

Wallingford Board of Civil Authority
Minutes
August 4, 2015

Present: Board members for Justice of the Peace were Chair Wendy Savery, Sue Thayer, Charlie Gauthier, Sandy Eddy, Ruth Anne Barker, Judy Edmunds, Lynn Edmunds, and Ann Buffum; Selectboard Nelson Tift, Rose Regula, and Gary Fredette; Listers Dave Ballou and Jane Quigley, and Town Clerk Julie Sharon

Chair W. Savery reconvened the Board of Civil Authority hearing at 4:02 p.m.

Ann Buffum read the Inspection Committee's report for Frank Chapman et al #0531670 (see attached). Ruth Anne Barker made a motion to accept the report with no change to the value; motion seconded by Sue Thayer. Motion carried (14-0).

Ann Buffum read the Inspection Committee's report for Frank & Douglas Brevoort #0531850 (see attached). Sue Thayer made a motion to accept the report with no change to the value; motion seconded by Rose Regula. Motion carried (14-0).

Judy Edmunds read the Inspection Committee's report for Thomas & Kimberly Phillips #0080188 (see attached). Rose Regula made a motion to accept the report with an increase to the physical depreciation percentage from 30 to 40 based on the condition of the home; motion seconded by Ruth Anne Barker. Motion carried (14-0).

Wendy Savery read a letter dated July 24, 2015 addressed to the BCA from Attorney Rodney McPhee on behalf of Sease/Tiplady, Holden and Truex. Although the three appellants represented at the July 7, 2015 BCA hearing that the shooting had stopped at the neighboring properties as a result of the lawsuit being filed, Mr. McPhee stated that the shooting has begun again.

Wendy read the Inspection Committee's report for John Sease & Ann Tiplady #0340328 (see attached). Ruth Anne Barker made a motion to accept the report with no change to the value; motion seconded by Ann Buffum. Gary Fredette asked why the recommendation to decrease the value by was 15%, vs. a 10% decrease for the other two properties who were grieving because of the shooting. Sue Thayer responded that because of the shooting, the Sease's hope to rent out the two small houses had been dashed, and they have closed their working farm.

Sue also stated that she had spoken to Doug Farnham with the Dept. of Taxes, who thought that the hazards and stress caused by the situation could have a reflection on the tax assessment. Nelson Tift felt that this is not a BCA issue, and we should not start a precedent. It should be handled through the legal system. Ann Buffum recently read an article that some Vermont lakefront property values were lowered because of algae in the water, which made the properties less desirable. It was mentioned that the Sease's can also appeal the BCA's decision to the state appraiser or superior court. Ann Buffum called for the vote. The motion failed (5-9).

Rose Regula read the Inspection Committee's report for Brian & Karen Holden #0340528 (see attached). Ruth Anne Barker made a motion to accept the report with no change to the value; motion seconded by Ann Buffum. The motion failed (5-9).

Sue Thayer read the Inspection Committee's report for Thomas & Barbara Truex #0340800 (see attached). Ruth Anne Barker made a motion to accept the report with no change to the value; motion seconded by Ann Buffum. The motion failed (5-9).

Ruth Anne Barker read the Inspection Committee's report for Fritz Family Irrevocable Trust #0230310 (see attached). Sandy Eddy made a motion to accept the report with no change to the value; motion seconded by Lynn Edmunds. Motion carried (14-0).

Sandy Eddy read the Inspection Committee's report for Northeast Land & Trading Co. #0221045 (see attached). Ruth Anne Barker made a motion to accept the report with no change to the value; motion seconded by Rose Regula. Motion carried (14-0).

The minutes of the July 7th meeting were approved on a motion made by Charlie Gauthier and seconded by Ruth Anne Barker. Motion carried (14-0).

W. Savery moved to adjourn meeting at 4:57 p.m. The motion passed unanimously.

Julie M. Sharon, Town Clerk