

**Town
Of
Highgate**

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**Sharon Bousquet
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Bruce Butler
Richard Flint**
Highgate Selectboard

Minutes of Grievance Hearings 2019

**June 20, 2019
Public Hearing Opened @ 10:00 AM
Gerald & Diane Laroche**

Present: Diane Laroche— Property Owner
Aimee Reynolds & Peter St. German—Board of Listers

Gerald & Diane Laroche own a dwelling and 27.38 acres at 2673 St. Armand Road under Parcel # 0008007201.

Diane (appellant) requested an explanation of the homestead and housesite values that she received on the Change of Appraisal Notice. An 18% rental use was removed from the property card due to no longer owning rental property and she was unclear on how the values were calculated. The listers gave a clear explanation of how the values were calculated with the 18% and then after it was removed. Diane was clear with the values after the explanation was given. Public hearing closed @ 10:15 am on June 20, 2019.

Deliberative Session:

Results of Hearing. No change was given to the property value. Motion to accept decision by Peter St. German, seconded by Aimee Reynolds. Approved.

**June 20, 2019
Public Hearing Opened @ 3:25 PM
Judy M. Morey**

Present: Judy Morey— Property Owner
Aimee Reynolds & Peter St. Germain—Board of Listers

Judy M. Morey owns a doublewide home and 1.00 acre of land at 924 Durkee Road under Parcel # 0014034048.

Judy (appellant) feels her property value of \$175,500 is too high. She stated that her skirting ripped off with the wind and she had to put plywood up temporarily until she can replace it, her decks are both in poor shape and need to be replaced, and her driveway is graded to the point where it gets flooded and fills her garage full of water. Judy gave photos as evidence. Public hearing closed @ 3:45 pm on June 20, 2019.

Deliberative Session:

Results of Hearing. The Listers adjusted the skirting from good to low cost due to its poor quality and the depreciation was increased from 8% to 20% due to the age and wear and tear of the home. Motion to accept decision by Aimee Reynolds, seconded by Peter St. German. Approved.

June 21, 2019

Public Hearing Opened @ 9:00 AM

Fernand & Patricia Gagne

Present: Fernand Gagne-Property Owner

Aimee Reynolds & Peter St. Germain– Board of Listers

Fernand & Patricia Gagne own bldgs. and 106.46 acres of land at 0 Rheaume Road under Parcel # 0002009017.

Fernand (appellant) questioned the increase in value of this property based on the Change of Appraisal Notice he received. The Listers explained that Parcel # 0002009032 was added to the property card he was questioning, due to his change in current use that included the acreage from this parcel (Parcel # 0002009032). The Listers reviewed the property card with Fernand. It was brought to the Listers attention that the extra site improvements and the additional 2 acre building lot were not from any of the properties made contiguous to this parcel # and need to be corrected. Fernand presented tax bills from the Town of Milton and the Town of St. Albans showing what he is paying for taxes in these towns compared to the Town of Highgate. He was informed by the Listers that we are not aware of how other towns tax property and that the land schedule given to each town by the state is different based on each town. He was assured that everyone in the Town of Highgate is being taxed the same. The Listers agreed to make a site visit to the property to look over the outbuildings. Fernand stated that these building are “not worth much”. Fernand stated that the outbuildings could be viewed at anytime and he did not need to be present. A site visit was done on June 28th @ 10:30 am. The Listers measured and reviewed the outbuildings. Public hearing closed @ 11:00 am on June 28, 2019.

Deliberative Session:

Results of Hearing. The Listers place the outbuildings together as one building with a lean-to. The quality was adjusted due to the age and condition. The second set of site improvements (sewer, water, and landscape) were removed due to no longer being part of any of the contiguous parcels. The acreage was adjusted to match all the contiguous parcels (36.30 acres –Parcel #0002009037, 71 acres -Parcel # 0002009032, and 10.08 acres -Parcel # 0002009017) and the current use map. The land grade was adjusted from 1.00/0.90 to 0.80 due to being rough and swampy. Motion to accept decision by Peter St. Germain, seconded by Aimee Reynolds. Approved.

June 21, 2019

Public Hearing Opened @ 10:05 AM

Richard & Samantha Laroche

Present: Samantha Laroche- Owner

Aimee Reynolds & Peter St. Germain– Board of Listers

Richard & Samantha Laroche own a dwelling and 15.92 acres at 2551 St. Armand Road under Parcel #0008007199.

Samantha (appellant) questioned the value of her property based on an Adjusted Tax Assessment Valuation Analysis which was used for an equity loan. The calculation for this valuation took the towns assessment and divided it by the equalization rate. The Listers explained to Samantha how the values for her property were given. Public hearing closed @ 10:15 am on June 21, 2019.

