

Board of Civil Authority Meeting Minutes for August 29, 2017 Members Present: Linda Weiss, Nancy Ertle, Hal Drury, Kathy Chapman, Laurie Sheridan, Amy Peberdy, Bonnie Blodgett, Tim O'Dell and Steve Long.

Guests: Karen Galayda-Listers, Paula Lavalley and Gary Bahlkow

Meeting called to order at 6:00 pm by Linda Weiss

Nancy gave the witness oath to guests.

Laurie moved to approve the minutes, Steve seconded, and the minutes were approved with corrections.

Paula Lavalley case: Nancy passed out the Inspection Committee report, it was read by all. Paula spoke about the Holland house comparing it to hers. It is listed for sale for \$174,000.00. The town has it assessed for over \$300,000.00. The Inspection report says the second floor is 28 feet wide. Karen said the inspection report said the second story was 20' she noted it's the same on the Listers drawing. There was talk on the rear L under the kitchen being a unexcavated crawl space and the square footage. Paula spoke about the landings saying they aren't "decks" just landings. Karen noted any change in square footage with change the functional depreciation. It is 3.2 for anything over 1900 square feet and will add 1% for every 100' over that. Karen said it is a very big house with 30% depreciation. Paula wanted to know why there is such a difference between hers and Sarah Polli's. Karen said she will speak about it with her at a different time. Linda said the points are increasing square footage on second floor, the "decks" and functional depreciation.

Gary Bahlkow case: Nancy passed out the Inspection Committee Report. Questions were asked. Linda asks the report includes the address of both parcels and corrects the spelling of Gary's last name. For the parcel with 108 acres, Gary pointed out 3 area's he would like considered. The endangered species of the bats and the final rule 4 D from the Federal Rule. The questions on the rule. The VT Fish and Wildlife confirmation endangered bats in area. The zone map restrictions on use of property and the bat survey by VT and US Fish and Wildlife folks. Gary said he sent the EPA site information even though it is long and technical to demonstrate that even though the water looks clear it is contaminated. There are test sites along the brook for the EPA. Gary believes with these issues it should be its own neighborhood. Any asked if any attention was paid to the mineral rights, Karen said no. Gary doesn't own them. Karen said Gary's neighborhood is .8 on a legal trail the grade for his house site and bulk land (at .7) is the same as the Eureka mine site. The Eureka neighborhood is 6 with the bulk land .7 grade. Listers didn't think the two properties are equal in degradation. Karen doesn't think bats have anything to do with it. Gary said that a wood lot is the best use of property but bats limit cutting. He believes the Smith and Eureka mines should be the same neighborhood. It's an inferior neighborhood rather than just the value from legal trail.

For Gary's adjacent parcel at 2557 Coppermine Rd. the square footage of camp needs to be adjusted. Other comparable camps didn't take into the remote location of his camp, how far off the grid it is. Karen said they don't de value for the lots remoteness there are a lot of them in Corinth that are remote. Linda asked if there were any more questions. Steve noted the inspection report didn't state the size of the camp which is 16x13 and the deck is 16x6. Karen said the camp and deck are smaller than the Listers have listed.

Mary Kent case: No new evidence, Karen said she thinks the square footage was right before but it isn't. Nancy passed out the Inspection Committee report. Linda said the deck got bigger and the second floor got smaller. Linda asked if there was a grievance change, Karen said it was denied. Karen said there was over porch, the value of porch was replacement cost new. The new size would increase the value but may decrease the functional depreciation. Linda asked if there were any questions there were not.

Linda read the letter from John Copolous letter stating he was appealing to VPVR.

Linda also noted she spoke to the Secretary of State, VPVR and VLCT on the subject of taking pictures. The State said to talk to VPVR which said to always ask before taking pictures and advised not to take any of interiors. VLCT said all public document regardless of what that are produced or acquired during the course of business is public record.

Linda spoke about comparing the Thurston and DePalma land ratings. Steve went to Karen and asked how ratings are assigned. Essentially it is by how much land is involved, bulk land is 1.0 everything else is .9 up to 9 acres. For 10-100 acres it is .8 over 100 acres is .7. Linda spoke to Listers and asked if they look at everyone's land. They aren't out walking all the lands they use the topographical maps. Some of the features of the land may make the grade go down. They can't say exactly what those numbers are because of different features. Linda as a result of the conversation we may want to reconsider the Thurston decision. Tim might be interested in opening the DePalma case also. Karen said the different points in value are minimal unless you're going up in value.

Amy moved to go into deliberative session, Hal seconded the ayes have it at 7:20 pm.

BCA out of deliberative session at 7:35.

Tim moved to reduce the grade of Thurston's located on Fairground Rd. from .9 to .8 changing the land grade value from \$124,992 to \$111,600.00 making the total \$347,801.00, Laurie seconded, the ayes have it. Amy abstained she wasn't here for the whole hearing.

Tim moved the BCA go into deliberative session at 7:40 pm Hal seconded the ayes have it. Out of Deliberative session at 8:20 pm.

Linda moved the following changes to the Paula Lavalley property located at 7 Jewell Lane East Corinth the size of the house is 2863 square feet with a value of \$215,555.00. Porch #1 changed to 430 square feet with a value of \$5452.00. Porch #'s 2 and 3 are not porches but landings into the house no assessment on these. Value of finished basement which is 1476 square feet for a gross value of \$3675.00. Garage is at 1296 square feet for a value of \$2964.00. Tim seconded the ayes have it.

Linda moved to change physical depreciation to 42% and functional depreciation to 11% giving a replacement cost of \$129,517.00 for a total property value of \$155,302.00. Amy seconded, the ayes have it.

Hal moved the BCA go into deliberative session at 8:27 pm Steve seconded the ayes have it. BCA out at 8:35 pm.

Steve moved we make adjustment to the square footage of the Mary Kent property on Taplin Hill from 1824 square feet to 1796. Adjust porch #4 from 492 square feet to 524, for a total value of \$324,815.00. Linda seconded the ayes have it.

Hal moved the BCA go into deliberative session at 8:40 pm Bonnie seconded the ayes have it.

Linda moved to change the neighborhood for the Gary Bahlkow property located at 2527 Coppermine Rd. to a neighborhood grade of .6, which is the same as the Eureka Mines. We found the presence of endangered bats doesn't constrain the use of land in any major way, for a total value of \$73,950.00. Laurie seconded, the ayes have it. Also on Gary Bahlkow's property located at 2557 Coppermine Rd. the camp is 208 square feet leading to a value of \$10712.00 on the main building and the porch is 96 square feet for a value of \$1543 for a total value with changes of \$43,155.00. Amy seconded the ayes have it.

Hal moved to adjourn the meeting at 9:12 pm Tim seconded the ayes have it.