

Board of Civil Authority  
Town of Marlboro, Vermont  
July 18, 2018 – Minutes

Chairman T. Hunter Wilson called the meeting to order at 7:02 PM.

Board members present were: Select Board members Patti Smith, Tyler Gibbons, and; Justices of the Peace Marcia Hamilton, Linda Peters, T. Hunter Wilson, and Andy Reichsman; and Assistant Town Clerk Julia von Ranson.

Also present were Listers Evan Wyse, Forrest Holzapfel, and Eric Matt as well as appellants Linda and Eugene Bourne.

The Chair reviewed the procedure and format of the hearing.

The appellants Linda & Eugene Bourne arrived at 7:29 PM.

BCA members, Listers, and appellants all took the oath, which is attached at the end of these minutes.

The Chair reviewed the procedure and format of the hearing with the appellants.

Bourne

Lister Evan Wyse presented the property under consideration: a parcel of 55 acres of land. It has been owned by Linda Bourne alone, while Linda & Eugene Bourne own a house and 4.25 acres that is contiguous with the 55 acres under discussion. The Listers added the value of a two acre site to the property for this reappraisal, to be consistent with all other landowners with similar properties.

He submitted the following documents as evidence:

- L-1 – Listers' card for Bourne property
- L-2 – Listers' letter to Bourne denying grievance appeal to lower value
- L-3 – Sales 4/1/2015 to 4/1/2018
- L-4 – Land Sales from all surrounding towns
- L-5 – Tax Map, Town of Marlboro CTI map, July 17, 2018
- L- 6 – Land Grading Influence Factors
- L- 7 – Email by Forrest Holzapfel to Bob Fisher, Attorney

Appellant Linda Bourne submitted

- A-1 – Appeal Letter

Appellant Linda Bourne presented her appeal and noted she appealed in the last reappraisal in 2008.

Lister Eric Matt explained the reappraisal process for housesite parcels.

Lister Evan Wyse explained that the Listers decided to evaluate all parcels with house sites for consistency in the reappraisal, adjusting each depending on their characteristics.

The Board asked several questions about the details of the parcels in question and received clarification from the Listers and the Appellants.

The Appellants referenced a deed, dated July 5, 2018 which merges both parcels.

T. Wilson stated that the appellant will be contacted to set up an inspection of the property on July 20th, and will reconvene this hearing on August 1st, 2018. The decision will follow no later than 15 days after the inspection report is received.

The Appellants left the meeting at 8:22 PM.

The Board decided the inspection committee shall consist of: Andy Reichsman, Tyler Gibbons and T. Wilson.

Moved and seconded to recess the hearing until August 1, 2018 at 7 PM, at which time the Board will make decisions on the above.

Respectfully submitted,

Julia von Ranson  
Assistant Town Clerk

Board of Civil Authority  
Marlboro, Vermont

Board of Civil Authority Oath

I do solemnly swear that I will well and truly hear and determine all matters at issue between taxpayers and listers submitted for my decision, under the pains and penalties of perjury.

Patti Smith

Patti Smith, Select Board

Tyler Gibbons

Tyler Gibbons, Select Board

Jesse Kreitzer

Jesse Kreitzer, Select Board

T. Hunter Wilson

T. Hunter Wilson, Justice of the Peace

Linda Peters

Linda Peters, Justice of the Peace

Andy Reichsman

Andy Reichsman, Justice of the Peace

Marcia K. Hamilton

Marcia Hamilton, Justice of the Peace

Julia von Ranson

Julia von Ranson, Assistant Town Clerk

STATE OF VERMONT  
COUNTY OF WINDHAM

Subscribed and sworn before me this 18th day of July 2018, at Marlboro.

Forrest Holzapfel  
Forrest Holzapfel, Notary Public

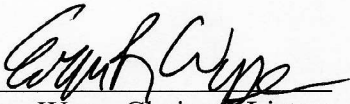
My commission expires February 10, 2019




Board of Civil Authority  
Marlboro, Vermont

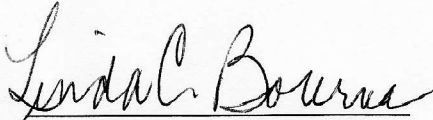
Lister & Appellant Oath

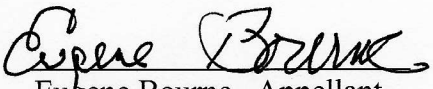
I do solemnly swear that the evidence I shall give relative to the cause now under consideration shall be the whole truth and nothing but the truth under the pains and penalties of perjury.

  
Evan Wyse, Chair of Listers

  
Forrest Holzapfel, Lister

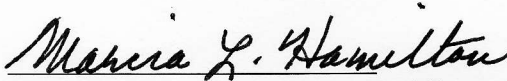
  
Eric Matt, Lister

  
Linda Bourne, Appellant

  
Eugene Bourne, Appellant

STATE OF VERMONT  
COUNTY OF WINDHAM

Subscribed and sworn before me this 18<sup>th</sup> day of July 2018, at Marlboro.

  
Marcia L. Hamilton, Notary Public  
My commission expires February 10, 2019