Deliberative Session:

Results of Hearing. No changes were given to the property value. Motion to accept decision by Aimee Reynolds, seconded by Peter St. Germain. Approved.

June 21, 2019

Public Hearing Opened @ 2:25 PM

Larry D. & Bonnie Hetrick

Present: Larry Hetrick- Owner Thomas Fiske –Business Partner
Aimee Reynolds & Peter St. Germain – Board of Listers

Larry D. & Bonnie Hetrick own 10.73 acres of land at 0 Rollo Road under Parcel # 0003012183.

Larry Hetrick (appellant) allowed Thomas Fiske to do most of the speaking on his behalf. It was explained that the land is very steep and rocky. Within the 10.73 acres there is only one small area that a home could be built on that would allow for water to perk or sewer to be able to be put in. Thomas presented comparisons from the area showing that land grade reductions had been given due to the same issues he was presenting for this land. Public hearing closed @ 2:35 pm on June 21, 2019.

Deliberative Session:

Results of Hearing. Listers lowered the land grade from 1.00 to 0.70 due to the land being very steep and rocky. This limits the use of the land. Motion to accept decision by Peter St. Germain, seconded by Aimee Reynolds. Approved.

June 21, 2019

Public Hearing Opened @ 2:35 PM

Thomas A. Fiske Jr. & Celine A. Blondel

Present: Thomas A. Fiske- Owner Larry Hetrick –Business Partner
Aimee Reynolds & Peter St. Germain – Board of Listers

Thomas A. Fiske Jr. & Celine A. Blondel own 10.73 acres of land at 0 Rollo Road under Parcel # 0003012185.

Thomas Fiske (appellant) explained that the land is very steep and rocky. Within the 10.73 acres there is only one small area that a home could be built on that would allow for water to perk or sewer to be able to be put in. Thomas presented comparisons from the area showing that land grade reductions had been given due to the same issues he was presenting for this land. Public hearing closed @ 2:45 pm on June 21, 2019.

Deliberative Session:

Results of Hearing. Listers lowered the land grade from 1.00 to 0.70 due to the land being very steep and rocky. This limits the use of the land. Motion to accept decision by Peter St. Germain, seconded by Aimee Reynolds. Approved.

June 21, 2019
Public Hearing Opened @ 2:45 PM
Greenway LLC.

Present: Thomas A. Fiske & Larry Hetrick- Owners
Aimee Reynolds & Peter St. Germain – Board of Listers

Greenway, LLC owns a dwelling, barn, and 183.84 acres of land at 3795 Rollo Road under Parcel # 0003012193.

Thomas Fiske (appellant) spoke on behalf of Greenway, LLC as an owner. It was explained that the land that was subdivided was the least desirable land from the total acreage. Now that the lots have new ownership it leaves less road frontage to the remaining acres. Currently the land is used for sugaring and is leased to farmers. Thomas explained that the back deck had to be removed for safety reasons. Thomas agreed that the land grade of 0.70 for the open land is reasonable. Public hearing closed @ 3:00 pm on June 21, 2019.

Deliberative Session:

Results of Hearing. Listers removed the back deck (100 sq. ft.). Motion to accept decision by Peter St. Germain, seconded by Aimee Reynolds. Approved.

June 21, 2019
Public Hearing Opened @ 3:10 PM
Frontage Road Land, LLC

Present: Kirk Mayland- Owner
Aimee Reynolds & Peter St. Germain – Board of Listers

Frontage Road Land, LLC owns 25.01 acres of land at 1745 Frontage Road under Parcel # 0012027050.

Kirk Mayland (appellant) spoke on behalf of Frontage Road Land, LLC as manager. Kirk expressed that he had spoken to a tax attorney and it was explained to him that land can be divided into different grades. The Listers stated that this was correct. Kirk feels that the land should not be valued based on the fact that there is solar on the lot. The Listers explained that land is valued based on the use. Kirk believes that 4 acres of the 25.01 acres contains the solar array but no documentation was presented. Public hearing closed @ 3:15 pm on June 21, 2019.

Deliberative Session:

Results of Hearing. Based on the CPG (certificate of public good) 3.50 acres are being used for the solar array, based on this 3.50 acres remained at the 1.50 land grade and 21.51 acres were given a 1.00 grade due to being open land. Motion to accept decision by Peter St. Germain, seconded by Aimee Reynolds. Approved.

June 21, 2019
Public Hearing Opened @ 3:15 PM
Stanislas Sand Pit, LLC

Present: Kirk Mayland– Spoke on behalf of Tyler Stanislas
Aimee Reynolds & Peter St. Germain – Board of Listers

Stanislas Sand Pit, LLC owns 56.38 acres of land at 1635 Frontage Road under Parcel # 0012027070.

