



Board of Civil Authority

Thursday, September 15, 2022 @ 6:00 p.m.

Fire Station Meeting Room (47 Bombardier Road)

MINUTES

BCA Members Present: Jon Hughes, Chair; Kristin Beers, BCA Clerk; Kevin Endres, JP; 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; 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: Patrick Wright

BCA Chair, Jon Hughes, called the meeting to order at 6:04 pm.

Jon led the group in the Pledge of Allegiance.

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

5. Patrick Wright / 207 Westford Road:

Jon Hughes opened the hearing of Patrick Wright at 6:04 pm.

The inspection committee included Jon Hughes, Leland Morgan, Dana Maxfield and Wendell Noble. An inspection of the property at 207 Westford Road was made on Thursday, September 1, 2022 at 12:00 pm.

Committee member Jon Hughes read the Inspection Committee Report. The property is a Cape style home with a large detached two-car garage. The condition is average and as indicated on the assessor's report.

The inspection committee observed slightly less than two acres of mowable land. Between the mowed area and Westford Road the land appeared wet and marshy. Behind the home, the land has a steep sloping grade and is wooded.

BCA members had no questions.

Jon Hughes invited final comments from Mr. Wright. He said that in the previous meeting, the Assessor misspoke saying that the square footage of 161 Westford Road was 700 sq/ft less, but Mr. Wright says it is actually only 300 sq/ft smaller than his property. He found that the average real estate value in Chittenden County is \$183/sq ft, nationwide is \$125/sq ft, and town was over-assessed at \$243/sq ft. In comparing the two properties, Mr. Wright doesn't believe there should be such a big difference in assessed value.

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

At 6:13 pm, Leland Morgan made a motion to close the hearing and enter deliberative session. Kevin Endres seconded. Motion passed unanimously.

The board returned from deliberative session in full agreement to approve the adjusted value reached during the grievance process of \$415,100.

6. Tom and Suzanne Chastenay / 18 Butternut Circle:

Jon Hughes re-opened the hearing of Tom Chastenay at 6:37 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 9:00 am.

Committee member Jon Hughes read the Inspection Committee Report. It is a two-story home with a one bay double attached garage and open front porch. The condition is average, and as indicated in the assessor's report.

No questions from BCA members.

At 6:39 pm, Kristin Beers 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 approve the adjusted value reached during the grievance process of \$446,200.

7. David Buran / 13 Appletree Court:

Jon Hughes re-opened the hearing of David Buran at 6:40 pm. Neither the appellant nor assessor were in attendance.

The inspection committee included Jon Hughes, Leland Morgan, Dana Maxfield and Wendell Noble. An inspection of the property at 13 Appletree Court was made on Thursday, September 1, 2022 at 11:00 am.

Committee member Jon Hughes read the Inspection Committee Report. The subject property is one half of a residential duplex, including a one car attached garage. The condition of the home is average. The roof was visibly in need of repair. As indicated in the assessor's report, the home has a wood burning fire place, partially finished basement and two attached decks.

No questions from the BCA members.

Kristin read the prepared statement that Mr. Buran emailed, which reiterated the testimony given at the initial hearing on August 23rd. In summary, by subtracting the cost of a new roof (\$12,000 or \$10,000) from the Assessor's proposed assessed value of \$255,100, the result is a value of about \$245,000 (or less).

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

At 6:45 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 approve the adjusted value reached during the grievance process of \$255,100.

8. Beau Cushing / 8 Corral Drive:

Jon Hughes re-opened the hearing of Beau Cushing at 6:55 pm. Neither the appellant nor assessor were in attendance.

The inspection committee included Reginald Godin, Mary Ann Godin and John FitzGerald. An inspection of the property at 8 Corral Drive was made on Thursday, September 1, 2022 at 4:15 pm.

Committee member John FitzGerald read the Inspection Committee Report. The property is a two-story home with six rooms, three of which are bedrooms. There are two bathrooms. It is fully completed. The current value is \$416,500 at 95% completion. The appellant is aware that changing the status of the property to 100% completion will increase the value to \$431,400.

No questions from BCA members.

At 6:58 pm, Dana Maxfield 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 ask the property to be listed as 100% complete, raising the assessed value to \$431,400.

Other business: Kristin reminded BCA members to keep an eye out for emails as preparations for the November General Election begin.

At 7:01 pm Kevin Endres made a motion to adjourn. John FitzGerald seconded. Motion passed unanimously.

*Respectfully submitted,
Kristin Beers*

APPROVED MINUTES:

Brenda Steady (Vice-chair)
Jon Hughes, Chair

Date: 10-13-22