B.C.A. MEETING MINUTES

09/11/2014

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

GUESTS – Richard Bayer, James Magner, Edward Paya (6PM grievant), Guy Palardy, Sue Palardy, Sylvia Jensen (6:30Pm grievant)

6pm – Call to order – *Meeting called to order at 6:25PM by Chairman, Armand Premo (Mr. Paya was running late therefor the meeting started late*

Grievance hearings to begin at 6:25PM

* 6PM – Edward Paya – 27 Poor Farm Rd
	+ *Oaths taken by Edward Paya, Richard Bayer and James Magner –*
	+ *Clerk informed the Board that 27 Poor Farm Rd is the mailing address for Mr. Paya and that the property address being grieved is 105 Route 2 South.*
	+ *The Listers presented that this is .92 acre lot with a 4000 square building. They also presented that .48 acres of this is from 107 Route 2 South that was merged with 105 Route 2 South.*
	+ *Ed Paya stated that there was an error at the time of purchase. He stated that the value is too high based on the sale price and the error at the time of purchase.*
	+ *Armand Premo explained to Mr. Paya 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 Barbara Baker, Cheryl Dunn and Donna Bohannon. They will visit 105 Route 2 South on Tuesday, September 16th at 1PM.*
* 6:30PM – Guy and Sue Palardy
	+ *Oaths taken by Guy Palardy, Sue Palardy and Sylvia Jensen, Richard Bayer and James Magner –*
	+ *Listers presented that this property still has the same appraisal amount that it did after the town wide reappraisal. They presented what is included in the appraisal including the main house, the farm buildings, the land and the hired hands houses.*
	+ *Bernard Savage recused himself due to the fact that he and Mr. Palardy sit on the Selectboard together and that Mr. Savage does work on Mr. Palardy’s vehicles.*
	+ *Mr. Palardy presented that the property on Middle Road was put into conservation in 1994 by his parents and when it is in conservation, or land trust, that it cannot be developed. He stated that when it is in conservation it cannot be assessed at the same dollar amount because it is highly restricted property that can only be used as farm land.*
	+ *Mr. Palardy is also contesting the neighborhood multiplier of 1.2. His argument is that the buildings are not as valuable as what they have been assessed at.*
	+ *The visiting committee was set and will consist of Armand Premo, Cheryl Dunn and Donna Bohannon. They will visit 207 Middle Rd. on Tuesday, September 12th at 10AM.*
* 7: PM – Lake Champlain Trust – *Will Eadie called and would like to have his hearing postponed until the meetings scheduled for September 17th, 2014. Clerk rescheduled his hearing to Wednesday, September 17th 2014*
* 7:30PM – No appointments

Other Business as needed – *No other business*

Approve the following minutes

* 09/10/2014

Adjourn -