Tyler Stanislas (appellant and owner of Stanislas Sand Pit, LLC) allowed Kirk Mayland to speak on his behalf. Kirk requested an explanation of the increase in property value for the land. The Listers explained that a complete review of all sand pits in the Town of Highgate showed that not all of the sand pits were being valued the same. An adjustment was made to all sand pits not having a grade of 2.00 and Stanislas Sand Pit, LLC needed to have the grade adjusted from 1.00 to 2.00 based on its use. This caused the increase in the property value. The Listers explained that the land was divided up on this property based on the acreage and use. The lease agreement with SS VT Solar, LLC was used to get the amount of acres for the solar array. Public hearing closed @ 3:30 pm on June 21, 2019.

Deliberative Session:

Results of Hearing. No changes were given to the property value. Motion to accept decision by Peter St. Germain, seconded by Aimee Reynolds. Approved.

June 21, 2019
Public Hearing Opened @ 3:45 PM
Barbara Hazard

Present: Amy Parah - Power of Attorney for Barbara Hazard
Aimee Reynolds & Peter St. Germain – Board of Listers

Barbara Hazard owns a mobile home at 31 Cadieux Lane under Parcel # 0030000161.

Amy Parah spoke on behalf of Barbara Hazard as her power of attorney. Amy feels that the property value for the mobile home is too high. A market analysis was done on the home and it showed a value of \$33,000.00. The Listers explained that the analysis did not give any breakdown on how the value was determined and could not be used to compare to the current property value. Amy expressed the mobile home had never been updated but was kept in very good condition. Public hearing closed @ 4:00 pm on June 21, 2019.

Deliberative Session:

Results of Hearing. Listers reduced the physical depreciation from 10% to 20% due to age of the mobile home. Motion to accept decision by Peter St. Germain, seconded by Aimee Reynolds. Approved.

**Canceled Scheduled Time
Robert & Laura Sanville**

Present: A letter was written but grievance hearing was canceled.

Robert & Laura Sanville own a foundation and 0.83 acres of land at 487 Country Club Road under Parcel # 0002039085.

Appellants requested to grieve their property by letter. No public hearing was held.

Deliberative Session:

The sewer was removed from the site improvements due to no longer being acceptable by the state. The sewer has been abandoned for at least the last two years. Motion to accept decision by Peter St. Germain, seconded by Aimee Reynolds. Approved.

**No Time Scheduled
Jason A. Ploof**

Present: A letter was written but grievance hearing was not scheduled.

Jason A. Ploof owns a dwelling and 2.62 acres of land at 3690 St. Armand Road under Parcel # 0002007258.

Appellants requested to grieve their property by letter. No public hearing was held.

Deliberative Session:

The landscape value was lowered from \$3000 to \$2000 due to not being seeded or graded. Breezeway was removed from the square footage of the home and listed as an enclosed porch. Basement already had unfinished area removed from the finished calculations. Motion to accept decision by Aimee Reynolds, seconded by Peter St. Germain. Approved.

Minutes submitted and approved by,





Aimee Reynolds, Lister

Peter St. Germain, Lister

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Highgate Selectboard

Minutes of Current Use Grievance Hearing

June 21, 2019

Public Hearing Opened @ 12:50 PM

William & Linda Haugland Trustee

Present: William & Linda Haugland— Property Owners
Aimee Reynolds & Peter St. German—Board of Listers

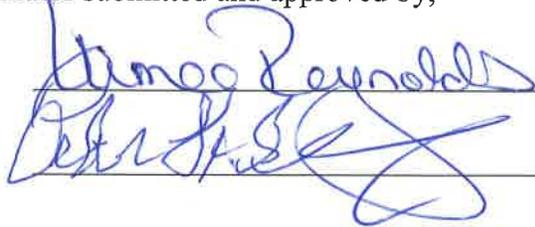
William & Linda Haugland own a camp and 30.00 acres at 0 Ballard Road under Parcel # 0002010016.

William and Linda (appellants) felt that the withdrawal value for the 2 acres of land was excessive. The land is very steep, rocky, and has a considerable amount of ledge. The Listers explained that the withdrawal was listed for developed land and when valuing land for current use withdrawals we have to value the 2 acres alone as if it was separated from the attached acreage. William and Linda explained the situation with the withdrawal and that the development is the camp that has been on the property for years. The Listers assured the appellants that this will not change anything to do with their property taxes. Public hearing closed @ 1:30 pm on June 21, 2019.

Deliberative Session:

Results of Hearing. The land use change tax calculation was adjusted from \$65,000 to \$52,000. The land grade was changed from a 1.00 to 0.80 due to the land quality. Motion to accept decision by Peter St. German, seconded by Aimee Reynolds. Approved.

Minutes submitted and approved by,



Aimee Reynolds, Lister

Peter St. Germain, Lister