



**TOWN OF MORRISTOWN BOARD OF LISTERS
MEETING NOTICE & AGENDA
COMMUNITY MEETING ROOM AND ZOOM
43 Portland St. Morrisville, VT 05661
9:00 AM Wednesday, April 15, 2026**

This meeting will be held in person.

CALL TO ORDER

AGENDA CHANGES OR ADDITIONS

ELECT CHAIRPERSON

APPROVE MINUTES

1. Approve minutes of April 15, 2025
2. Approve minutes of June 11, 2025

OLD BUSINESS

NEW BUSINESS

1. Status report of annual permit inspections in preparation for the new Grand List
2. Discuss upcoming Grievance Hearings for Spring 2026
3. Challenges of new Lister recruitment and increased educational minimums

ADJOURN



**BOARD OF LISTERS MEETING MINUTES
OF APRIL 15, 2025**

Members: BRIAN YEATON, GRANT WIELER

Absent: VACANT

Staff: KEVIN PETROCHKO, ASSISTANT ASSESSOR; TERRI SABENS, ASSESSOR

Guests:

CALL TO ORDER

Brian Yeaton called the Listers Meeting to order at 4:09 PM at the Tegu Building.

ELECT CHAIRPERSON

Motion made by Grant Wieler to name Brian Yeaton as Lister Chair for the upcoming year. Motion seconded by Brian Yeaton. Motion carried (2/0).

AGENDA CHANGES OR ADDITIONS

None

APPROVE MINUTES

1. Approve minutes of 4-1-24

Motion made by Grant Wieler to approve the minutes of 4-1-24. Motion seconded by Brian Yeaton. Motion carried. (2/0)

NEW BUSINESS

1. Discuss approval of Non-Tax status for United Way

Terri Sabens gives a brief explanation of the United Way building and an overview of their request to have tax-exempt status for the Town of Morrystown. She notes that the first floor of the building is primary United Way use, but that a second floor area is rented out. She is unaware of another organization in town or beyond that is fully exempt with a similar mix of uses, and has consulted with others outside of Morrystown on the matter. Brian Yeaton notes that the decision made on this item may be precedent-setting. After Terri Sabens retrieves a Listers 411 report to review further, it does appear that the United Way offers a unique mix of non-profit and other uses within the building.

Motion made by Grant Wieler to exempt the specific portions of the United Way building used by them and not rented out. Motion seconded by Brian Yeaton. Motion carried. (2/0)

A brief follow-up discussion was had to have Kevin Petrochko review the first floor of the building in person, if allowed by staff on a day soon, TBD.

2. Update on Grand List

Terri Sabens opens the topic of Grand List updates. Terri relates that she will be leaving her current position at Morristown soon, but that she has offered to stay on after her departure in a backup or on-call capacity to assist. She notes that the training process of Assistant Assessor Kevin Petrochko is impacted quite a bit by his Interim Assistant Zoning Administrator duties and that she is carrying more of the Assessor's work load than she should be at this point in the training. She understands the challenge but does note that it likely increases the need for her to be available to the Town in addition to other resources, such as PVR district contacts and other support personnel. She explains the training process, to date, and the use of team meetings for much of it, until recent in-person trainings by her have been made possible by improving weather. Terri notes that some of the filing work could be done by either Ally (present for meeting web hosting duties) or one of the Listers to assist Kevin during this time. Grant agrees to help in the office when able for a short time.

The topic of the vacant Lister seat comes up. Both Brian and Grant mention having thought that Kevin was a third Lister. Kevin relates his willingness to take on the role, as he is doing much of the duties at present and will be full-time Assessing after a Zoning Administrator is hired. Kevin relates having filled out the application for Select Board review but noted that Brent Raymond chose to hold off on the appointment for reasons related to possible conflicts of interest. Terri Sabens relates that several other towns have similar arrangements in which an Assessor is also a Lister, with no problems ensuing. Kevin opines that Brent's concern over the perception may be related to specific residents and again states that he is happy to do whatever the Town prefers on the matter. Brian Yeaton and Grant Wieler say that having a third Lister appointed (even if its not Kevin, for reasons stated earlier) should be done for reasons of having a quorum; alternatively, that Listers roles in the Town should be done away with altogether. Brian relates that finding willing residents to take on Lister roles has been a challenge for at least the last 7 years. Brian suggests that a follow-up meeting with Brent be done to discuss this prior to the Grievance hearings.

