

**BOARD OF CIVIL AUTHORITY
SHREWSBURY, VERMONT**

Minutes – Meeting July 25, 2016

Present:

John Berryhill, Chair; Justice of the Peace, Julanne Sharrow; Justice of the Peace, Barry Griffith, Justice of the Peace; Hull Maynard, Justice of the Peace; Betsy Jesser, Justice of the Peace; Lee Wilson, Justice of the Peace; Steven Nicolson, Selectman; Aaron Korzun, Selectman; Mark Goodwin; Town Clerk

Listers:

Sharon Winnicki, Chair Board of Listers; Adrienne Raymond, Lister; Marina Potter, Lister

Appellants:

Jonathan Skipsey as Agent for Frances Patten & Richard Bettelli, Monica & Justin Jermacans

Note: Members of the BCA and Listers were administered oaths pursuant to 32 V.S.A. § 4405 by the Town Clerk and Barry Griffith prior to the meeting being called to order.

Call to Order – 7:00PM by John Berryhill

Grievance Appeal – Frances Patten & Richard Bettelli:

Jonathan and Katherine Skipsey appealing the grieved value as determined by the Listers for 2016. It is noted that the Skipseys' purchased the property at 996 Lincoln Hill Rd (004-0-0996) after April 1, 2016, however via a letter from Attorney Stephanie Lorentz dated 5/7/2016 indicating her representation of Patten and Bettelli, she also reserved the future right to carry the grievance for the Skipseys'.

Chairperson Berryhill, pursuant to the Rules of Procedure, administered the oath to the appellants.

Evidence was presented and collected from both the appellants and the Listers in the matter of the appraised value of the subject property. Included were appraisals generated by the prior mortgage company who held a "Reverse Mortgage" for the previous owners (Patten & Bettelli) and the current bank appraisal for the current mortgage held by the current owners. Comparables were also sighted and submitted to support the Appellants contention of an incorrect determination of the Fair Market Value by the Listers. Testimony from the appellants

questioned the valuation of the property particularly the acreage comprising the property in so far as it was not useful due to its steepness.

The Listers presented their rationale for the appraised value for the property under consideration. Evidence included the cost appraisal and property record card, sales comparables, site comparables and the Shrewsbury Land Schedule.

Inspection committee was assigned comprising of: Barry Griffith, Betsy Jesser and Julanne Sharrow. Listers were given permission to accompany the Inspectors. Scheduled for Saturday July 30th at 9:30 AM.

No specific questions were raised by the BCA.

The Grievance Appeal was closed at 7:35 PM by chairman Berryhill.

Grievance Appeal – Justin and Monica Jermacans:

Hearing called to order at 7:38 PM by Chairperson Berryhill.

Chairperson Berryhill, pursuant to the Rules of Procedure, administered the oath to the appellants.

Barry Griffith and Julanne Sharrow recused themselves from the hearing. Barry representing the recent seller, Julanne being an abutting neighbor.

Evidence was presented and collected from both the appellants and the Listers in the matter of the appraised value of the subject property.

The appellants questioned how the Fair Market Value was determined. Providing sales approach comparables as the factor upon which a determination should be made. A presentation was made giving primarily sales data from Shrewsbury and areas in and outside the vicinity. Included was the market history reflecting price reductions of the property under consideration. 451 Adams Road (005-0-0440) **Note: Parcel Id will be changing to reflect recent sub-division.* Included was an appraisal report done by Renee Dumas.

The Listers presented their rationale for the appraised value for the property under consideration. Evidence included the cost appraisal and property record card, sales comparables, site comparables and the Shrewsbury Land Schedule.

Inspection committee was assigned comprising of: Steven Nicholson, Betsy Jesser and John Berryhill. Listers were denied permission to accompany the Inspectors. Scheduled for Saturday July 30th at 11:00 AM.

No specific questions were raised by the BCA.

The Grievance Appeal was closed at 8:33 PM by chairman Berryhill.

The Board of Civil Authority scheduled August 22, 2016 at 7:00 PM to reconvene for the purpose of hearing from the inspection committees and their respective reports and to deliberate on the matter of the two grievance appeals.

The meeting was duly adjourned at 8:45 PM

Respectfully submitted,
Mark Goodwin
Town Clerk

Approved _____
John Berryhill, Chair Board of Civil Authority

A True Copy Attest: _____
Town Clerk

Date: _____