

BCA Hearing Minutes  
July 18, 2019

BCA members present: Greg Joly, Karen Ameden, Judy Flower, Tom Tolbert, Greg Meulemans, Paul Fraser and Sara Wiswall.

Jamaica Listers present: Lou Brusio and Micah Eberhardt

Greg Joly called the meeting to order at 6:38 p.m.

BCA members and the Listers took oaths.

Paul Fraser nominated Greg Joly for chair of the BCA. Seconded by Judy, passed.

6:45 p.m. Greg opened the hearing of the Jamaica BCA. The first hearing was for Adams Pond LLC 2, c/o J.B. Miller. This property is land on Depot Street and identified as tax map number 00O-36. Brain Decesare represented the property owner.

**Exhibit 1 & 2-** a map of the property

**Exhibit 3 -** lister card

Mr. Decesare said that the property was given a -10 percent influence but he was asking that it be changed to a -25 percent influence. He stated that they could not find any loggers that were interested in the property. The last time they had anyone log the land, they had to take small loads and no one is interested in doing it.

The bridge limits make it difficult/impossible to get equipment onto the land. The land is mostly only used for hiking but the owner would like to log the land.

Mr. Decesare entered the following into evidence:

**Exhibit 4-** an appraisal of the property

**Exhibit 5-** letter from the land owner

**Exhibit 6-** comparables

7:18 p.m. Gary Giulietti phoned in for his hearing on the property of 325 Forrester Road, known as tax map number 000D-5.5.

The listers submitted the following:

**Exhibit 1-** tax map

**Exhibit 2-** lister card

**Exhibit 3-** Comparables (3, 3A, 3B, & 3C)

Mr. Giulietti said that there is a gravel pit that abuts his property. He has tried to sell his property but has been unsuccessful. He thinks part of the problem is the gravel pit because there is a lot of dust around, large trucks going in and out and the gravel pit blocks the view from his property.

**Exhibit 4-** letter from the home owner

Lou said that the grade reference is to the house, not the land.

**Exhibit 5-** listing of the house on Zillow for \$1,950,000

One of the homeowners concerns is that there are ten wheelers going in and out of the gravel pit. Mr. Giulietti said that Act 250 had told them to clean up but they did not comply. The BCA asked for any documentation that supported this and will look at such documents when and if they are provided.

Mr. Giulietti said he would not have purchased the property without a written agreement within two years. Judy asked for a copy of the document.

7:45 p.m. Diane Forester called in about her property located at 3804 Vermont Route 30, known as tax map number 00-L58. Tom Tolbert recused himself from this hearing.

The property was built in 1850 and 5 comparables were provided. Lou said that a C rating is average and C+ is a little about average.

**Exhibit 1-** lister card

**Exhibit 2-** comparables

**Exhibit 3-** letter from Diane

**Exhibit 4-** letter from Diane

The lister card has the interior as 30% drywall; Diane said that most of the interior is plaster. Lou said that plaster generally has a higher value.

Diane also said that they have had it on the market for 15 months and have reduced the price several times.

8:15 p.m. The last hearing of the night was for Deborah Surette and George Hughes.

Their property is located at 215 Stargazer Lane, known as tax map number 00O-24.2.

The property was built in 1977 and you must go into Wardsboro and up Sheldon Hill to get there.

**Exhibit 1-** lister card

**Exhibit 2-** comparables

**Exhibit 3-** letter from homeowners

**Exhibit 4-** results of grievance

**Exhibit 5-** appraisal of home for mortgage

**Exhibit 6-** homeowners comparables

**Exhibit 7-** another appraisal emailed

Inspection Committee's:

Adams Pond LLC 2 :	1. Tom Tolbert
c/o J.B. Miller	2. Karen Ameden
	3. Judy Flower

Giulietti, Gary & : 1. Tom Tolbert  
Mary Ellen 2. Judy Flower  
3. Greg Meulemans

Forester, Diane & David: 1. Sara Wiswall  
2. Paul Fraser  
3. Greg Joly

Surette, Deborah: 1. Karen Ameden  
Hughes, George 2. Judy Flower  
3. Grreg Meulemans

The next BCA hearing is scheduled for Wednesday, August 7, 2019 at 6:30 p.m.

Adjourned at 8:40 p.m.

Submitted by Sara Wiswall