

TOWN OF ORANGE
BOARD OF CIVIL AUTHORITY AND
BOARD OF ABATMENT MINUTES
JULY 25, 2017

BCA Members Present:

Fred Kidder, Lee Youngman, Eric Holmgren, Lee Martenson, George Wild, Jr.
and Kathie Felch

Others Present:

John McNeil, Art McNeil and Ed Bedard - Listers
Frank Pratt and Annette Chapman – Appellants

The BCA members, The Listers and Appellant took their oaths and signed in.

Fred opened the meeting with the Pledge of Allegiance at 5:03 p.m.

Frank Pratt thanked the BCA for their time and gave 3 comparable properties for sale for their review. Frank stated that his house only had 1 bedroom and he didn't agree with the Listers square footage of 1,404 feet and also thought the assessment of \$33,000.00 for the basement was high. Lister, John McNeil explained how he came to arrive at the figures. Frank felt that based on the comparable properties he presented to the board fair market value would be around \$250,000.00.

The BCA felt that it warranted visiting the property and take some measurements. Fred appointed Lee Youngman, Eric Holmgren and George Wild, Jr. to visit the site. They decided they would meet at the Town Office on July 26th and meet Frank on Cramp Road to do an inspection.

On a motion by Lee seconded by Eric the board voted to temporarily adjourn the grievance hearing to hear discuss errors and omissions for the Depalma, Perreault and Duggan properties at 5:30 p.m.

John McNeil explained that the error on the DePalma property was found last year during a grievance to remove the building lot in orange and correct the acreage and the change didn't get transferred to the working grand list before the bills were issued this year so he would like to do an errors and omissions to correct the record. The board agreed and a revised bill will be sent to Mr. DePalma by the end of the week.

John McNeil told the board that the Duggan's bought the property next door to the land they currently own on Bisson Road before April 1st and the building lot should have been removed on the land and merged with the new lot they bought which will reduce their assessment by \$51,900.00. The board agreed and asked John to change it.

When Sue Perreault bought her mother's house at 97 Richardson Road she bought 47 acres with the house which was taken out of the current use program at the time of sale and the rest of the property the Richardson's owned was divided to others. When the new tax bill was issued for 2017 the average was wrong and the current use was still showing on the bill so it needs to be revised to correct the record. The board directed the Listers to fix it and send a revised bill.

Lee made a motion seconded by Eric to adjourn the errors and omissions portion of the meeting at 5:45 p.m. and reconvene the grievance hearing.

The BCA reviewed the letter and photo from George & Mary Contois. John McNeil explained that Mary Contois asked for a grievance hearing with the listers and asked about the addition of 2 acres to her parcel and claimed that the view of solar farm on Tucker road impacts the value of her property. The

2-acre addition was due to a lister error where a two acre split transfer was recorded twice last year and the construction on the solar farm started after April 1, 2017 so the complaint does not apply to this year's grand list. John explained that they are generally reluctant to devalue properties values based on features of the neighborhood and have been advised by the State of Vermont PVR to avoid this practice. The Contois' do however have a building lot grade of 1.5 which was likely applied because of the view from the house. The grievance was denied by the Listers due to the April 1st deadline, and the listers will confer with PVR on handling these types of grievances in general, and this grievance in particular. Mary was encouraged to reapply next year. The board agreed with the Listers due to the structures not being in place by the April 1st deadline for the Grand List so they denied for this year and will visit again next year if the Contois' put in a grievance next year.

On a motion by Lee and seconded by Eric to adjourn the grievance hearing at 5:55 p.m. and open the Board of Abatement meeting.

The board voted to allow Phil Zeller make 9 monthly installments of \$125.00 for taxes and pay the balance on the 10th month as they did last year.

The board reviewed and updated the voter checklist and asked Kathie to send out several challenge letters to those they believe have moved out of town.

Lee made a motion seconded by Eric to adjourn the meeting at 6:05 p.m.

Attest:

Kathie Felch

Town Clerk/Treasurer