

Town Of Castleton
Board of Civil Authority Grievance Hearing Minutes
July 30, 2018

Members Present: Scott Lobdell, Debbie Rosmus, MaryBeth Hadeka, Frank Giannini, Pat Albin-Diercksen, Gerard Ashton, Mike Bethel, Robert Grace and Nedra Boutwell, Clerk

Scott L, Co-Chair, called the meeting to order at 4:08pm. Nedra apologized for the late start however she has been on the phone trying to locate Bill Krajieski from New England Municipal Consultants, Ltd. who is representing the assessor's office. There was discussion about how to handle the error of Bill not showing up today. The BCA discussed proceeding with the testimony of the appellants and reconvening tomorrow night to hear Bills testimony or proceeding with the testimony of the appellants and only accepting the paper records from Bill or only hearing the testimony of the appellants and closing the meeting tonight. Everyone agreed it would be in the best interest of everyone if all of the information was presented and heard from both sides. A Motion was made by Debbie R to talk with the appellants and invite them to come back tomorrow. Seconded by Frank G. Two of the appellants, Joe S and Mike E, were present during this discussion. They both were given the opportunity to come back tomorrow night and declined, however both agreed with the decision to reconvene. The motion was called and all were in favor, Motion passed.

Joseph and Susan Sessock 43-50-00038 238 Route 4A West

Joe took his oath. Mike B stated he would recuse himself because of his wife's business in Joe's building. Joe presented the board with an appraisal report from William Scranton of Scranton Appraisals, Inc from September of 2015 showing an appraisal of \$225,000. The appraisal shows both an income approach and a traditional appraisal. Joe stated Bill Krajieski had contacted him and requested a full copy of the appraisal and stated he may have a recommendation for the BCA. Joe also explained that the structure is an old school house, the rest of the structure has no foundation and is on cinder blocks. Joe is using his store which is two doors down, 334 Route 4A, as a comparison however there are no handouts for it. There was a big jump in the appraisal from 2014 to 2015, it went from \$241,600 to \$304,400. The building value went up from 135,300 to 231,200 and the land went down from 103,500 to 70,600. This is a commercial property that is about one acre, it houses Slate Valley Physical Therapy, the Beauty Shop, and a mobile home that is rented. No improvements have been made to the property.

Three BCA members volunteered to do a site visit. MaryBeth H, Frank G and Gerry A set up a site visit for August 7th at 10:00am. Joe stated this day and time is good for him. Nedra apologized to Joe again for Bill's absence.

Michael & Jeanne Eagan 05-01-00013 1537 North Road

Mike took his oath. Mike explained that last year his taxes jumped about \$400 a quarter. He believes what happened is the hunting camp that is over back on his farm was spotted by Land Use and they had to take two acres out of the Land Use Program. The camp was then entered as a two-acre building lot at 40,000. The camp has no water, on a ledge, no sewer or power and is ¾ of a mile from the house in the woods. The camp is just a wooden structure, on poles on a ledge, one room. Mike doesn't know the size of the camp or when it was built. Mike stated he had to pay about \$6,900 back to the state because of the building being on the land that was in land use. He also stated the barn down lower has no power

and is only used for hay storage. The camp can not be found on the lister card, however, there are many structures on the farm. This is a working farm and has land in current use. Nedra let Mike know if he has renters they will need to be notified that the BCA will be viewing the property as we need to visit all structures on the property.

Three BCA members volunteered to do a site visit. Mike B, Bob G, and Scott L set a site visit for August 1 at 7:00am. Mike stated this day and time is good for him. Nedra apologized to Mike again for Bill's absence and reminded him he is welcome to come back tomorrow night if he chooses.

Joshua Ferguson 24-21-00025 468 Blissville Road

Joshua took his oath. Scott L explained to Joshua that Bill, the Town representative, is not here tonight and that we will reconvene tomorrow at 4:00pm and he is welcome to come back at that time also. Joshua accepted the offer and said he will come back tomorrow and will bring his handouts then as they would not print for him today. Joshua did have Exhibit A with him. The property is a .88 acre property on Blissville Road, Exhibit A is 4 Woodard Way, a 3.28 acre property that is a vacant lot ready to build on. This parcel is not ready to build on, the building and waste left behind need to be demolished and removed. Property was purchased for \$18,000.00 from the bank and Joshua feels the property is worth \$15,000 to \$20,000 based on the comparables he has. There is a shallow well and a septic system however he does not feel they will work or pass inspection. Joshua feels all subsystems will not work for this property. Joshua would like to start to rebuild as soon as possible. If the property was ready to build on, there was no waste to be removed, and the well and septic systems worked, Joshua feels the value of \$46,700 would be correct. There is no portion of the structure that is salvageable. The driveway also needs work and is steep. Joshua feels a good comparable is the property on the corner of Rice Willis and Route 30, he will bring the print out tomorrow for it, it is listed for 39,000 and assessed for 35,000. The next comp is on the corner of Farr Drive and Route 4A and is listed for 25,000.

The BCA members volunteered to do a site visit. Debbie R, Gerry A and Pat D set a site visit for August 1 at 8:30am. Joshua will be returning tomorrow night, July 31, for the meeting at 4:00pm so we will not close the meeting.

Bob G made a motion to recess until tomorrow night at 4:00pm, Pat D seconded. All in favor, Motion passed.

Respectfully submitted,

Approved:

Nedra Boutwell
Town Clerk

Date: