

Board of Civil Authority

Grievance Hearings

9/10/20

The Board of Civil Authority met at 5:30pm in the Pomerleau building.

Present were: Chairman Kevin Oddy, Town Clerk/Treasurer Stacy Jewell, Abby Pollender, Jennifer Pinsonneault, Will Rivers, Durward Ellis, Pierre Berube, David Brown, Diane Holmes, Stephanie Churchill, Diana Cazaudumec, Margaret Healy, William Neylon, Leo Lacroix, Bruce Corrette, Billie Lynn Corrette, Bernard Timson, Michael Feldman, Tim Clouatre, Robert Veilleux, Maurice Chaloux, Glenda Bernier, Rodney McPhee (via telephone), Bob Swartz (BOA), and Bill Krajeski (Assessor).

All board members, assessor, BOA and appellants were sworn in. Rule of the hearings were explained to all present. Due to Covid, no physical inspection of properties will take place.

Lawrence Dolan/Margaret Healy, 1429 Crepeault Hill Road, Parcel ID: 050026. See Assessor packet #1 for explanation of values from Assessors office. This property is very extensive with 94.62 acres of land, 92 are in current use program. Mrs. Healy and Mr. Neylon present a packet of information, Dolan/Healy #1. They are appealing the value of the rental unit and the main house, not the land or yard items. They stated the main house is a Modular home and no updates or upgrades have been done to the property. It is gone from Average to Average + grade and it should remain at Average. A correction should be made to the square footage as some areas are not heated. There should be 9 rooms and 3 bedrooms. The roof over the main house is shingles not metal. Cabinets and flooring were stock items from 10-20 years ago, they are not upgraded items. Mr. Neylon was not aware that a physical inspection could not be done. The packet they provided include some pictures. The assessor had a packet from his meeting with Mrs. Healy those were entered as Assessor #2.

St. Johnsbury American Legion Post 58, 143 Elm St, Parcel ID: 241052. See Assessor packet #3 for explanation from Assessor's office. After doing the research the Assessor's office states the property owned by the Legion for Little League events falls under state statute §3802 as exempt property.

Passumpsic View Inc, 394 Railroad St., Parcel ID: 238032. See Assessor packet #4 for explanation of values from Assessors office. This property is a 25 unit senior housing apartment building. The building is subject to State Subsidized Housing rules. Based on the worksheet provided by the Assessor the listed value is \$656,400. Diana Cazaudumec stated the original documents she sent into the assessor's office were incorrect. She presented a new set of documents with a corrected worksheet, Passumpsic View #1. The listed value on her documents is \$79,100.

A motion by Jennifer Pinsonneault, second my Will Rivers to enter a deliberative session to include David Brown, Kevin Oddy and Stacy Jewell. A motion by Jennifer Pinsonneault seconded by David brown to exit deliberative session.

Robert Veilleux, 0 Mt. Pisgah Rd., Parcel ID: 071017.001. Will Rivers recused himself from this property. Kevin Oddy took his place on the inspection team. See Assessor packet #5 for explanation of values from Assessors office. This is a land only parcel that has 2 road frontages and a powerline easement through it. An influence factor of -20% for the easement, and steepness of the land. Mr. Veilleux doesn't believe the parcel is buildable and should not be considered for a house site value. Maurice Chaloux presented a competitive market analysis, see Veilleux #1. He states there is no water or sewer on the property, it is very steep, wet, and with powerline would be unlikely for development. His value based on his comps is \$34,881.02. All of the comps provided by Mr. Chaloux were in other towns.

Alexander Bulay, 17 Eastern Ave, Parcel ID: 238038. See Assessor packet #6 for explanation of values from Assessors office. This parcel is litigation from the 2019 assessment. Mr. Rodney McPhee was on the telephone for this hearing. He did acknowledge that 2019 was still pending in court. He stated the property had been closed since April 1 due to Covid 19. Mr. Bulay only income on the property is from the tenants on the second floor, \$2300.00. Due to this the value should be brought down to \$314,000. Mr. McPhee state the court settled should be completed in the week, and to wait the week to see if a settlement has concluded.

Corrette Family Trust, 264 Breezy Hill Rd., Parcel ID: 292005. See Assessor packet #7 for explanation of values from Assessors office. Mr. Corrette submitted a packet of documents with a market analysis from Maurice Chaloux, see Corrette #1. The first issue they had was to clear up the name on the parcel to make sure it was put in the trust. The second was the house sits on 3 lots. These lots have been combined for tax bill purposes. Third issues is there is a part of the lot that is "swamp" and failed a perc test. Mr. Chaloux vales the property between \$110, 00 and \$120,000.

Inspection committee of Will Rivers, Jennifer Pinsonneault and David Brown was assigned to all of the above properties. The hearing was recessed until September 23 to hear the inspection committee reports.

Bernard & Suzanne Timson, 1062 Railroad St., Parcel ID: 205045. See Assessor packet #8 for explanation of values from Assessor's office. The parcel is assessed used the income approach for a commercial storage building. Mr. Timson presented a packet with comps of square footage and acreage, see Timson #1. Mr. Timson state the building has no heat and no bathroom. It's just used for cold storage. There is no sheet rock on the ceiling or walls. The property is 4 feet from the river and railroad tracks. He thinks the value of the land should be \$5415.00 and the price per square foot should be between \$3.00 and \$5.00.

Bernard & Suzanne Timson, 100 US Route 2 East, Parcel ID: 111062. See Assessor packet #9 for explanation of values from Assessor's office. This property has 4 public

self-storage commercial buildings. There has only been 1 sale of a storage facility and it was in 2013 in Springfield, VT. The property was assessed by the income approach using information from the Junction of 2& 18 Self storage website. Mr. Timson presented a packet with comps of square footage and acreage, see Timson #2. Mr. Timson stated a portion of his property has the septic system for the building across the street on it. He feels that his price per acre and square footage is much higher than other commercial properties around him.

Timothy & Tausha Cloutre, 300 Veilleux Farm Road, Parcel ID: 072014.001. See Assessor packet #10 for explanation of values from Assessor's office. Mr. Chaloux presented a competitive market analysis, see Cloutre #1. Mr. Cloutre submitted a letter of summary, see Cloutre #2. He feels the 29% increase in his property from the reappraisal and excessive compared to other properties that are similar to his. Mr. Cloutre stated he used laminate or engineered flooring not real hardwood. They didn't have any high-end appliances or special upgrades in the kitchen. The outside is vinyl siding and vinyl windows. They think the value should be around \$310,00.

Michael & Fang Mei Feldman, 261 Summer St., Parcel ID: 236007. See Assessor packet #11 for explanation of values from Assessor's office. Mr. Feldman stated the assessor's card showed the roof as "average". They have had 4 quotes from roofers to get it replaced before winter as it's in such bad condition. It will cost up \$30,000 for their roof to be replaced. Also the furnace will need to be replaced in the near future. The others houses close to him have had their roof replaced and their value went down. He feels the value should have remained at the \$162,240.

Glenda Bernier, 368 Ave A, Parcel ID: 022048.971. Kevin Oddy replaced Abby Pollender for this hearing. See Assessor packet #12 for explanation of values from Assessor's office. After doing more research on sales of mobile homes, the assessor only found 1 at \$25,000. He recommends the assessment be lowered to \$26,500. Mrs. Bernier was presented and happy with that recommendation.

Inspection committee of Stephanie Churchill, Pierre Berube and Abby Pollender was assigned to the above properties. The hearing was recessed until September 23 to hear the inspection committee reports.

Minutes written by: Stacy Jewell_____

Minutes approved by: Kevin Oddy_____