B.C.A. MEETING MINUTES

09/10/2014

PRESENT – Armand Premo, Rosella Hansen, Barbara Baker, Cheryl Dunn, Herbert Pearo, Charles Hatin, Bernard Savage, Donna Bohannon

GUESTS – Richard Bayer, James Magner, Vaughn Comeau (6PM representing Jean Sebastian Roy), Eric Weiss (6:30PM), Fred Bourgeois (7PM), Cynthia Nietupski & Sally Goddard (7:30PM representatives for Peter Nietupski

6pm – Call to order – *Meeting called to order at 6:05PM by Chairman, Armand Premo*

***Oaths of office taken by all members of the Board of Civil Authority***

Grievance hearings to begin

* 6PM - Jean Sebastien Roy – 2 Coon Point Rd – (Represented at the hearing by attorney, Vaughn Comeau)
  + *Oaths taken by Vaughn Comeau, Richard Bayer and James Magner –*
  + *Mr. Bayer presented information for the Listers pertaining to the property. He informed the Board that this property was purchased last year by Mr. Roy, and that it did go through the 2011 Town wide reappraisal. He also stated that it was two pieces of property that were joined together in order to cut down the cost and that it has 523 feet of Lake Front.*
  + *Mr. Comeau stated that there was agreement to combining the two pieces together. He then quote case law that says a property cannot be appraised for a higher amount then it was purchased for providing it was a bon-a-fide “arm’s length sale”.* Herbie Pearo asked Mr. Comeau what he thought the property should be taxed at and he replied that he felt it should be taxed at the “fair market value” which is the price that it was purchased at which was $252,000.
  + *Mr.* *Bayer responded to Mr. Comeau’s comments by indicating that the changes were most likely that the lake front was incorrect and that they (the Listers) corrected it.*
  + *Armand Premo explained to Mr. Comeau the procedure and informed him that there will be a visiting committee scheduled to go to the site and inspect it so that a determination could be made. He also informed him that if Mr. Roy disagreed with the Board of Civil Authorities decision that he had the right to take the appeal to the state. He let him know that there would a visiting committee assigned and that Mr. Roy would be contacted about a date and time.*
  + *Mr. Comeau left and the Board assigned a visiting committee that consists of Herbie Pearo, Bernard Savage and Charles Hatin. The visit will take place on Monday, September 15th, 2014 at 6PM.* ***Clerk to contact Mr. Roy and inform him of the time and date.***
* 6:30PM – Eric Weiss – 326 West Shore Rd –
  + *Oaths taken by Eric Weiss,, Richard Bayer and James Magner –*
  + *Mr. Magner presented information for the Listers. He stated that the building is not improvable and that it was already adjusted with that in mind.*
  + *Mr. Weiss stated that the depth of the property has changed several times in the past years. He believes that his property is one tenth of an acre and that is what he should be taxed on. He also informed the Board that there are nine property owners that share lake access with him.*
  + *Mr. Bayer informed Mr. Weiss that the Lake Front is an equation that is applied to all lake front and that the bill is calculated by depth and width.*
  + *Armand Premo explained to Mr. Weiss the procedure and informed him that there will be a visiting committee scheduled to go to the site and inspect it so that a determination could be made. He also informed him that if he disagreed with the Board of Civil Authorities decision that he had the right to take the appeal to the state.*
  + *The visiting committee was set and will consist of Herbie Pearo, Bernard Savage and Charles Hatin. They will visit 326 West Shore Rd. on Monday, September 15th at 4PM.*
* 7:PM – Fred and Harmony Bourgeois – 22 Lake St
  + *Oaths taken by Fred Bourgeois, Richard Bayer and James Magner –*
  + *James Magner stated that Mr. Bourgeois purchased the property at a regular sale and that it is a 1.6 acre lot with structures. He also stated that because this was a tax exempt property before Mr. Bourgeois purchased it, there were no properties to use for comparison.*
  + *Mr. Bourgeois informed the Board that he purchased the property for $175,000 but it was assessed by Town for $267,000. An outside appraiser was hired by Mr. Bourgeois’ bank and it was appraised by that company for $225,000.*
  + *Mr. Bayer informed the Board that initially the Listers appraised the property for $343,000 but taking in to account the amount of water damage and other factors, lowered it to the appraisal amount of $267,000.*
  + *Armand Premo explained to Mr. Bourgeois the procedure and informed him that there will be a visiting committee scheduled to go to the site and inspect it so that a determination could be made. He also informed him that if he disagreed with the Board of Civil Authorities decision that he had the right to take the appeal to the state.*
  + *The visiting committee was set and will consist of Cheryl Dunn, Bernard Savage and Donna Bohannon. They will visit 22 Lake Street on Friday, September 12th at 9:30AM.*
* 7:30PM – Peter Nietupski – 455 West Shore Rd
  + *Oaths taken by Sally Goddard, Cynthia Nietupski, Richard Bayer and James Magner*
  + *Mr. Bayer presented that this is just a piece of land without any structures that was part of the 2011 town wide reappraisal.*
  + *Barbara Baker inquired as to whether or not it was a buildable lot to which Mrs. Nietupski replied that yes it is. Mrs. Nietupski also informed the Board and the Listers that there is a septic on site from several years ago as well as a small shed in the front corner.*
  + *Armand Premo explained to Ms. Goddard and Mrs. Nietupski the procedure and informed them that there will be a visiting committee scheduled to go to the site and inspect it so that a determination could be made. He also informed them that if Mr. Nietupski disagreed with the Board of Civil Authorities decision that he had the right to take the appeal to the state.*
  + *The visiting committee was set and will consist of Barbara Baker, Cheryl Dunn and Donna Bohannon. They will visit 455 West Shore Rd. on Friday, September 12th at 11AM.*

Other Business as needed *– No other business needed.*

Approve the following minutes

* 07/22/2014
* 09/03/2014
  + *Barbara Baker motioned to approve the minutes from 07/22/2014 and 09/03/2014 as written – seconded by Herbie Pearo – all in favor – motion carried – minutes approved.*

Adjourn -

* Cheryl Dunn motioned to adjourn at 7:35Pm – seconded by Barbara Baker – all in favor – motion carried – meeting adjourned.