

Board of Civil Authority
Inspection Committee Reports
9/23/20

The Board of Civil Authority met at 5:30pm in the Pomerleau building to hear inspection committee reports for the 2020 Grievance Hearings.

Present were: Chairman Kevin Oddy, Town Clerk/Treasurer Stacy Jewell, Will Rivers, Diane Holmes, Stephanie Churchill, Lisa Rivers, Abby Pollender, Dennis Smith, Durward Ellis, Brendan Hughes, Timothy Angell, Jennifer Pinsonneault, Anne Cosgrove, Pierre Berube, David Brown, Al Dunn.

All members were reminded they were still under oath.

Inspection team of Anne Cosgrove, Dennis Smith, and Diane Holmes presented the following parcels.

Steven Dolgin, 667 Portland Street, Parcel ID: 242055: Based on their review of the property the inspection committee recommends the current assessment by the assessor's office be maintained. On a motion by Diane Holmes, seconded by David Brown the board accepted the committee's recommendation, value to remain at \$41,900.

Steven Dolgin, 8 Tremont Street, Parcel ID: 202028: Based on their review of the property the inspection committee recommends the current assessment by the assessor's office be maintained. On a motion by Dennis Smith, seconded by Diane Holmes the board accepted the committee's recommendation, value to remain at \$74,900.

Dolgin Family Trust, 841 Concord Ave, Parcel ID: 272029: Based on their review of the property the inspection committee recommends the current assessment by the assessor's office be maintained. On a motion by Dennis Smith, seconded by Diane Holmes the board accepted the committee's recommendation, value to remain at \$63,600.

Steven Dolgin, 0 Industrial Pkwy, Parcel ID: 022016: Based on their review of the property the inspection committee recommends the current assessment by the assessor's office be maintained. On a motion by Dennis Smith, seconded by Diane Holmes the board accepted the committee's recommendation, value to remain at \$2,000.

Dolgin Family Trust, 172 North Ave, Parcel ID: 233065: Based on their review of the property the inspection committee recommends the current assessment by the assessor's office be maintained. On a motion by Durward Ellis seconded by Dennis Smith the board accepted the committee's recommendation, value to remain at \$76,100.

D and L Realty LLC, 141 Central Street, Parcel ID: 236010: Based on their review of the property the inspection committee recommends the current assessment by the assessor's office be maintained. On a motion by Dennis Smith seconded by Diane Holmes the board accepted the committee's recommendation, value to remain at \$63,400.

Steven & Deborah Dolgin, 1665 Memorial Drive, Parcel ID: 501022: Based on their review of the property the inspection committee recommends the current assessment by the assessor's office be maintained. On a motion by Diane Holmes, seconded by Dennis Smith the board accepted the committee's recommendation, value to remain at \$61,300.

Inspection team of Lisa Rivers, Tim Angell, and Durward Ellis presented the following parcels.

Walden Mountain Enterprises, 19 Pearl Street, Parcel ID: 262048: Based on their review of the property the inspection committee recommends the current assessment by the assessor's office be maintained. On a motion by Will Rivers, seconded by Timothy Angell the board accepted the committee's recommendation, value to remain at \$128,100.

Walden Mountain Enterprises, 39 Pearl Street, Parcel ID 262047: Based on their review of the property the inspection committee recommends the current assessment by the assessor's office be maintained. On a motion by Timothy Angell, seconded by Al Dunn the board accepted the committee's recommendation, value to remain at \$128,100.

Ralph & Nancy Darrah, 596 US RTE 2 E, Parcel ID 120068: Based on their review of the property the inspection committee recommends the property value be corrected to reflect no water and sewer on the property and the removal of the half bath on the listers card. The land value would now be \$20,700 and building value would now be \$89,700 for a total assessed value of \$110,400. On a motion by Timothy Angell, seconded by Al Dunn the board accepted the committee's recommendation of the changes to reduce value to \$110,400.

Ralph & Nancy Darrah, 1087 Chesterfield Hollow Rd, Parcel ID 072017: Based on their review of the property the inspection committee recommends the property value be corrected to reflect no positive influence factor for view and to increase the influence factor to -25% on the excess acreage based on topography. With these changes the total assessed valued shall be \$663,400. On a motion by Al Dunn, seconded by Tim Angell the board accepted the committee's recommendation of the changes to reduce value to \$663,400.

Carol Havemann-Lynch, 1058 Goss Hollow Rd, Parcel ID 050038: Based on their review of the property the inspection committee recommends the property value be corrected to reflect no positive influence factor for view and a reduction in the ratings on the Grade of the main house from B to B-. With these changes the total assessed valued shall be \$835,200. On a motion by Al Dunn, seconded by Tim Angell the board accepted the committee's recommendation of the changes to reduce value to \$835,200.

Inspection team of Mark Bickford, Brendan Hughes, and Al Dunn presented the following parcels.

Natalie Rodd Trust, 183 Overcliff Road, Parcel ID 231043: Based on their review of the property the inspection committee recommends the current assessment by the assessor's office be maintained. On a motion by Al Dunn, seconded by Timothy Angell the board accepted the committee's recommendation, value to remain at \$162,900.

Natalie Rodd Trust, 187 Overcliff Road, Parcel ID 231037: Based on their review of the property the inspection committee recommends the current assessment by the assessor's office be maintained. On a motion by Abby Pollender, seconded by Stephanie Churchill the board accepted the committee's recommendation, value to remain at \$359,100.

