

**BOARD OF CIVIL AUTHORITY MEETING MINUTES
RANDOLPH TOWN HALL
OCTOBER 19, 2016
5:30 P.M.
CONFERENCE ROOM B**

Board Members Present: Richard Burstein, Martha Lawrence, George Phillips, Ruth Lutz, Jack Cowdrey, Jessamyn West, Mike Ross, and Joyce Mazzucco

Others Present: Jonathan Rilling; Lisa Preston, Lister; Ed Luce, Lister; and Pat French, Lister

1. Call to order.

The Board of Civil Authority meeting was called to order at 5:30 p.m. by Board Chair Richard Burstein.

2. Public Comment.

There was no public comment.

3. Approve the agenda.

Martha Lawrence made a motion to approve the agenda as presented. Ruth Lutz seconded the motion. A voice vote was taken and the motion carried by unanimous vote. The agenda was approved.

4. To hear the Inspection Committee Report on the property tax assessment appeal of Jonathan and Morgan Rilling, property located at 365 Snows Brook Road, Parcel #107034-010, SPAN #507-159-14159 and complete the appeal

Mr. Burstein opened the meeting by asking for the Inspection Committee Report on the Rilling property. Copies of the Inspection Committee Report were distributed to all present at the meeting. The Inspection Committee Report was entered into evidence and labeled as "Exhibit I (Roman number 1). After allowing time for everyone to read the report, Mr. Burstein asked if any of the Committee members wanted to comment on the report and make a recommendation. George Phillips told the Board that the Committee did not come to any recommendation. The report confirms the description of the building as presented in Exhibit 2, except for the square footage. There was a discussion, with the following individuals participating: Richard Burstein, Pat French, Lisa Preston, Jonathan Rilling, and George Phillips. The Town has the property assessed at \$431,500, and the Rillings are seeking a value of \$369,770. Part of the discussion was about the porches and the air exchanger. Also discussed were the flaws in the Benson appraisal. It was noted that in the Benson appraisal, using the cost method of appraisal and \$125 per square foot, the appraised value was \$377,000. If you adjust for the error in square footage, that brings the appraised value to \$440,000, which is pretty close to the Listers's assessment. However, the cost approach was discounted because in the current market you don't recover full cost. It was also noted that the appraisal was done for a different reason—for financing from the bank. The Red Maple Lane sale that the Listers presented as a comparable is close in value to the Rilling property, but it is only one sale.

George Phillips made a motion to set the assessed value for the Rilling property at \$405,000. Martha Lawrence seconded the motion. A discussion followed, with the following

individuals participating: Jessamyn West and George Phillips. The market has been down, but is recovering. There was no further discussion. Mr. Burstein called for a voice vote and the motion carried by majority vote. (5-0-3) (Abstentions: Richard Burstein, Jack Cowdrey [did not attend the original hearing] and Ruth Lutz [did not attend the original hearing]). The assessment value will be set at \$405,000. Joyce Mazzucco told Mr. Rilling that a written decision will be sent within 15 days. The property tax bill will be adjusted to reflect the change in value. Mr. French told Mr. Rilling that the bill would be ready by next week. The Rilling tax assessment appeal ended at 5:49 p.m.

5. To hear the Inspection Committee Report on the property tax assessment appeal of Michael Bilodeau properties located as follows:

- a. 54 Greene Hill Drive, Parcel #104000-030, SPAN #507-159-12163**
- b. 58 Greene Hill Drive, Parcel #104000-040, SPAN #507-159-12164**
- c. 64 Greene Hill Drive, Parcel #104000-050, SPAN #507-159-12165**
- d. 87 Greene Hill Drive, Parcel #104000-060, SPAN #507-159-12166**
- e. 116 Greene Hill Drive, Parcel #104000-0090, SPAN #507-159-1269**
- f. 138 Greene Hill Drive, Parcel #104000-110, SPAN #507-159-12171**
- g. Mobile Home Lots Property, Parcel #104000-000, SPAN #507-159-12161**

At 6:00 p.m. the Board was to hear the Inspection Committee Reports on the properties owned by Michael Bilodeau. Due to unforeseen problems with coordinating a suitable time for the site visit for all parties, the inspections have not been completed within the required 30 days. Town Clerk Joyce Mazzucco called Linda LaBrie, Mr. Bilodeau's representative for these appeals, to teleconference the meeting. Ms. Mazzucco turned the meeting over to Board Chair Richard Burstein. Mr. Burstein confirmed with Ms. LaBrie that the site inspections are set for Monday October 24th at 2:30 p.m. He also verified that she was aware that the inspections will fall outside of the 30 day deadline to complete the inspections and to report back to the Board. One of the reasons why the inspections were delayed was due to the requirement of notification to the tenants in the mobile homes. He asked if she would consider waiving the 30 day deadline. She said that statute does not allow for an extension and she did agree to an extension. Failure to complete the inspections within the 30 days results in the assessment values being set at the previous year's values if appealed to Superior Court. Mr. Burstein told Ms. LaBrie that the Town has received an opinion from the Vermont League of Cities and Towns to proceed with completing the inspections and completing the process as quickly as possible. Ms. LaBrie suggested that both parties could come to an agreement on the values and bypass the rest of the process. The Inspection Committee will meet Ms. LaBrie at 54 Greene Hill Drive on Monday, October 24th at 2:30 p.m. The members of the Inspection Committee will be George Phillips, Joyce Mazzucco and Ruth Lutz.

6. Other Business

Town Clerk Joyce Mazzucco informed the Board that she had one absentee ballot request for delivery by Justices of the Peace (JP) and asked if two JPs would volunteer to hand-deliver the ballots. Ruth Lutz and Jack Cowdrey volunteered to deliver the ballots.

There was a brief discussion about when the next meeting will take place, which will be Wednesday, November 2nd at 5:30 p.m. in preparation for the General Election. There was also a brief discussion about the Wesco appeal and the site visit. Participating in the discussions were the following individuals: Jessamyn West, Joyce Mazzucco, George Phillips, Jack Cowdrey, and Richard Burstein.

7. **Adjournment.**

George Phillips made a motion to adjourn the meeting. Jessamyn West seconded the motion. A voice vote was taken and the motion carried by unanimous vote. The meeting adjourned at 6:11 p.m.

Attest: _____
Joyce L. Mazzucco, Town Clerk