OLD BUSINESS

None

OTHER BUSINESS

None

ADJOURN

Motion made by Grant Wieler to adjourn. Motion seconded by Brian Yeaton. Motion carried. (2/0)

Meeting adjourned at 4:36 pm

Submitted and filed this 17th day of April.

Kevin Petrochko, Scribe

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



**BOARD OF LISTERS MEETING MINUTES
OF JUNE 11, 2025**

Members: Brian Yeaton, Grant Wieler, Kevin Petrochko (Listers) Terri Sabens (Assessor)
Absent: None
Staff:
Guests: Debora Wickart, Sean Fernandez, Graham Mink, Juliet O'Neil

CALL TO ORDER

Board of Listers Chairperson, Brian Yeaton, called the Grievance Hearing to order at 10:00 AM in the Community room of the Tegu Building.

AGENDA CHANGES OR ADDITIONS

Board Chair Brian Yeaton asked if there were any changes or additions to the agenda. It was noted that Dena Hirchak had withdrawn her application to be heard and that Matt Dewey had emailed to say he couldn't make it, the day before. Kevin noted that Matt was told the Listers would still consider his appeal if he returned a filled out form to outline his complaint, but as of the start of the hearing, no such form had yet been sent.

APPROVE MINUTES

1. APPROVE MINUTES OF 4-15-25

Approval of 04-15-25 minutes was tabled for a future date.

NEW BUSINESS

1. GRIEVANCE HEARINGS

- a. Wickart**
- b. Dewey**
- c. Haselton**
- d. Fernandez**
- e. Mink**
- f. Lloyd**
- g. Hirchak**

a. Wickart

After the Chairperson's introduction to the property, supplied application notes and greeting the property owner, Debora Wickart began the Grievance hearings by stating that her property located adjacent to her home at 730 Bliss Hill Road (PID#17034) was assessed above market value, currently at \$277,500. The land is 38.80 acres of land, enrolled in the Current Use program except for 4.18 acres, noted by Terri Sabens. Debora emphasized the wetness of the land and stated that haying can only be done in a small area, with the rest being pasture at best because of poor soils. Various questions were asked by the Listers present to determine if attempts at better drainage had been made, to which

Debora stated that they could look into that, but it would likely be expensive. It was mentioned and agreed by the owner that there are stunning mountain views of the Worcester range from the land.

Upon asking if there was anything further, the property owner was advised that a decision on their grievance would be made and mailed to them within 7 days of the hearings.

b. Dewey

Matthew Dewey, owner of the property located at 334 Cochran Road (PID#12094-07) was not in attendance at his hearing time of 10:20. As the hearing was scheduled based upon an email request only, and the Listers did not have a completed Grievance Appeal Form (to discuss the specific nature of his complaint), his grievance was DENIED, with no further discussion needed in the deliberative session to follow.

c. Haselton

Anna Marie Haselton, owner of 130 Brooklyn Street (PID#21147) made an application for a hearing, outlining various building condition factors as her reason to requesting a reduced property assessment. Although neither Anna nor her designee, Reg Haselton, were in attendance, a fully filled-out Grievance Form and prior discussions with Assessor Terri Sabens and Assistant Assessor Kevin Petrochko would allow for consideration of her request. It was decided among the Listers that since no new evidence was entered and no in-person testimony would be given, discussions relative to her request and a decision would be made within the deliberative session and that the results would be mailed to the owner within 7 days of the hearings.

d. Fernandez

Sean Fernandez, recent purchaser of 3659 West Hill Road (PID#11050-01), was next introduced.

