

Board of Civil Authority
Town of Marlboro, Vermont
August 7, 2019 – Minutes

Vice-Chair Linda T Peters called the meeting to order at 7:00 PM.

Board members present were:

Select Board members Jesse Kreitzer, Julia von Ranson, & Tyler Gibbons ; Justices of the Peace Marcia Hamilton, Linda Peters, David Holzapfel, and Andy Reichsman; and Town Clerk Forrest Holzapfel.

Also present were Listers Eric Matt and Evan Wyse (Chair) and as well as appellant Patricia DeAngelo.

BCA Vice-Chair reviewed the procedure and format of the hearing.

The appellant Pat DeAngelo arrived at 7:00 PM.

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

DeAngelo

Lister Evan Wyse presented the property under consideration: a house and 3.35 acres of land located at 56 Town Hill Road. He submitted the following documents as evidence:

- L-1 : Letter from DeAngelo making grievance appeal 6/18/19
- L-2 : Listers card for DeAngelo property
- L-3 : Listers denial letter to DeAngelo grievance
- L-4 : Tax Map, Town of Marlboro CTI map
- L-5 : Sales 11/1/2017 to 8/1/2019
- L-6 : Comparable properties information grid and property record cards
- L-7 : Land Grading Influence Factors

Evan Wyse explained each of the above exhibits which were shared with the BCA. He detailed the process of how the valuation was arrived at and explained many of the details. A pause for the BCA to review the materials. After a few minutes of reviewing materials, the appellant spoke.

Appellant Pat DeAngelo submitted

A-1 : Appeal Letter to BCA

Appellant Pat DeAngelo presented her appeal of the valuation of her property. Her issue with the Listers valuation is primarily that it has been valued as a duplex. She stated that according to her understanding of Vermont law, the property needs to have two modes of egress which the ell of her property does not. She wondered if the Listers knew that the property has a large amount of water flowing through it. The dust and traffic are also complaints she has. She thinks that the valuation of the property is excessive.

The Listers responded.

Eric Matt showed that the screen house she was concerned about the value of is no longer on the lister card. He also showed the influence factors placed on the land, and discussed how the Listers valued the site. The ell is included as an apartment as it has no common door with the main house as well as a separate kitchen and bathroom. Adjustments are made downward on the building due to the house having a shared wall (duplex), but also upward on the site value being that there are two living units.

Patricia DeAngelo said she had looked at the Grand List, and had questions about certain properties.

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

- Andy Reichsman asked about the second dwelling unit and how the Listers arrived at the value.
- David Holzapfel asked if a fee appraisal has been conducted? Appellant has not.
- Julia von Ranson asked if there is a kitchen and bathroom in the ell and about the condition of the garage, and if the Listers have taken its condition into consideration.

Vice-Chair Linda Peters stated that the appellant will be contacted to set up an inspection of the property on August 12 at 9 AM. The decision will follow no later than 15 days after the inspection report is received.

The Appellant left the meeting at 7:47 P.M.

The Board decided the inspection committee shall consist of: Andy Reichsman, Marcia Hamilton, & T Hunter Wilson with Linda as alternate.

Moved by David Holzapfel and seconded by Andy Reichsman to recess the hearing until August 21, 2019 at 4 PM, at which time the Board will make decisions on the above.

Respectfully submitted,



Forrest Holzapfel
Town Clerk

