

Minutes of Grievance Hearings 2018

May 17, 2018

Public Hearing Opened @ 9:00 AM

Donald & Frances Bessette

Present: Donald & Frances Bessette— Property Owners
Aimee Reynolds & Peter St. German—Board of Listers

Donald & Frances Bessette own a dwelling and 3.54 acres at 1952 Franklin Road under Parcel # 0009003110.

Appellants feel that their property is valued too high. They are on a “fixed income” and cannot live with the high taxation. The Listers explained the property card section by section to the appellants. It was also explained that everyone in the town is assessed in the same manner and the way the values are determined is the same throughout the whole town. Appellants questioned the pond that is valued as part of their site improvements. It was stated that the pond is black with weeds and should have no value. The land was also stated to be wet and swampy. The Listers agreed to a site visit due to the appellants request to view the land and pond. A site visit was scheduled for Thursday, May 24th at 9:30 am. Appellants asked if they needed to be present and stated that a visit could be done anytime without their presence. Site visit was done on May 18th @ 12:30, given by Donald Bessette. The Listers viewed the pond and land. Public hearing closed @ 1:00 pm on May 18, 2018.

Deliberative Session:

Results of Hearing. The Listers adjusted the land classification for 1.54 acres. Motion to accept decision by Peter St. German, seconded by Aimee Reynolds. Approved.

May 17, 2018

Public Hearing Opened @ 9:45 AM

Gerald & Diane Laroche

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

Gerald & Diane Laroche own a dwelling, rental dwelling, and 28.92 acres of land at 2673 St. Armand Road under Parcel # 0008007201.

Appellant received 19.8 acres of land from the Jean-Marie Laroche Revocable Trust estate. In getting the change of appraisal notice the appellant feels the value of the land is “excessive”. The Listers reviewed and explained the property card with the appellant section by section. A copy of the land schedule was also shown to give her an idea of how the land is valued. The value for the sugar house from parcel # 0008007214 was also questioned based on the age. The Listers explained that this was given a 35% good value which is a fair value. Public hearing closed @ 10:11 am on May 17, 2018.

Deliberative Session:

Results of Hearing. The Listers adjusted the land classification for 25.38 acres. Motion to accept decision by Aimee Reynolds, seconded by Peter St. German. Approved.

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Joshua LaRocque
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Bruce Butler
Steve Lafar
Highgate Selectboard

May 17, 2018

Public Hearing Opened @ 1:45 PM

James Sullivan & Susan Lafar-Sullivan

Present: Susan Lafar-Sullivan-Property Owners

Aimee Reynolds & Peter St. Germain– Board of Listers

James Sullivan & Susan Lafar-Sullivan own a dwelling and 14.67 acres of land at 236 Lafar Road under Parcel # 0012027004.

Appellant feels that her property value is high based on the condition of the home and outbuildings. The water for the property contains methane and cannot be consumed unless it is boiled. Appellant has to buy or boil water. The land value was questioned and felt to be too high. Photos were taken, on the Appellant's cell phone, of the outbuildings and exterior/ interior of the home showing their poor condition and damage. Windows in home had shattered due to the gas expanding between the panes, exterior of home has never had siding so the walls are rotting, and outbuildings have walls that are all destroyed and rotting. The Listers reviewed and explained the property card with the appellant to make sure all items listed on the card were accurate to the best of her knowledge. Public hearing closed @ 2:15 pm on May 17, 2018.

Deliberative Session:

Results of Hearing. The Listers adjusted the land classification for 12.67 acres. The water value under site improvements was lowered due to containing methane gas. The percent good for all of the outbuildings was lowered 10% due to their condition. Motion to accept decision by Peter St. Germain, seconded by Aimee Reynolds. Approved.

May 18, 2018

Public Hearing Opened @ 9:00 AM

Leduc & Many Inc.

Present: Andre & Nancy Leduc- Owners

Aimee Reynolds & Peter St. Germain– Board of Listers

Leduc & Many Inc. consist of 157.47 acres of land at Excavation Drive under Parcel # 0013207015.

Appellant brought a map to the grievance hearing showing that only 20 acres of his property was being used for the permitted sand pit. Listers explained the reason this land grade had been raised was due to a land owner expressing interest into why his land grade was higher than other adjoining sand pits. After reviewing the sand pits in the town the listers noticed that two sand pits were not valued correctly, one being Leduc & Many Inc. on Excavation Drive. Public hearing closed @ 9:20 am on May 18, 2018.

Deliberative Session:

Results of Hearing. Listers adjusted the 20 acres for the sand pit to a 2.0 grade and the remaining 137.47 acres was put back to a 1.3 grade. It was also noted that the map shown at the time of grievance was never recorded with the town. Listers requested that the map be recorded with the town clerk. Motion to accept decision by Aimee Reynolds, seconded by Peter St. Germain. Approved.

May 18, 2018

Public Hearing Opened @ 9:35 AM

Anna Maria Yates

Present: Anna Maria Yates- Owner Chris Yates –Husband Mike Spillane-Appraiser
Aimee Reynolds & Peter St. Germain – Board of Listers

Anna Maria Yates owns a dwelling and 1.00 acre of land at 62 Sandy Acres under Parcel # 0020005175.

Appellant feels that the property value should be \$37,500.00 based on the appraisal done in 2017. A site visit was done on June 15, 2017, requested by the listers during a grievance hearing held on June 8, 2017. An insurance document based on a claim for the damages to the property and documentation from Lincoln Applied Geology Inc. explaining their findings were emailed to the listers. The appraisal, estimate for sink hole repair, realtor information based on if property was put on the market, and insurance information requesting auto and home rates, presented at the grievance hearing held in 2017, were also used as evidence. The appraisal was reviewed with Mike Spillane, who appraised the property for the 2017 appraisal. Chris expressed that to fix the problem of the sink holes would be very costly. A continuance for new evidence was granted until Thursday, May 24, 2018. Public hearing closed @ 10:00 am on May 18, 2018.

Deliberative Session:

Results of Hearing. Listers adjusted the land grade from 0.90 to 0.68 due to the sink holes on the property. There was not sufficient evidence given to prove that the sink holes were or going to be a detriment to the home that would warrant a decrease in the property value to \$37,500.00. Motion to accept decision by Peter St. Germain, seconded by Aimee Reynolds. Approved.

Minutes submitted and approved by,

Aimee Reynolds Aimee Reynolds, Lister

Peter St. Germain Peter St. Germain, Lister

Absent for grievance Jeff Towle, Lister