Having earlier supplied a completed Grievance Appeal Form and his evidence of 3 Morristown sales over \$1,500,000, Sean stated that he felt his assessment of \$1,916,000 was far too high as he had paid \$1,780,000 for the property. Terri Sabens began by noting that all 3 of Sean's 'comps' were split sales and that even the State would not accept these into a sales study. She further explained what constituted a split sale and that subdivisions or additions of other separately assessed parcels applied to all three that he supplied. Sean was very upset that these 3 sales (agreed to be the very few data points in town at this price point) were assessed at between 52 and 75% of their sales prices according to his calculations, and that even being assessed at his purchase price would be too high. Kevin related the process of CLA development and that by statute the Listers had to acknowledge the current CLA of 97.19%. Kevin further explained that one of the sales (at 351 Deerfield Hill Rd) was composed of an additional 146 acres not included in his stated 1,405,600 assessment for the otherwise only 11+/- acre property. Sean felt that it still supported his argument and had no other evidence or comments to provide when asked by Brian. Sean was thanked for his testimony and told that final discussions and a decision would be made within the deliberative session and that the results would be mailed to him within 7 days of the hearings.

e. Mink

Chairperson Brian Yeaton next introduced Graham Mink. Although several (6) Lister Cards had been requested by Graham leading up to the hearings, no formal application was made to clarify his complaint. As a written email request to be heard was submitted and Graham was in attendance at the scheduled time, his hearing was opened, and various properties were discussed. After touching upon his prior year's grievance topics of elevators and sprinklers being included in his records, and assuring him that he was not being 'singled out' this year, since all other buildings with those features were now updated, the discussion started with his property at Gordon Lane (PID#23041). Graham

stated that the top floor was not finished as of April 1. He mentioned a Fire Department CO dated May 7 and that he was 'about 80% finished on that floor' as of April 1. Graham's next complaint was about 'heating and cooling' within the basement level parking space. Terri Sabens noted that it was an automatic line item when 'parking' was the designated improvement type. Graham next noted that the depreciation of the duplex building was 'only 20%' and he stated that he wanted it to be 40-50% like other buildings of its age. Moving on to another property, 661 Laporte Rd (PID#07007-02), Graham questioned why the change of property type to apartments from commercial (on the first level) would raise his valuation by about \$200,000. Terri affirmed that the change was based on the 2023 appraiser schedules in our CAMA system. The current value was noted as being \$1,030,200 at this time. Kevin asked if this was the same property that Graham recently listed for sale to which Graham said it was and that he had not yet had any calls on it. He followed up by stating that he had to sell it to pay his property taxes. (Asking price at the time of these hearings is \$1,999,000). After a brief mention of his remaining two lots to sell on Deerfield Hills Rd, Graham had no other testimony to give. Brian let Graham know that a decision would be made within the deliberative session and that the results would be mailed to him within 7 days of the hearings.

A scheduled lunch break was had midday before the afternoon hearings began.

f. Lloyd

During the lunch break Kevin checked his email and found that Danielle Lloyd, the next case up, had sent an email to state that she had a sick child and would be missing the hearings. As Danielle had not submitted a full Grievance Appeal Form with the specific nature of her complaint or additional evidence, her grievance was DENIED upon resuming the hearings. It was decided by the Listers that a notice of the decision would be sent to Danielle within 7 days of the close of hearings.

g. Hirchak

Dena Hirchak had emailed to withdraw her grievance for 4282 Randolph Road prior to the hearings beginning.

Not originally in the schedule, but allowed by statute, Juliet O'Neil of 2547 Cote Hill Road approached the Board of Listers to inquire as to the addition of 2 greenhouse buildings on her property and why they were taxed. Julie indicated that the addition of those buildings and a garage-style building for cannabis production were part of a lease arrangement that she had with another party. After stating that she didn't think she would be taxed on those because they were AG use, she was told by Brian and Terri that they are taxed and that she was given guidance on how to calculate the value difference, so she could pass that part of her taxes on to the land tenant. This part of the hearings was deemed to not be a formal grievance by Terri, and that we would continue to assist Julie.

OLD BUSINESS

Lister Board Chairperson Brian Yeaton asked if there was any old business to discuss. There was none.

At 1:35 PM, Grant Wieler made the motion to go into Deliberative session. Kevin Petrochko seconded the motion. Motion carried (3/0)

At 2:02 PM, after further discussion on all cases, and with decisions made, Grant Wieler made the motion to come out of deliberative session. Kevin Petrochko seconded the motion. Motion carried (3/0).

ADJOURN

At 2:05 PM, Grant Wieler made a motion to adjourn the meeting, with Kevin Petrochko seconded the motion.

Motion carried (3/0)

Meeting adjourned at 2:05 PM.

Submitted and filed this day of June 12, 2025

Kevin Petrochko, Scribe

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