
**Board of Civil Authority
79 School Street Moretown
Wednesday July 10, 2024
In the John Hoogenboom Meeting Room
Via ZOOM Meeting ID 620 104 2716 or call in: 929-205-6099**

BCA Members: Cherilyn Brown, Steve Magill, Bridget Harty, Clark Amadon, Bill Nowlan, Kate O'Neill

Guests: Garrett Cousino – NEMRC, Duane Howes, Eric Howes, Raymond Munn, Gregg & Lisa Mason, Sasha Elwell

Meeting called to order at 7:46 am.

Clark **made the motion** to nominate Steve as chair. Kate seconded. All were in favor.

Cherilyn **made the motion** to nominate Kate as vice chair. Steve seconded. All were in favor.

Steve **made the motion** to adopt the Rules of Procedure. Kate seconded. All were in favor.

Oathes were taken by each member, as well as Garrett from NEMRC.

Adjourn organizational portion of the meeting at 7:51 am.

BCA Hearings:

8:00: **1367 Howes Road** 06-009.000 current value \$185,900

Duane explained that he has two right-of-ways that go through his property, which takes up a lot of room. It's an old house with a stone foundation and there is only a crawl space under the kitchen. There has been a survey done and it was discovered that half of the barn is on the property and the other half is on the neighboring property.

Garrett provided some comparable properties for the BCA

Recessed.

8:10: **1212 Howes Road** 06-001.000 current value \$758,200

Duane explained that it is an old house, stone and concrete foundation, with knob and tube wiring. He feels that it is appraised way too high. He questioned why a neighbor is valued at \$1,100 per acre and his is about \$3,600 per acre.

Garrett explained that that neighbor doesn't have two dwellings on it, which will bring the value up on his parcel.

Recessed.

8:25: 981 Moretown Common Road 07-035.000 current value \$504,100

Ray explained that the house is in poor condition, the siding has nails that come out and need to be replaced, as well as, the chimney has cracks in the brick. The basement is only 2/3 finished and has cracks in the floor. He said that his land is very wet and unable to mow a lot of it.

Garrett has put in a lower construction quality grade to align with the building condition. He also advised that the view from the property does impact the value of his house. And the 17 acres that are wetter, are valued lower, at just over \$1,000 per acre.

Recessed.

9:50: **23 Commercial Drive** 01-050.000 current value \$402,500

No one was present regarding this property, but the BCA went over the information on it.

Garrett advised that NEMRC used other sales in the commercial park for comparison, those sales show that there is value in the area. It is valued as a residential property due to the design of the building and the second floor is unfinished.

Recessed.

9:00: **1322 Jones Brook Road** 04-006.000 current value \$45,700

The letter from the property owner was read. He explained that the land is mostly hill side, the mobile home is a 1977 and feels that the value should be put back to what it was previously.

Garrett pointed out that the value of the mobile home is in for only \$800 and is unable to put a zero on it. The grade of the land has been lowered to .3, where 1 is average. (every dwelling is valued at \$20K and Garrett has brought that value down to \$10K.

Recessed.

9:15: **31 Sitka Lane** 10-009.001 current value \$330,400

Gregg and Lisa feel that their property should be lowered in value, by at least half, due to the 4.5 feet of water that was in their house when Irene came. They only have a slab, no foundation as well.

Garrett advised that the property has been adjusted as functional depreciation and \$25K has been taken off for that flood potential.

Recessed.

The BCA will reconvene within thirty days.

Adjourn at 9:30 am.