

INSPECTION COMMITTEE REPORT

To: Mendon Board of Civil Authority
From: Lindsey MacCuaig, James Reddy, Val Taylor
Date: August 10, 2022
Re: Inspection of property (land only) at 49 Helvi Hill Road, owned by Marek Kukulka & Laura F Moss-Kukulka

The first land inspection was done on Wednesday, August 10 @ 9:00am by James Reddy and Val Taylor and accompanied by Jeffrey Biasuzzi, owners authorized consultant.

A second inspection was done on Monday, August 15 @ 9:00 AM by Lindsey MacCuaig and James Reddy.

The appeal in question is 37.74 acres of open land. The property is on a private drive with gated access. Jim and Val were able to drive in with Jeffrey to access to land. The drive in is somewhat steep but easy to drive during most of the year. When Lindsey and Jim inspection the land they walked in as the drive gate in was locked.

This gave us a chance to walk more of the property and view the power lines at the lower area across the drive. This section, where the power lines are located had undulating terrain, but were not obstructing the views from the upper levels of the property.

Further up the drive we came to more open land with a large grassy meadow with two separate small ponds with stonework and a Gazebo. As we walked we were able to take in the land with better views of the forest land on all sides of the property where some areas were being cleared to open up more views from the very top section of the land. Here Val and Jim walked a stone path that lead to a lovely built in sitting area. Here the views were very open to the East of Pico Mountain and maybe Mendon Mountain. More to the West were panoramic view across the Rutland valley areas.

The land is boarded on three sided by National Forest. A portion of the land is also in Current use(CVU). Detail information in Mr. Biasuzzi's report.

The acreage of 37.74 is in question and should most likely be adjusted to 34.2, with the appropriate land value adjustment for the land value.

Best use for the property is recreational with a question regarding residential use. It did seem some of the open meadow area would be a good area as a potential home site.

Signed by: Lindsey MacCuaig 8/30/22
James Reddy 8/30/22