

Town of Fayston  
Lister's Office  
866 North Fayston Road | North Fayston VT 05660

**2019 Grievance Hearings**  
**Wednesday June 5, 2019**  
**2:00 p.m. - 6:00 p.m.**

Listers in attendance: Doug Mosle and Sarah Stavraký

**2:00 p.m.**

**11-049.001 Segal, Deborah C & Beau Wright**

Gary Lange (attorney) with Beau Wright joined via phone.

Comps provided by the property owner via email just before hearing commenced (see attached).

Lange described purchased 3.05AC in July 2018 for \$40,000.00. Currently bare land, no building lot, no improvements since purchased, no driveway, septic, or well.

Mr. Lange pointed out that the lot is inaccurately depicted on Fayston tax map - Lange described where lot is - does look to be incorrectly located on tax map. Listers will address this the next time the tax map is updated.

Discussion of land grade occurred - Doug spoke to how the site value was calculated with the multipliers and also the bulk land. Discussed how grade is determined - Doug referred to grade schedule used by the Listers.

Mr. Lange asked if we conducted a site visit - no the listers had not. The Listers asked if the owners would like us to conduct a site visit - yes they would like for that to happen. Listers told the owners that site visit would happen in the next day or two and that the decisions would follow within a week of the site visit.

**2:15 p.m.**

**11-071 Parisi, Matthew**

Matthew attended hearing in person. Property inherited from his father. Provided comps of the property (see attached) - believes it to be over valued.

Matthew stated that engineers had taken soil samples - test pits dug. Due to soil and steep slope it was determined by the engineers he could obtain a 3-4 bedroom permit. There is only 1 building lot despite total parcel being 10AC, roughly ½ may be considered wet land according to Matt. Owner states that engineers believe the lot could not be further subdivided.

Doug responded to some of the comps - particularly the one on Low road - letter from engineer was provided by owner stating that there was no potable water available which significantly lowered the value of the property.

The Listers asked if they could do a site visit - the owner was ok with that.

Engineers say that it could range in \$40K-80K for septic, Matt to send us results of engineers. Matt thinks \$100K fair value based on the comps, although he concedes that it's nicer land the Manlin Road property.

**2:30 p.m.**

**06-001 Martin, Charles & Bowen**

Bowen Martin & Charles Martin were in attendance

Charles Martin asked how to read the change in appraisal notice. Doug went over the numbers, explained the difference between homestead and housesite as it pertains to the change in appraisal form.

Discussion went on to how appraisal was conducted in Fayston. Property owners asked some questions regarding Current Use as they are considering looking into see if they can qualify as a farm.

No grievance formally requested, came in for clarification regarding the notice.

**3:25 p.m.**

**03-094-011 Kugel, Keith**

Listers called Keith Kugel as he requested a call (message received through Patti Lewis, Town Clerk) to explain numbers on the change of appraisal notice. No answer, Doug left message asking Keith to return call before today at 6:00p.m.

Site visits at Segal/Wright & Parisi properties to be conducted the following morning - Thursday June 6, 2019.

Other parcels to be considered for grievance (notification received in writing, owner's could not attend hearings today);

- **01-064 Loomis, Lisa**
- **02-008 Warren, Stephen** (for Robert Kennedy)
- **03-005 Foley, Charles & Kathleen**
- **03-086.011 Kugel, Keith**
- **06-032 Moynihan, Patricia A Trust**
- **06-052 Ploughgate Creamery LLC**
- **11-085.008 Henry, Shawn**
- **13-010 Henry, Shawn**

Listers to reconvene for deliberation Thursday June 6, 2019 at 3:00 p.m.

6:00 p.m. 2019 Grievance Hearings closed.

**Thursday June 6, 2019  
Deliberative Session**

Went into deliberation at 3:25pm  
Came out of deliberation at 4:45pm

**Results of grievance:**

- **01-064** - Reduced value to \$171,100.00 based on site visit conducted May 16,2019. Property is in average condition for its age, updated physical depreciation to reflect this.
- **02-008** - No change in value.
- **03-005** - Reduced value to \$609,000.00 based on site visit conducted May 9, 2019.
- **03-086.011** - Reduced value to \$473,200.00 based on site visit conducted May 8, 2019. Reflects that the property shows above average wear and tear. Bulk land reduced to reflect that while there is an approved 5 lot subdivision, that there is a need for a corrective deed to develop the lots.
- **06-032** - Reduced value to \$805,900.00. Reduction reflects a lowering of the site value to average grade 1.00 (small lot, not private, no view) and reduction of quality of house from 6.25 to 6.00. A site visit was conducted prior to grievance hearing on June 5, 2019
- **06-052** - Reduced value to \$474,100. Reduction made to grade of bulk land to reflect restrictions on development of land made by the VT Land Trust and also reduced value on the 9AC of land which is excluded from the Current Use program (Doug Mosle met with owner and Vermont Land Trust representative May 2019).
- **11-049.001** - No change in value.
- **11-071** - Reduced value to \$116,700.00. Reduction reflects that site is somewhat steep and that a letter from an engineer stated that there is unlikely potential for further subdivision on the bulk land.
- **11-085.008** - Reduced value to \$193,200.00 based on site visit conducted Mar 18, 2019.
- **13-010** - No change in value based on site visit conducted Mar 18, 2019

Respectfully submitted,

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Doug Mosle

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Sarah Stavraky

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Leo Crain

Fayston Listers  
June 6, 2019