

# **-DRAFT-**

## **BOARD OF CIVIL AUTHORITY MINUTES TOWN OF DANVILLE August 30, 2017**

The Board of Civil Authority met at 5:05 p.m. at the Danville Town Clerk's office on August 30, 2017 for the purpose of considering a request from Thomas Lauzon, Managing member (Pondview Development, LLC), who is aggrieved by the action of the Board of Listers and review site visit information, to approve the minutes of the 3/2/2017 meeting, review voter checklist for purging, and transact any other business that may legally come before the meeting.

Members present were Kenneth Linsley, Jane Larrabee, Phyllis Sweeney, Bruce Melendy, Eric Bach, Ted Houle, Virginia Incerpi, Angelo Incerpi and Wendy Somers. Also present were Listers, J Timothy Ide, Marcia Pettigrew and John Blackmore. Appellants present were Thomas and Karen Lauzon.

Kenneth Linsley opened the meeting at 5:05 p.m. The first order of business was to approve the minutes from the March 2, 2017 BCA meeting. Ted Houle made a motion to approve the March 2<sup>nd</sup> meeting, which was seconded by Angelo Incerpi and voted in the affirmative.

The next order of business was to hear grievance from Thomas Lauzon, Managing member (Pondview Development, LLC). Statutory oaths were given to Thomas Lauzon, Listers J. Timothy Ide, Marcia Pettigrew, John Blackmore and attending BCA members.

J Timothy Ide spoke on behalf of the Listers and submitted lister card and tax bill information. He reviewed the process for grading the property and well as the buildings. There was an informal grievance hearing on June 13, 2017 which resulted in the assessed value being reduced from \$506,900.00 to \$495,900.00. An additional grievance hearing in June 22, 2017 which resulted in the assessed value being lowered to \$448,400.00. The Listers lowered the office value quality to fair, lowered quality on small and large cabins to low and left condition as poor.

Mr. Lauzon then submitted documentation which included background information, comparable property information, Vermont Statutes and additional case citations. Mr. Lauzon discussed that out of the 16 rental units, only 3 of the cabins were up to code and could be rented. He also stated that most should be torn down which is more of an expense/liability than an asset to the property as a whole. Mr. Lauzon then thanked the Listers for their many meetings and site visits of the property.

The members present then reviewed the information submitted from the Listers and Appellants, and requested volunteers to do a site visit. Eric Bach, and Virginia Incerpi volunteered to do the site visit. The members also wanted Wendy Somers to contact

**Dianne Langmaid, BCA member, to see if she would be interested in also going on the site visit. Bruce Melendy said that he would go if Dianne was not available. Wendy Somers would schedule the visit with the site visit committee and Mr. Lauzon.**

**The BCA members present were then given the voter checklist to review for challenge letters and purging.**

**With no other business, Phyllis Sweeney moved to adjourn the meeting, with a second from Virginia Incerpi. The meeting was then adjourned at 7:20 p.m.**

**Respectfully Submitted, Wendy M. Somers, Clerk**

---