Natalie Rodd Trust, 192 Hillside Ave, Parcel ID 291029: Based on their review of the property the inspection committee recommends the current assessment by the assessor's office be maintained. On a motion by Stephanie Churchill, seconded by Pierre Berube the board accepted the committee's recommendation, value to remain at \$198,900.

Natalie Rodd Trust, 407 Rodd Rd, Parcel ID 111010: Based on their review of the property the inspection committee recommends the property value be corrected to reflect no positive influence factor for view. This would decrease the land value down to \$35,000. With these changes the total assessed valued shall be \$581,900. On a motion by Abby Pollender, seconded by Pierre Berube the board accepted the committee's recommendation of the changes to reduce value to \$581,900.

Major L. Rodd the Roofer Inc., 51 Perkins St, Parcel ID 241008: Based on their review of the property the inspection committee recommends the property value for building #1 be reduced to \$1,073,161 due to the change in the rental income of the property. With these changes the total assessed valued shall be \$1,353,261. On a motion by Stephanie Churchill, seconded by Abby Pollender the board accepted the committee's recommendation of the changes to reduce value to \$1,353,261.

Inspection team of Milton Rivers, Jennifer Pinsonneault, David Brown, and alternate Kevin Oddy, presented the following parcels.

Lawrence Dolan/Margaret Healy, 1429 Crepeault Hill Road, Parcel ID: 050026: Based on their review of the property the inspection committee recommends the additional 10% design face bringing the total design factor to 20% which would bring the value down to \$540,600. That the listers card be corrected to reflect the 335 sq. ft. of above the garage be changed to unfinished space. With this change the value would be reduced to \$531,900. On a motion by Stephanie Churchill, seconded by David Brown the board accepted the committee's recommendation of the changes to reduce value to \$531,900.

St. Johnsbury American Legion Post 58, 143 Elm St, Parcel ID: 241052: Based on their review of the property and information provided by the Assessor the inspection committee recommends the property shall be exempt from taxation per §3802 of the Vermont Statues. On a motion by David Brown, seconded by Pierre Berube the board accepted the committee's recommendation for the tax exempt status.

Passumpsic View Inc, 394 Railroad St., Parcel ID: 238032: Based on their review of the property the inspection committee recommends the current assessment by the assessor's office be maintained. On a

motion by Abby Pollender, seconded by Stephanie Churchill the board accepted the committee's recommendation, value to remain at \$656,400.

Robert Veilleux, 0 Mt. Pisgah Rd., Parcel ID: 071017.001: Based on their review of the property the inspection committee recommends the current assessment by the assessor's office be maintained. On a motion by Abby Pollender, seconded by Stephanie Churchill the board accepted the committee's recommendation, value to remain at \$46,400.

Alexander Bulay, 17 Eastern Ave, Parcel ID: 238038: Based on the review of the property and the Stipulated Judgement Order dated September 16, 2020 the committee recommends the value be set at \$468,000. On a motion by Abby Pollender, seconded by Stephanie Churchill the board accepted the committee's recommendation, value to be changed to \$468,000.

Corrette Family Trust, 264 Breezy Hill Rd., Parcel ID: 292005: Based on their review of the property the inspection committee recommends the current assessment by the assessor's office be maintained. On a motion by David Brown, seconded by Durward Ellis the board accepted the committee's recommendation, value to remain at \$146,200

Inspection team of Stephanie Churchill, Pierre Berube, and Abby Pollender presented the following parcels.

Bernard & Suzanne Timson, 1062 Railroad St., Parcel ID: 205045: Based on their review of the property the inspection committee recommends the current assessment by the assessor's office be maintained. On a motion by Will Rivers, seconded by Jennifer Pinsonneault the board accepted the committee's recommendation, value to remain at \$52,200.

Bernard & Suzanne Timson, 100 US Route 2 East, Parcel ID: 111062: Based on their review of the property the inspection committee recommends the current assessment by the assessor's office be maintained. On a motion by Jennifer Pinsonneault, seconded by Durward Ellis the board accepted the committee's recommendation, value to remain at \$529,900.

Timothy & Tausha Clouatre, 300 Veilleux Farm Road, Parcel ID: 072014.001: Based on their review of the property the inspection committee recommends the current assessment be lowered to \$350,000.

On a motion by Diane Holmes, seconded by Anne Cosgrove the board entered into a deliberative session. On a motion by Timothy Angell, seconded by Jennifer Pinsonneault the board exited deliberative session.

On a motion by Diane Holmes, seconded by Durward Ellis the board accepted the value to be lowered to \$350,000 by having the assessor make adjustments to both the land and building to come up with that value. Brendan Hughes voted No on this motion.

Michael & Fang Mei Feldman, 261 Summer St., Parcel ID: 236007: Based on their review of the property the inspection committee recommends the current assessment by the assessor's office be

maintained. On a motion by Durward Ellis, seconded by Diane Holmes the board accepted the committee's recommendation, value to remain at \$178,100.

Glenda Bernier, 368 Ave A, Parcel ID: 022048.971: Based on their review of the property the inspection committee recommends the value to be lowered to \$26,500. On a motion by Durward Ellis, seconded by Stephanie Churchill the board accepted the committee's recommendation, value to be lowered to \$26,500.

On a motion by Will Rivers, seconded by Jennifer Pinsonnault the 2020 Grievance Hearings were adjourned, the motion carried.

Minutes written by: Stacy Jewell_____

Minutes approved by: Kevin Oddy_____