

**TOWN OF NORTH HERO
BOARD OF LISTERS
PO BOX 38
NORTH HERO, VT 05474
(802) 372-8503
listeners@northherovt.com**

June 13, 2018

GRIEVANCE HEARINGS June 8, 9, 11, 12, 2018

June 8, 2018

9:00 AM Call to order. In attendance: Don Green, Geri Siegel, Marilyn Lagrow

Adjustment to agenda: Ed Wilusz, David Ballentine.

Phone calls: Stearns at Carry Bay campground; Elliott Greenblott (e-mail); Malcom Lee – phone call; Paul Clark- phone call.

9:00 Alan Parizo - 2509 US RT 2- 07-03-811

Questions regarding assessment of contiguous 5.5A lot. Claimed Vermont wetlands designation in 1977, with structured ponds- provided no evidence. Set up for research of documents & site visit.

Result of Grievance: Site visit and document/deed search to verify owner claims. No documentation in records that indicates wetland designation. Site visit concluded that best use of contiguous lot is as buffer to adjacent parcel. Wetlands and ridge limit usage. Appeal approved

9:20 James Weston - 98 Four Winds Lane – 11-01-092

Questions regarding separate contiguous lot assessment. Plat 75A. Discussion of keeping lots as separate entities for future division of property. No changes requested. Result of Grievance: NO changes- denied.

9:40 Ed (Joe) Wilusz – 614 West Shore Road – 11-01-2722 & 11-01-2723

Two subdivision lots assessed separately currently on market. Owner claimed he did not have legal right of way over adjacent property for access to his lots, hence they were now not salable. Research required.

Result of Grievance: Deed research revealed all ROW's were in deeds to the two lots in question. This information was provided to the owner who has these lots on the market. NO changes – denied.

9:50 Clark Paul – 10 Northland Lane – 07-03-10

Phone call to clarify that there still exists a permanent easement on the rear of his lot for the use of Northland Boat.

Result of Grievance: Reduced commercial grade 0.25 to reflect this easement as it had not previously been accounted for in the assessment. Appeal approved.

10:00 Dave Stearns – 5250 US RT 2 campground – 07-02-81B
Phone call to check value on travel trailer at the campground. Research of NADA.
Result of Grievance: NADA value low end \$6100. Appeal approved.

10:20 Malcom Lee – 1047 North End Rd West – 03-02-017
Phone call to question separate value on adjacent parcel purchased as buffer.
Result of Grievance: Currently still valuable as a 10 A building lot as land on both sides are developed with houses and lots have a common lake access lot across the road. Site visit concluded that much of the rear land is wetlands, and the front portion along the road is lower than the adjacent parcels. Reduced the site grade an additional 0.10 for elevation and the rear land and additional 0.10 for wetlands. Approved.

10:30 Elliott Greenblott – Knights Vista – 11-01-6343
Email reviewing reduction to lakeshore lot. Explanations via e-mail, No change in value. Denied,

10:30 Recessed hearings for research and deliberation.

11:50 Reconvened hearings for walk in.

11:50 Dave Ballentine – 2319 Lakeview Drive – 03-02-15
Owner contends that it is “illegal” to sell a MH that was constructed in 1968, that he currently owns and that we should remove the value from the MH and also include a \$6000 reduction for the cost to remove same. There had been no change in his valuation.
Result of Grievance: Research into allegations found no basis in fact, and internet research indicates that 1968 mobile homes are being sold (landed on lot) on a regular basis with renovations. Appeal denied.

12:00 Hearings recessed until 9AM Saturday.

Saturday, June 9, 2018

9:00 AM Hearings reconvened In attendance: Marilyn Lagrow & Don Green
Adjustment to Agenda : Abby Williams & Shari Williams

9:25 Roger & Sheri Siebenaler – 108 Morgan Hill Rd – 02-00-26
Requested that 30.78A contiguous parcel be merged with main parcel as it is used as farm. Deed merging lots is currently MIA; this lot is in USDA contract which prevents it from being used as a building lot. Could not produce contract.
Result of Grievance: USDA contract obtained & validated by Phillip Wilson NRCS in St Albans. Approved.

10:40 Abby Williams – 643 Pelots Point Rd – 07-03-381+
Two separate 1.76A building lots on Pelots Point Road were over-assessed: reported lot to the south has lakefront in the Town ROW with guard rail making lake access impossible; no beach at the bottom to facilitate water use. Also main barn is “giving way” and no longer usable and of no value; also review the amount of wetlands on the main farm parcel. Also the Station Road 33A parcel should be merged with the main parcel & not be considered a separate lot with a building site.

Result of Grievance: Reduced 2 building lots on Pelots Pt Rd to reflect lake access not lakefront- reduced to 1.25 to reflect poor access and then reduced .40 for infrastructure =.85; reduced main barn to 10% good to reflect poor condition; reduced rear land grade on 33A parcel to reflect 25% wetlands. 33A parcel cannot be merged with main parcel as it is developed with barn apartment/water/sewer. Approved.

