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MINUTES OF BOARD OF CIVIL AUTHORITY MEETING

The Board of Civil Authority within and for the Town of Morristown met on Thursday, the 16th day of August, 2007, at 6:15 PM at the Municipal Building Conference Room at 43 Portland Street, Morrisville in said town.

Members present: T. Hirschak, D. Yacovone, S. Bousquet, K. Campbell, E. Wilson, D. Andrews, R. Bedell, D. Blake, T. Breault, S. Leach, S. Smith and M. A. Wilson.

Members absent: F. Favreau, S. Rooney, B. Kellogg, S Bryer, M. Demars and T. Yando.

Listers present: C. McArthur, Larry Hale and T. Williams. T. Nelson, Consultant also in attendance.

Meeting opened at 6:19 PM by T. Hirschak, Chair. All BCA members were reminded that they are still under oath.

- I. Pursuant to the provisions of 32 V.S.A., Section 4404(b), the Board of Civil Authority heard grievances of persons, or other parties, who are aggrieved by the action of the Board of Listers and have timely filed their written appeals with the Town Clerk. Hearings will continue as scheduled with appellants until all aggrieved parties are heard.

1. Appeal #2007 – 06: Steve Trombley; Parcel ID #22032

- Oath administered to Mr. Trombley and the listers.
- Letter of appeal read by BCA Clerk and filed.
- Appellant referred to his letter of appeal which included assessments on commercial properties in close proximity to his as well as an article from the Burlington Free Press that quoted the director of the Vermont Dept. of Taxes - Property Evaluation and Review Division as stating, "Industrial properties do not tend to appreciate over time, unlike residential houses." Mr. Trombley asserted that all properties in his location have depreciated except for his. The only appreciable change to his property has been a 25' X 30' addition to be used mainly for storage.
- Ted Nelson, consultant to the listers submitted Exhibits I and II (filed). The 2007 assessment was valued at \$392,500 based on average and below average quality and as established by the Marshall Valuation Service – a commercial cost indicator software that has been used throughout the entire 2007 reappraisal. Land grade has remained unchanged. See Listers' Exhibit II. Mr. Nelson further noted that in 2006, the property was conveyed to the appellant from his father, with a selling price of \$408,000 which was based on a professional appraisal.
- Inspection committee assigned: D. Yacovone, S. Smith, S. Leach and D. Andrews. Report due back to the BCA within 30 days from 8/16/07.

2. Appeal #2007 – 07: Ted Barnett represented by Roy Marble; Parcel ID #13021-1101

- Oath administered to Mr. Marble and the listers.
- Letter of appeal read by BCA Clerk and filed.

- Listers submitted Exhibit I (filed).
 - During appeal, it became evident that there had been errors on the part of the Listers. After discussion and resolution, the appeal by Mr. Barnett was withdrawn upon authorization of Mr. Marble.
3. Appeal #2007 – 08: Roy Marble; Parcel ID #20018
- Oath administered to Mr. Marble and the listers.
 - Letter of appeal read by BCA Clerk and filed.
 - Listers submitted Exhibit I (filed).
 - During appeal, it was discovered that there had been inconsistencies in the assessment on the part of the Listers. After discussion and resolution, the appeal by Mr. Marble was withdrawn.
4. Appeal #2007 – 09: Barry Mirakian; Parcel ID #12042-07
- Hearing postponed by appellant to August 23, 2007.
 - Mr. Mirakian was advised by the BCA Clerk to submit a signed letter, waiving the 14 day notification requirement for a tax appeal hearing.
5. Appeal #2007 – 10: W. Todd Zeigler; Parcel #16031-10
- Oath administered to Mr. Zeigler and the listers.
 - Letter of appeal read by BCA Clerk and filed.
 - Appellant asked for confirmation by the listers of several questions.
 - Ted Nelson, consultant to the listers submitted Exhibit I (filed). He addressed Mr. Zeigler's concerns.
 - Satisfied with the listers explanations of the assessed value of his property, Mr. Zeigler withdrew his appeal.
6. Other business:
- As they did with many property owners during the reappraisal process, the listers met informally with Mrs. Jean Wickart about the assessment of her rental property located on Brooklyn Street. However, she was under the impression that her meeting with them was a grievance hearing although she had not formally requested a hearing. Due to the misunderstanding, the BCA has agreed to allow a tax appeal for Mrs. Wickart to be admitted into the process.
7. With no further business to be conducted, the meeting was recessed at 8:30 PM upon motion by D. Yacovone with a second by S. Bousquet. Meeting will reconvene on 8/23/07 at 6:15 PM.

Respectfully submitted,



Mary Ann Wilson, Clerk