



**TOWN OF MORRISTOWN BOARD OF ABATEMENT
MEETING NOTICE & AGENDA
COMMUNITY MEETING ROOM AND ON ZOOM
43 Portland Street Morrisville, VT 05661
6:00 PM Thursday, September 5, 2024**

[Join Zoom Meeting](#) or by phone join via conference call (audio only): 1 (646) 558-8656 | Meeting ID: [810 342 4528](#) | Passcode 05661

The meeting will be live streamed on the Town of Morrystown's website:
<https://www.morrystownvt.gov/community/page/meetings-agendas-minutes>.

- 1. CALL MEETING TO ORDER**
- 2. AGENDA CHANGES/ADDITIONS**
- 3. APPROVE MINUTES**
 1. Approve minutes May 9, 2024
- 4. HEARINGS PURSUANT TO TITLE 24 V.S.A § 1535 TO CONSIDER ABATEMENT OF PROPERTY TAXES**
 1. Sally Barrows & Stacy Manosh - 185 Jersey Way (25029)
 2. David & Claire Eisenbaum - 2436 Stagecoach Rd (12017)
 3. Small balances due
- 5. OTHER BUSINESS**
- 6. DELIBERATIVE SESSION**
- 7. ADJOURN**



**BOARD OF ABATEMENT MEETING MINUTES
OF MAY 9, 2024**

Members: Darcie Abbene*, Chris Palermo, Donald Blake, George, Cormier, Don McDowell, Ed Wilson, Judy Bickford, Laura Streets*, Richard Craig, Shelley Nolan, Urban Martin, Yvette Mason*, and Sara Haskins (Clerk).

Listers: Charles Burnham

Absent: Aimee Towne, Jane Foster, Julia Compagna, Leah Hollenberger, Monte Mason, Shap Smith, Siri Rooney, Brian Yeaton

Applicants: Matthew Staab*

**participating via Zoom*

CALL MEETING TO ORDER

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

AGENDA CHANGES/ADDITIONS

None

APPROVE MINUTES

1. Approve minutes of January 31, 2024

Motion made by Chris Palermo to approve the minutes of January 31, 2024. Motion seconded by Shelley Nolan. Motion carried. (13/0/1) George Cormier abstained.

HEARINGS PURSUANT TO TITLE 24 V.S.A § 1535 TO CONSIDER ABATEMENT OF PROPERTY TAXES

1. 436 Central LLC - 50 Cheney Lane (23206) / Tolusa LLC- 375 Jersey Heights (23025)

Chair Ed Wilson opened the hearing at 6:05 PM by stating the name of the applicant, property location, parcel ID number.

Chair Wilson administered the oath to the applicant, Matthew Staab.

Chair Wilson asked the Board members to disclose any conflicts of interest and/or ex parte communication. There was none.

Chair Wilson asked the appellant if they received a copy of the rules of procedure and if they had any questions about how the hearing would proceed. The Appellant stated they had received them and did not have any questions at that time.

Chair Wilson asked the application to identify the statutory category that the abatement request is being made under and present verbal and documentary evidence supporting the abatement request to the Board. A written abatement request form and narrative were presented asking for abatement of taxes for 2024 going forward. No set dollar amount was requested. No statutory criteria was checked on the abatement request form. Matthew Staab shared testimony as the manager of Tolusa LLC. The applicant entered into a signed agreement with the Town of Morristown on March 18, 2024 whereby the applicant assigned the building structure (former Mandigo home) to the Town of Morristown for use in the Town's fire department training exercises. In exchange for the donation of the structure, the Town has agreed to obtain any required permits and cooperate with the utility and public works departments when necessary. Included in the agreement is the provision that effective the date of signing the agreement that the Town of Morristown shall reduce the total tax assessed value of the structure for property tax purposes including the reduction in any outstanding tax payments due and owing in the current property tax year.

Charlie Burnham shared testimony on behalf of the Listers that the value of the structure is \$120,200 and there are 104 days from the signed agreement to June 30, 2024, resulting in a municipal and education property tax amount of \$643.60 for those 104 days on the structure only.

Chair Wilson invited questions from the Board. The Board asked various questions regarding the agreement, history of similar situations, if the fire department had burnt the structure yet, when training exercises began, what the future anticipated plans are for the building lot and if the town had any responsibility to clean up the property after the structure was destroyed. The applicant informed the board that the town does not have any responsibility to clean up after the structure is demolished.

Chair Wilson explained to the appellant that the Board will enter deliberative session and will issue a written decision within 30 days.

Motion made by Urban Martin to go into deliberative session at 6:28 PM. Motion seconded by Don McDowell. Motion carried (14/0).

OTHER BUSINESS

None

DELIBERATIVE SESSION

The Board closed the hearings and entered deliberative session at 6:28 PM.

Motion made by Judy Bickford to exit the deliberative session at 6:38 PM. Motion seconded by Richard Craig. Motion carried (14/0).

- **Tolusa LLC**

Motion made by Richard Craig to approve the abatement request of Tolusa LLC - 375 Jersey Heights for \$643.60 in principal for the tax year 2023-2024 due to taxes or charges upon real or personal property lost or destroyed during the tax year pursuant to Title 24 V.S.A § 1535(a)(5). Motion seconded by Don McDowell. The abatement figure was calculated on 104 days. Motion carried (14/0).

ADJOURN

Motion made by Shelley Nolan to adjourn. Motion seconded by Urban Martin. Motion carried. (14/0)

Meeting adjourned at 6:39 PM.

Submitted and filed this May 10, 2024.

Sara Haskins, Clerk

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