

# TOWN OF HIGHGATE Board of Abatement

Wednesday, October 23, 2019 @ 5:00pm

*NOTE: All actions taken are unanimous unless otherwise stated.*

**A. Call to Order & Roll Call**

Motion by Claude Chevalier to nominate John Ferland as Chair. The motion was seconded by Clarence Miller. There were no other nominations and nominations were closed. The motion was **APPROVED**.

John Ferland called the Board of Abatement hearing to order at 5pm.

Present were: Wendi Dusablon (Town Clerk); John Ferland (JP/BCA); Dennis Nolan (JP/BCA); Clarence Miller (JP/BCA); Peter St. Germain (Lister); Ray Many (Appellant); Joan Luce (Appellant); Connie Janes Beyor (JP/BCA); Claude Chevalier (JP/BCA); Shelley Laroche (Town Treasurer); Aimee Reynolds (Lister); Richard Flint (Selectboard)

The Board of Abatement is made up of: the JP's, the Selectboard, the Listers, the Clerk and the Treasurer. A quorum of the board was present. Everyone around the table introduced themselves.

**B. Abatement Hearing**

**Many Family Trust**

**Melvin Coon & Joan Luce – Trustees**

**1562 Highgate Road**

**Parcel # 0013207027**

John Ferland asked if anyone had a conflict of interest or a personal connection to this case and would need to recuse themselves. There were no conflicts or personal connections. John then read aloud from the letter submitted to the town on 9/26/19 requesting an abatement on the taxes due to a fire loss on 7/15/19. A copy of the tax bill was submitted as part of the file. The tax bill for FY2019-2020 (covering 7/1/19 – 6/30/20) was a total of \$6,481.49. This bill was paid in full on 9/25/19 with check #1502.

John had questions about the property description on the bill (dwelling, apartment & 3.31 acres). Ray Many and Joan Luce explained that the apartment was connected to the main house and everything was a complete loss. It was determined that the fire began with a photocopier in the office area of the home.

Aimee Reynolds, Lister, prepared some numbers for this hearing as follows:

\$258,700.00	home (replacement cost after depreciation)
\$ 5,000.00	landscape
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\$263,700.00	total loss

Non-Homestead tax rate of 1.8711 for an abatement of taxes 365 days going back to 7/1/19 = \$4,934.09. Non-Homestead tax rate of 1.8711 for an abatement of taxes 350 days from date of loss 7/15/19 = \$4,732.00. Aimee answered questions about why the assessment figures and abatement amounts calculated are for the structures and the landscaping only and not for the land, septic and well.

There were no further questions from the board members or from the appellants. Mr. Many and Ms. Luce left the meeting @ 5:18pm. They will receive a decision letter in about one week.

Motion by Claude Chevalier to enter into deliberative session @ 5:18pm. The motion was seconded by Dennis Nolan – **APPROVED**. Motion by Clarence Miller to exit deliberative session @ 5:26pm. The motion was seconded by Claude Chevalier – **APPROVED**.

Motion by Claude Chevalier to abate the taxes for the dwelling and landscape valued at \$263,700.00, based on criteria #5 from the "About Abatement" publication, going back to the beginning of the fiscal tax year 7/1/19 and to refund the appellants in the amount of \$4,934.09. The motion was seconded by Richard Flint – **APPROVED**.

Motion by Claude Chevalier to adjourn the Board of Abatement hearing @ 5:27pm. The motion was seconded by Clarence Miller – **APPROVED**.

Minutes respectfully submitted by,

  
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Wendi Dusablon

Town Clerk  
10/24/2019