

BCA Hearing Minutes
August 21, 2018 5:30 p.m.

BCA Members present: Greg Joly (chair), Paul Fraser, Karen Ameden, Clara Robinson, Andy Coyne, Rob Willis (arrived late), Judy Flower, Tom Tolbert and Sara Wiswall.

Listers present: Lou Brusco and Barbara Ferguson

The meeting reconvened at 5:32 p.m.

Priscilla Gale-Gibson

Clark Gibson was on the phone. He had sent a letter that summarized all of his points.

Lou said that the property is already classified as woodland because it is a rear property.

Clark said that the value to property is what is in question.

2017 value: \$37,200

2018 value: \$89,300

Ralph & Leslie Tavella

Ralph & Leslie were on the phone. Karen gave the inspection committee report. They had measured the new addition and come up with 3,056.86 square feet.

No one was sure of the original square footage.

Lou said that all square footage is measured on the outside.

Tom O'Brien

Karen gave the inspection committee report. Mr. O'Brien had no questions.

Lou said the house is above average in how it has been taken care of.

There was discussion on why his neighbor's property was lower per acre. The neighbor has more total acres and their adjustments are different.

Also Mr. O'Brien's neighborhood residential is higher because his property sits higher and has a better view.

The 2nd parcel that Mr. O'Brien owns is too small to build on. It is only 100 feet across the property and the assessment went up \$700.

Robert Simmons

Tom gave the report from the inspection committee.

Mr. Simmons said the Rawson bridge abutment is collapsing. He said that the logging was not the cause of the bridge collapsing.

Mr. Simmons was represented by Robert Fisher. Mr. Fisher said he would like to see the topography reduced from -20% to -50%.

Lou said you cannot get acre value by dividing by acres/value because they are all calculated differently. The access over Sage Hill bridge is not restricted to logging trucks, only logging trucks with trailers.

Mr. Simmons has a stewardship and part of that is they have to harvest the trees every 8-10 years. He said 2/3's of the property is not usable. He could lose his stewardship if the trees are not harvested. He has not logged the land since 2008.

Hayley Richards

Hayley joined us on the phone. The inspection committee reported that the property is on Vermont Route 100. The house is consistent with the lister card except that there is a full bath listed but it is only a 3/4 bath. The neighborhood code is wrong because of the location.