

TOWN OF FAYSTON
BOARD OF CIVIL AUTHORITY
HEARING
JULY 10, 2019

Board Present: Chuck Martel (Chuck), Mike Jordan (Mike), Patti Lewis (Patti), Peter Forbes (Peter), Lisa Koitzsch (Lisa), and Rick Rayfield (Rick) (Board)

Listers Present: Sarah Stavraky (Sarah), and Doug Mosle (Doug) (Listers)

Appellants Present: John Waldo (John), Representing Beau Wright and Deborah Segal; and Kevin Warren (Kevin)

9:03 a.m. – Chuck opened the hearing for Beau Wright and Deborah Segal, parcel ID 11-049.001. Everyone at the table introduced themselves. Chuck asked if there were any conflicts of interest to which there were none and proceeded to swear in John and the Listers.

The Listers presented the property as 3.05 acres on Barton Road assessed at \$226,500.00 and purchased in 2018 for \$40,000.00. It is a subdivided parcel of Megan Gadd's land.

John explained that he was a real estate appraiser contracted by Mr. Wright to represent them today but that he had not had the time to create a full appraisal for the purpose of this hearing. He handed out comparable evidence which he believes supports a reduced property value from the current \$226,500.00. He discussed locations, lot sizes, views and more for each property. See attached.

The Listers then presented their comparable properties which were within a mile of the subject property and which they feel are inferior lots in some respects. Doug explained the Town Lister assessment processes especially in terms of land grades.

Question was asked what DOM meant and explained it meant "Days on Market".

Question was asked what "indicated value" meant on the grid that John presented. John answered that he had not adjusted these values as he had not had time to do a full appraisal of the subject property.

Question was asked if there was need for a site visit and the answer was yes.

Question was asked if there was a value that the Appellants were asking for and the answer was no, no number was requested specifically just a belief the land was assessed too high at \$226,500.00.

The Board thanked John and explained there would be a site visit and a date set to reconvene the hearing within 30 days.

9:38 a.m. - Chuck opened the hearing for Kevin Warren, parcel ID 02-008. Everyone at the table introduced themselves. Chuck asked if there were any conflicts of interest and Patti asked if the Board felt she had one as Delinquent Tax Collector as Kevin's taxes are currently delinquent. The Board felt there was no conflict and Kevin was okay with Patti participating. Chuck proceeded to swear in John and the Listers.

The Listers presented the property as .1 acre and camp on Sharpshooter Road assessed at \$27,900.00.

Kevin stated that the camp was removed from the property and that he was trying to either get rid of the property or annex it to his son's land. He said the camp had not been useable for the past three years as it had no power, water, heat, etc. He said it had become a hazard and thus he took it down.

Question was asked that if the camp was unusable for all those years had Kevin grieved before. Answer yes, he had grieved in 2017 and the Listers had lowered the value.

Question was asked on what date he took the camp down and Kevin answered May or June, 2019.

The Listers explained that they were not comfortable changing the value after the April 1st deadline to assess properties set by Vermont Statute. Since the camp was still on the property April 1st they would not be able to change the value until next year. They felt this was a decision to be made by a larger board and thus this hearing. Listers explained the errors and omissions process and the fact that they could make a change and bring the matter before the Selectboard for approval if this Board deems it appropriate.

Question was asked if the lot could be rebuilt as a nonconforming lot and it was thought it could be if rebuilt within one year.

The Board thanked Kevin, explained there would be a site visit, and a date set to reconvene the hearing within 30 days.

The Board set the site visit for July 16, 2019 at 9:00 a.m. to begin at the Sharpshooter Road location. Chuck, Mike, Lisa, Peter and Rick to attend.

Rick made a motion to reconvene the hearings on August 7, 2019 at 9:00 a.m. at the Fayston Municipal Building. Lisa seconded. All in favor, motion carried.

10:05 a.m. – Hearing adjourned.

Respectfully submitted
Patti Lewis
Town Clerk