**Board of Civil Authority Hearing**

**Tuesday, August 29th, 2023 at 5:00 p.m.**

Present: Mike Ripley, Doris Eddy (Co-Chairs), Bob Glidden, Jack Smart, George Timko, Shannon Devereux, Christopher Saylor, Rolf vanSchaik, Diane McNamara (BCA Clerk), Al Coonradt (NEMRC Assessor)

Also in attendance: Gary Thomas, Susan Spencer, Jill Tofferi, Pieter vanSchaik, Stephan Ankuda

1. **Open Meeting**

Mike Ripley opened the meeting at 5:02 p.m. Diane McNamara distributed the Board of Civil Authority Rules of Procedure for Property Tax Assessment Appeal Hearings to all present.

Diane McNamara, as BCA Clerk, administered the following oath to all present: ***“Under the pains and penalties of perjury, do you solemnly swear that the evidence you give in the cause under consideration shall be the whole trust and nothing but the truth?”*** All present answered in the affirmative.

1. **Hear appellants as follows:**

**Thomas, Gary, Parcel #1R10-072**

Al Coonradt reviewed the assessment for this property with two dwellings and 45.50 acres of land. He noted that one dwelling is a two story house and the other a one story house. He noted that he inspected the property on 04/19/2023 but that his estimate is based on an exterior inspection only. He has not been able to do an interior inspection.

Susan Spencer, legal guardian for Gary Thomas, noted that Gary’s property has significant needed updates such as siding, insulation, central heat, flooring and driveway improvements.

An inspection committee consisting of Chris Saylor, Doris Eddy and Maureen Savage made an appointment with Susan Spencer and Gary Thomas to view the property on Tuesday, September 12, 2023 at 1:00 p.m.

**Tofferi, Jill, Parcel #1V20-130.1**

Al Coonradt noted that the basement is measured at 1,017 square feet of which 637 square feet is assessed as being finished area. The assessed value of that portion is $18,473.

Jill Tofferi explained that she had 4 feet of floodwater fill her finished basement which was destroyed. Her basement was also damaged during Hurricane Irene in 2011 and at that time, she rebuilt it. With the recent flood event on 07/10/2023 destroying it again, she said she will not be refinishing it again. She requested that the value of her finished basement be removed from the total assessment of her property.

An inspection committee consisting of George Timko, Jack Smart and Mike Ripley scheduled an appointment to inspect the property for Wednesday, September 6, 2023 at 4:30 p.m.

**D’Arcey, Jared & Jennings, Miranda, Parcel #2R11-042**

The property owners were not present at this meeting. According to their letter, they believe the assessed value needs to be adjusted due to the loss of acreage on their property.

It was decided that Diane would contact the owners to arrange a date and time for an inspection.

1. ***Review and discuss Notice of Appeal from Eagles Head Corporation regarding Parcel #2R21-079.***

Al Coonradt noted that the appeal was denied at the grievance hearing as the Grand List has the number of acres of this parcel as 19.81 acres and according to the Vermont Property Transfer Tax Returns filed at the time of the sale, only 12.51 acres were sold leaving 7.30 acres remaining. Al said that without either a survey or a corrected transfer tax return, he is unable to remove the remaining acreage.

Steve Ankuda said that there has been an error in the amount of acreage listed in the Grand List since 2003 or 2004. He explained that there are no remaining acres to be taxed to Eagles Head Corporation. The entire parcel was sold to Jeff Stearns.

It was decided that this is not a matter for the either the Board of Civil Authority or the Board of Tax Abatement, but to be reviewed as an “errors and omissions” by the Select Board. Diane said she will ask the Town Manager to put this on the agenda for the meeting on 09/11/2023.

1. **Other Business**

There was no other business to be discussed.

1. **Adjourn**

***George Timko moved/Bob Glidden seconded a motion to adjourn the meeting at 6:15 p.m. All voted in favor.***

***Respectfully submitted,***

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***Diane M. McNamara, BCA Clerk***

***Approved:***

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***Board Co-Chairperson***