

Board of Civil Authority

August 15, 2018

BCA members present: Greg Joly (chair), Rob Willis (vice-chair), Clara Robinson, Andy Coyne, Tom Tolbert, Paul Fraser, Sara Wiswall, Judy Flower

Listers present: Lou Brusco, Barbara Ferguson

Greg reconvened the hearing at 5:30 p.m.

Bill Schwaner was called on the telephone.

Tom gave the inspection committee report which included:

- Only a single bathroom (lister card had 2 baths)
- Square footage is correct
- There was damage from recent flooding
- Water in the basement
- The culverts were insufficient

Mr. Schwaner told us that units C& D were identical. Mr. Schwaner thought he was representing the entire condominium complex. He would have had to get in writing from all of the condo owners that they wanted him to represent them as a member of the board. This was not the case and it was decided that the only unit being looked into was his own.

Fred & Yvette Smith

Clara gave the inspection committee report:

- It is a rough camp
- They use an outhouse, no plumbing on the property
- There is a right of way for the driveway
- Smaller acreage than what is listed on the lister card

Lou explained that the first acre is the site acre which includes more than land (the water, septic, driveway) basically anything that is a part of the site.

Oliver Olsen

Sara gave the inspection committee report:

- Power lines cross the property that are not for the house
- Right of way for a neighboring property
- Crawl space in the basement
- Shed unfinished, rotten floor, walkway to basement not finished

We called Mr. Olsen and he said that he believes his house in in the village of Jamaica. He also said that he has seen evidence that Lou was wrong about houses taking 3 years to sell in Vermont.

Lou said that the sales study is based on sales, not non-sales.

Lou also addressed the commercial aspect saying that the place in Rawsonville received an economic adjustment because every building around it was commercial. That is not the case with Mr. Olsen's property.

Oliver submitted a survey of the property, a quit claim deed with the right of ways, and a market data report saying that houses sell on average in 133 days in Windham County.

Adjourned at 6:45 p.m.

Submitted by Sara Wiswall