



Board of Civil Authority

Thursday, September 15, 2022 @ 2:00 p.m.

Fire Station Meeting Room (47 Bombardier Road)

MINUTES

BCA Members Present: Jon Hughes, Chair; Kristin Beers, BCA Clerk; Mary Ann Godin, JP; Reginald Godin, JP; Christopher Mattos, JP; Dana Maxfield, JP; Leland Morgan, JP; John Fitzgerald, Selectboard Member;

BCA Members Not Present: Darren Adams, Selectboard Member; Charles Barsalow, JP; Steve Burke, JP; Kevin Endres, JP; Amy Maxfield, JP; Michael Morgan, JP & Selectboard Member; Wendell Noble, JP; John Palasik, JP; Thomas Rowley, JP; Brenda Steady, Vice Chair & Selectboard Member; Chris Taylor, Selectboard Member

Others Present: Pamela McDonald; Mariann Steen

BCA Chair, Jon Hughes, called the meeting to order at 2:02 pm.

Jon administered the oath to all board members and appellants present.

1. Pamela McDonald / 37 Kingswood Drive:

Jon Hughes re-opened the hearing of Pamela McDonald at 2:02 pm.

The inspection committee included Reginald Godin, Mary Ann Godin and John FitzGerald. An inspection of the property at 37 Kingswood Drive was made on Thursday, September 1, 2022 at 5:45 pm.

Committee member John FitzGerald read the Inspection Committee Report. The property is a one-story home with a carport, along with two porch structures. The house/building was given a 27% depreciation, making the total property value \$266,500.

A closed off space, formerly part of the carport, called "Porch 2", is not insulated, has no storage, has open areas that mice could enter, and serves only as a closed in entry.

The carport, called "Garage 1", has a cement floor, closed-in sides, a ceiling, and enough space to park a car inside. It does not have garage doors. The inspection committee suggests that the Property Record card be updated by changing the wording in the sketch from "garage" to "carport".

The inspection committee recommended increasing the physical depreciation from 27% to 32%, which would decrease the appraisal value by \$8,942, making the new assessed value \$257,558.

BCA members asked a few clarifying questions.

Jon Hughes invited final comments from Mrs. McDonald. She expressed confusion about why the structure not being taxed in 2006, no improvements were made, but now it is being taxed.

The Assessor was not in attendance to make any final comments.

At 2:12 pm, John FitzGerald made a motion to close the hearing and enter deliberative session. Leland Morgan seconded. Motion passed unanimously.

The board returned from deliberative session in full agreement to reduce Ms. McDonald's assessed property value to \$257,558.

2. Mariann Steen, Steen Revocable Living Trust / 10 Pinewood Lane:

Jon Hughes re-opened the hearing of Mariann Steen at 2:14 pm.

Kristin Beers advised that this appeal had been withdrawn in writing via an email dated August 30, 2022, before the inspection committees were formed.

BCA members asked a few clarifying questions.

At 2:16 pm, Leland Morgan made a motion to close the hearing and enter deliberative session. John FitzGerald seconded. Motion passed unanimously.

The board returned from deliberative session in full agreement to acknowledge the withdrawal and approve the adjusted value reached during the grievance process of \$282,100.

Upon review of the agenda, Jon Hughes now led the group in the Pledge of Allegiance.

Jon asked for a motion to approve prior meeting minutes. Kristin suggested an edit on each set of minutes. John FitzGerald made a motion to approve the meeting minutes of July 19th and August 23rd following the agreed upon edits. Leland seconded. Motion passed unanimously.

3. Richard & Jane Lorenz / 1535 Lake Road:

Jon Hughes re-opened the hearing of Richard & Jane Lorenz at 2:20 pm.

Kristin Beers advised that this appeal had been withdrawn in writing via an email dated August 30, 2022, before the inspection committees were formed.

At 2:21 pm, Leland Morgan made a motion to close the hearing and enter deliberative session. Reginald Godin seconded. Motion passed unanimously.

The board returned from deliberative session in full agreement to acknowledge the withdrawal and approve the adjusted value reached during the grievance process of \$699,000.

4. Hal Hazen / 32 Emile Drive:

Jon Hughes re-opened the hearing of Hal Hazen at 2:45 pm. Neither the appellant nor assessor were in attendance.

The inspection committee included Jon Hughes, Chris Mattos, Leland Morgan, Dana Maxfield and Kevin Endres. An inspection of the property at 32 Emile Drive was made on Thursday, September 1, 2022 at 10:00 am.

Committee member Jon Hughes read the Inspection Committee Report. The property is located on a spacious flat lot. It is a two-story colonial style home with a two car attached garage and open front porch. The condition is average. The inspection committee noted the proximity of the neighboring salvage yard, walked the fence line, but heard no noises.

BCA members asked a few clarifying questions.

At 2:50 pm, Chris Mattos made a motion to close the hearing and enter deliberative session. Dana Maxfield seconded. Motion passed unanimously.

The board returned from deliberative session in full agreement to approve the adjusted value reached during the grievance process of \$322,800.

*Respectfully submitted,
Kristin Beers*

APPROVED MINUTES:

Date: _____

Jon Hughes, Chair

DRAFT