GRIEVANCE HEARINGS

 FOR 09/17/2014 B.C.A. MEETING

PRESENT – Armand Premo, Bernard Savage, Charles Hatin, Cheryl Dunn, Rosella Hansen, Barbara Baker, and Donna Bohannon (arrived at 6:45PM)

GUESTS – Richard Bayer, David Bogue, Lucy Bogue (6PM), Will Eadie (7:30PM)

6pm – Call to order – *Chairman. Armand Premo called the meeting to order at 6PM*

Grievance hearings to begin

* 6PM – 49 Coon Point Properties –
	+ *Oaths taken by Richard Bayer, David Bogue and Lucy Bogue*
	+ *Mr. Bayer presented that 49 Coon Point Properties consists of one structure built in 2006 that was appraised for $53,400. He also presented that there are 1050 acres after the first two acres. The lakefront is a depth of 78. With water and sewer on site the homestead value is $403,300.*
	+ *Mr. and Mrs. Bogue presented that they purchased the land with thirteen structures. It was advertised for sale in 2012 at the asking price of $399,500 with 44 acres and 13 buildings. In April 2013it was again placed on the market at $295,000 and that is the price that they purchased it for in June of that same year. Now the 44 acres and 13 buildings are being appraised for a total of $896,400. They also wanted it known that there are water and permitting issues that they are dealing with.*
	+ *Mr. Bayer stated that it was not considered and “arm’s length sale” as the seller was anxious to sell. He also stated that last year the entire property was assessed at $739,000.*
	+ *Mr. and Mrs. Bogue disagreed that it was not an “arm’s length” transaction. They stated that the north property also went for less than it was advertised for. They also stated that most of the lake shore is not useable.*
	+ *Mr. Bayer pointed out the number of feet used in advertisement for sale.*
	+ *Cheryl Dunn asked if the B.C.A. was going to receive a cost sheet and she was informed that they would.*
	+ *Bernard Savage stated that the lake front can be used for boat access.*
	+ *Mr. and Mrs. Bogue stated that a couple of hundred feet of the lake front is unusable as it is below the high water level.*
	+ *Maps were handed out.*
	+ *Mr. Premo explained to Mr. and Mrs. Bogue 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 they disagreed with the Board of Civil Authorities decision that they had the right to take the appeal to the state.*
	+ *The visiting committee was set and will consist of Armand Premo, Barbara Baker, Bernard Savage, Herbie Pearo, Cheryl Dunn and Donna Bohannon. They will visit 49 Coon Point Rd. on Friday, September 26h at 10AM.*
* 6:30PM – *No grievance scheduled*
* 7:PM – *No grievance scheduled*
* 7:30PM – Lake Champlain Land Trust (moved from 09/11/2014) –
	+ *Oaths taken by Richard Bayer and Will Eadie*
	+ *Mr. Bayer presented that 110 Fiske Rd is more popularly known as “Big Bluff” and that it is not easily accessible by land. He stated that the property was sold to the current owners (Lake Champlain Land Trust) in February of 2014 for the purchase price of $125,000. The assessment is for $91,600.*
	+ *Mr. Eadie presented that Lake Champlain Land Trust recently purchased the 4.88 acres of land to create a wildlife preserve. He stated that this property cannot be developed. It has 1501 feet of Lake Front but they cannot do anything with it as it was put into land trust. He wanted it known that the basis for the appeal is that it cannot be sold.*
	+ *Mr. Savage asked Mr. Eadie what the property is being used for at the present time.*
	+ *Mr. Eadie replied that it is a wildlife habitat. It is being used as a preserve that encourages wildlife to grow and thrive. Mr. Eadie stated that although it doesn’t add dollar value in taxes, it adds value in beauty and recreation.*
	+ *Mr. Bayer asked Mr. Eadie if he had spoken with anyone at the state level and that according to the director of property value, the value of land stays the same.*
	+ *Mr. Premo stated that we are only “fact finding”.*
	+ *Mrs. Baker asked Mr. Eadie if before the agreement was made with the state if it had to be presented to the Selectboard.*
	+ *Mr. Eadie replied that no they did not.*
	+ *Mrs. Baker asked Mr. Eadie if it was buildable property before they put it in to trust and he replied that yes it did have potential to be developed.*
	+ *Mr. Premo explained to Mr. Eadie 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, Donna Bohannon and Cheryl Dunn. They will visit 110 Fiske Rd. on Friday, September 26h at 1PM.*
	+ ***Clerk to make arrangements to get to “Big Bluff” via boat or dock system of neighboring property owner***

Other Business as needed – *No other business*

Approve the following minutes

* 09/10/2014
* 09/11/2014
	+ *Bernard Savage motioned to accept the minutes from 09/10/2014 and 09/11/2014 as written – seconded by Charles Hatin – Cheryl Dunn noted a correction needed on page three of 09/10/2014 minutes. Fred Bourgeois purchased his property for $103,000 not the $175,000 that was written in the minutes. Bernard Savage and Charles Hatin re-motioned to accept the minutes to include the needed correction. – all in favor – motion carried – minutes accepted with the one correction needed*

Adjourn –

* *Barbara Baker motioned to adjourn at 7:32 – seconded by Rosella Hansen – all in favor – motion carried – meeting adjourned.*