

**TOWN OF FAYSTON
BOARD OF CIVIL AUTHORITY
2010 SITE VISITS**

October 7, 2010

Board of Civil Authority: Lisa Koitzsch, Richard Schattman, Robert Vasseur, Thomas Bisbee

12:05pm Michael & Desiree Trahan, parcel ID 11-050

Mr. Trahan protested the presence of Gussie Graves and Fred Spencer and the Listers left before the Board continued its site visit. The Board viewed a portion of the site and toured the inside of the house. The house is built on the only available buildable site. Most of the property has a very steep drop-off overlooking Chase Brook. The Board agreed that the home was very beautiful. It was noted that the view from the house is limited to the ski slopes of Mount Ellen. The parcel is currently assessed at \$1,378,500.

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12:35pm Michael Marino, parcel ID 08-056

The Board visited this 18 acre lot off Mansfield Road and noted that access to the parcel was very limited. There is a steep incline on either side of a small brook and a very large culvert would have to be installed in order to access the site. Mr. Marino suggested that this could be done at a cost of approximately \$40,000. The Board walked across the brook and up onto the main portion of the site. Mr. Marino pointed out that while he had purchased the property to harvest timber, much of the timber was past harvesting. The Board noted some wet areas on the site but found overall that the site was quite well drained. The parcel is currently assessed at \$140,800.

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1:15pm David Clark, parcel ID 08-005-003

The Board visited this 3.1 acre lot (with an easement to the Sugarhouse) in the company of Mr. Clark and listers Gussie Graves and Fred Spencer. The site has been used for Mr. Clark's maple sugaring operation for many years although it has been assessed as a potential building site. Mr. Clark commented several times on the wetness of the property and the lack of available building sites. The Board noted that some portions of the property were indeed very wet but there were some portions that seemed relatively well drained. There is a year-round stream across the property. The Board discussed whether or not this property should be classified as a building lot. The parcel is currently assessed at \$105,100.

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1:45pm Raymond Munn, parcel ID 08-016-002

The Board visited this 5.57 acre lot in the company of Mr. Munn and listers Gussie Graves and Fred Spencer. There are two portions to this lot that are divided by 3.1 acres of common land shared between Mr. Munn and the adjacent property owner. The first portion of Mr. Munn's property is a .77 acre lot just off Route 17. The lot is primarily composed of land fill and is not considered buildable. There is no legal access from Route 17, there are road setback limitations and it cannot access the common leach field. Act 250 has permitted the common land for use as a leach field for the adjacent property owner and for the second portion of Mr. Munn's parcel, a 4.8 acre lot above the common land. This second lot could be accessed by a 12% grade logging road and would require underground power lines. The lot is relatively steep and narrow. Mr. Munn expressed that considering the drawbacks to the development of his parcel, the value of his lot has increased too significantly since the last assessment. The Board discussed the reasons behind combining the .77 acre lot with the 4.8 acre lot with the listers and Mr. Munn. The current assessment of this parcel is \$113,100.

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2:40pm Bryn Smith, parcel ID 07-012

The Board visited this .86 acre parcel with dwelling on Tucker Hill Road. Mr. Smith was not present but was reached by telephone while the Board was on site. The Board walked around the perimeter of the dwelling and noted that considerable work has been done to mitigate the problem of water drainage on the site. They also noted that the site did not have any views and that the house site is cut into a steep hillside. The Board agreed to review comps for this parcel before reaching a decision. The parcel is currently assessed at \$188,000.

3:05pm Site visits recessed.

Respectfully Submitted:

Lisa Koitzsch
Board of Civil Authority
Town of Fayston