11:50 Shari Williams – 5250 US RT 2 - 07-02-81C

Clarification of 180 day travel trailer rule regarding taxing of travel trailers left in situ. Corrected spelling of name. Confirmed travel trailer information.

Result of Grievance: Denied

12:00 Recessed for lunch.

1:00 Reconvened hearings

1:00 Joe & Bev Poquette – 283 Quarry Road – 04-01-20-126

Clarification of combined vs. merged lots. Tax payer was concerned that combining lots for tax purposes would impact their ability to sell the lots separately. Listers assured them that combining the lot values for tax purposes as required by the State does not prevent them from selling the parcels separately. Taxpayer also inquired about 911 address numbers and were referred to the 911 coordinator.

Result of Grievance: Listers collected State statutes and Guidelines regarding combination of contiguous parcels for tax purposes and mailed them to the property owner. No change in property value before or after grievance. Denied.

1:30 Recess for deliberations.

3:00 Recess until Monday, June 11, 9:00 AM

Monday, June 11, 2018

9:00 AM Hearings reconvened & called to order. Attending: Geri Siegel, Marilyn Lagrow, Don Green.

Adjustments to agenda: phone call from Scott Beaudin representing Uncle John, LLC – 103 Old West Shore Rd. - 10-00-14 + 15.1; Randy Vallee - 68 Fair Winds Lane – 11-01-093; phone call from Roger Tremblay –1380 Savage Point Rd - 07-02-06; Northland Marine Properties – 134 Northland Lane – 07-13-11

9:00 Jocelyn Warwick – 1088 Lakeview Drive (Kings Bay Travel Trl Park)- 05-01-01D

Brought in latest NADA quote for her travel trailer that went through flood damage in 2011.

Result of Grievance: Changed value to low end of NADA quote due to prior damage. Approved.

9:10 Scott Beaudin for Uncle John, LLC - 103 Old West Shore Rd - 10-00-14+15.1.

Questions about impact of merging v. leaving parcels separate from accountant. Sent cost sheets indicating impact. No changes asked for.

Result of Grievance: no changes made- Denied.

9:20 Roger Tremblay - 1380 Savage Point Rd – 07-02-06
Questions about re assigning correct parcel to house lot. No changes.
Result of Grievance: no changes before or after- information only. Denied.

9:40 Randy Vallee – 68 Four Winds Lane – 11-01-093
Questions about MH being considered as R1 . Questions answered- no appeal, no changes. Denied

10:20 Tom & Mary Maheux – 265 Baker Place – 03-01-363
Review of new dwelling under construction: land discount removed; shell up- no interior; floor plan second floor provided; list of completion on house submitted; also submitted an estimate of what the current value should be based on recent home sale in the area & an internet guide to valuing an unfinished house; wetlands designation for rear of lot outside of building envelope; difficulties with Shoreline Protection rules; cost of septic going in \$60,000.
Result of grievance: corrected sketch and square footage using submitted architect drawings - removed 2nd floor from current assessment; corrected insulation to “none”; % complete to 42%; removed septic- not in yet; reviewed wetland grades for rear land; put garage in @ 50%; site grade reduced 20% (infrastructure discount) for septic not in. Approved.

12:00 Noon recessed until 9AM Tuesday, June 12

Tuesday, June 12, 2018

9:00 AM Meeting called to order. In attendance: Geri Siegel, Don Green, Marilyn Lagrow.
Adjustments to agenda: none

9:30 recessed for deliberations

11:00 Called back to order -Walk-in
Northland Marine Properties LLC – 134 Northland Lane – 07-03-11
New owner claims value should be purchase price; no appraisal done prior to purchase; sale price included existing inventory – this WAS NOT AN ARMS LENGTH SALE BUT A PURCHASE BY A BUSINESS ASSOCIATE- shared motor repairs. Previous owner had \$700,000 appraisal- as reported by buyer. Buyer offered \$400,000 in 2016 but was turned down. New 11,900 sf boat storage building added since purchase
New owner feels all buildings are over-assessed currently. Site visit scheduled.
Result of grievance: Site visit made 6/13/2018. Reduced detached garage to shed; reduced cost/sf of repair shop & boat showroom to reflect condition/age. Approved.

11:50 Recess to deliberate.

12:00 noon Recessed until 9AM Wednesday.

Wednesday, June 13, 2018

9:00 Meeting called to order. Attending: Marilyn Lagrow, Geri Siegel

9:05 Recessed for site visits to Parizo, Williams, and Northland Boat LLC, and deliberations.

12:00 noon Returned from site visits. Recessed until Thursday, 9:00 AM

Thursday, June 14, 2018

9:00 Meeting called to order. Attending: Geri Siegel & Marilyn Lagrow

9:05 Recessed for deliberations.

Monday, June 18, 2018

9:00 Meeting reconvened for continued deliberations. Attending: Marilyn Lagrow & Geri Siegel

12:00 noon Adjourned grievance hearings

,