



**BOARD OF CIVIL AUTHORITY MEETING MINUTES
OF OCTOBER 5, 2023**

Members: Donnie Blake, Ed Wilson, Julia Compagna, Leah Hollenberger, Monte Mason, Shelley Nolan, Urban Martin, Yvette Mason, Sara Haskins (Clerk)

Listers:
Duane Sprague

Appellants: None

**participating via Zoom*

CALL MEETING TO ORDER

Chair Ed Wilson called the meeting to order at 6:00 PM at the Morrystown Municipal Building.

AGENDA CHANGES/ADDITIONS

None

APPROVE MINUTES

1. Approve minutes of September 14, 2023

Motion made by Donnie Blake to approve the minutes of September 14, 2023. Motion seconded by Urban Martin. Motion carried. (8/0)

HEARINGS PURSUANT TO TITLE 32 V.S.A § 4404(B) TO CONSIDER TAX ASSESSEMENT APPEALS

1. Kochman Michael & Cheryl Gaza-104 Grey Farm Rd, Parcel ID#16111-0702

Chair Wilson reopened the hearing at 6:01 PM.

Yvette Mason presented the inspection report on behalf of the inspection committee. The inspection committee comprising of Shelley Nolan, Yvette Mason & Urban Martin inspected the property owned by Michael Kochman & Cheryl Gaza located at 104 Gray Farm Road on Friday, September 22, 2023. The residence is located on a 2.65 acre parcel and includes a large pond, a large well appointed lawn, many flowering bushes, flowering trees, hard and soft wood trees, a small cupola-style play house and a 3-bedroom two bath residence, complete with garage and deck. The land is bordered on one side by Gray Farm Road, and farmland and wetlands on others. The pond spans the entire backside of the property. Limited views of nearby properties were seen by this committee with one property located directly across the gravel road from 104 Gray Farm. The condition of the house and outdoor property is in very good condition and is graded at 3.50. Testimony by Mr. Kochman about the condition of the pond was that it wasn't swimmable nor really usable due to farmland runoff from the adjacent

working farm. It did appear that fish and possibly turtles may live in it and it does have a draining mechanism in place. Views of the Mansfield range can be clearly seen from the pond area and upstairs of the home. The BCA members are in agreement that the value of the disputed land value does meet the criteria for its assessed value of 2.00 for this 2-acre building lot and .08 for the additional .65 acres and that the lower than average valuation of \$ 5,000 for the pond is fair market value.

Chair Wilson invited final questions from the BCA. There were none.

Chair Wilson invited final comments from the appellant. There were no appellants present.

Chair Wilson invited final comments from the Listers. There were none.

Motion made by Leah Hollenberger to close the hearing. Motion seconded by Donnie Blake. Motion passed (8/0).

Chair Wilson explained to the appellant that the BCA will enter a deliberative session and will issue a written decision within 15 days.

The hearing was closed at 6:06 PM.

The Board entered into a deliberative session at 6:07 PM.

At 6:15 PM the Board exited the deliberative session.

NEW BUSINESS

1. Biennial voter checklist review

Sara Haskins shared with the Board a list of all voters on the voter checklist. The Board discussed how to proceed with the biennial checklist review. Shelley Nolan volunteered to do the first review of the entire list on behalf of the Board. Once she is done, others can also review her printed copy with notes. Sara emailed everyone a copy of the list and they can review it online or she can make copies for anyone that wants one. BCA members should email Shelley directly any comments or people to challenge and she will compile a list of voters to challenge. The BCA will meet within a month to do the final review together.

OTHER BUSINESS

- Shelley Nolan thanked Sara Haskins for all her hard work throughout the tax assessment appeal process and all the special elections this year.
- Ed Wilson thanked the BCA members for all being willing to be on inspection committees and sharing the workload as that hasn't always been the case in the past.
- Sara Haskins shared updates she had shared at the recent Selectboard meeting about the annual town meeting and the possibility of a community information day prior to the town meeting. She also shared that she has been reaching out to the legislators and Secretary of State about her concerns about the short timeline for informational meetings and the publishing of the annual report and they need to be updated now that voters can be mailed their ballots.
- Leah Hollenberger asked Sara to also look into the legislation eliminating the CLA for reappraisals.

ADJOURN

Motion made by Shelley Nolan to adjourn. Motion seconded by Urban Martin. Motion carried. (8/0)

Meeting adjourned at 6:32 PM.

Submitted and filed this October 6, 2023.

Sara Haskins, Clerk

Please note all minutes are in Draft form and are subject to approval at the next Board of Civil Authority meeting.