site Visit Report.pdf (157 KB)

# MINUTES

**TOWN OF BROOKLINE, VT  
BOARD OF CIVIL AUTHORITY MEETING AND  
PROPERTY TAX ASSESSMENT APPEAL HEARING  
Thursday, July 15, 2025, 5:00 PM  
Appellant: Oliver Ames, 872 Grassy Brook Road**

**Present:**

**Board of Civil Authority:**

Doug Wellman (DW) (Chair)  
Emily Beer (EB) (Vice Chair)  
Marjorie Ray (MR) Town Clerk  
Dot Maggio (DM) JP  
Laurie Nau-Martocci (LNM) JP

**Listers:**

Helen Holt (HH)  
Alyssa Schmidt (AS)  
Al Coonradt (AC) (NEMRC)

**Appellant:**

Oliver Ames (OA)

Doug Wellman calls the meeting to order at 5:00 PM

A property inspection was made by BCA Members on July 8th, 2025 at 2:00 PM.  
Dot Maggio reads the Report of the Inspection Committee.

DW asks if any members of the BCA have questions about the report.

DW asks the Appellant, Oliver Ames, if he has anything else he would like to present or have questions about the report.

DW asks the Listers if they have any comments they would like to make.

The meeting is adjourned and the BCA enters a deliberative session.

Respectfully submitted, Marjorie Ray, Town Clerk

**Supporting Documents:**

Report of Inspection Committee

## **Report of the Inspection Committee – Brookline, VT**

**To:** The Board of Civil Authority

**Date:** July 15, 2025

**From:** Inspection Committee - Doug Wellman, Laurie Nau-Martucci, Dot Maggio, Marjorie Ray, and Emily Beer

**RE:** Inspection of Property at - 872 Grassy Brook Road, owned by Oliver Ames

Inspection was made on July 8, 2025 at 2:00 p.m. Property owner Oliver Ames and Emily Ames were present.

The Committee was shown the out-building shed where a car was parked and the attached Cottage. The property owner showed the Inspection Committee water lines inside the Cottage purportedly from flooding during Hurricane Irene and a more recent flood event. Furniture was moved to open up a hatch in the floor where a sump pump was. The property owner allowed the BCA members to access upstairs rooms as well. The Cottage is in good condition and has been nicely renovated to modernize it while keeping original features.

The team then went outside again and entered into the Main House via the empty glass greenhouse. The owner took the BCA members through the home. The Main House has also been very nicely renovated and modernized, while keeping original features wood floors and fireplaces. The BCA viewed some of the Irene repairs which were made after that storm by previous owners. The BCA also observed modifications to the original structure presumably to preserve it, like extra bracing in the basement to support the home. One portion of the basement has a modern concrete foundation. The other portion of the "basement" is constructed of stone (likely original) and has such a low ceiling it is better described as a crawlspace. The low ceiling "basement" has previously flooded, along with all of the mechanicals (oil tank etc.) it contained. The home is now all electric w/ Tesla batteries - no oil tanks are left. The basements regularly flood and are not suitable for living space. Original flooring which was saved remains in the home. The upstairs rooms were also viewed. The home appears sound and to be in good condition. The home is furnished on both the first and second floors.

There is only one septic system for the property which serves both the Cottage and Main House. Two wells are in use. According to the property owner, the wells were not contaminated by flooding. The highest and best use of the property is residential, as it is currently used. While the property has experienced some flooding the overall condition of the two living spaces (the Cottage and Main House) are good with high-end renovations.

The group then walked up onto the artificial berm which was constructed to protect the home from flooding. When functioning, it appears able to collect about 8 acres of water in the lower lying areas, which are primarily field. Flood water drains south via several culverts on the property. The berm is below street grade. The home site level with Grassy Brook Road on approximately 4 acres. Additional sitework has been conducted around the home to protect it



from flooding. The rest of the property's land is up the forested hillside, with a slope that ranges from slight, to moderate, to very steep. The BCA did not go up the hillside to hike the undeveloped portion of the property, as the acreage is vast, the weather was very warm, and portions of the property are steep.

Finally, the group went up onto Grassy Brook Road to see the parcel from a different angle and perspective. Town culverts were noted as well as a nearby pond above the property owned by the Parkers.

The Site visit ended at 3:00 PM