

Waterford Board of Civil Authority

Monday, July 15, 2019

Davies Memorial Library

Attendees:

BCA Members: Bill Piper, Gary Allard, Brent Beck, Kevin Gillander, Dave Morrison, Charlie Lawrence, Bernard Willey, Marcia Martel, Jessy Pelow

Listers: Howard Remick, Michael Keach

Appellants: Larry Bona & Bruce & Debbie Hazen

Others: Steve Eddy

At 7:00pm Gary opened the BCA meeting to hear the appeals of Larry Bona and Bruce & Debbie Hazen to follow.

**Larry Bona**

Gary administered the oath to the appellant and the Listers.

Parcel number 261 is located at 407 Remick Road in Waterford. Property owned by Larry Bona. Parcel consists of House & 10 Acres. The Listers appraisal of parcel 261 is \$430,100.

Parcel number 261.2 is also located at 407 Remick Road in Waterford and owned by Larry Bona. Parcel consists of 273.57 Acres. The Listers' appraisal of parcel 261.2 is \$159,200.

**Listers:** Property located at 407 Remick Road was subdivided into 2 lots. Parcel 261 is taxed in Waterford on the House & 10 Acres. Parcel 261.2 is taxed in Waterford on the 273.57 Acres. Within these parcels they each have an appraisal value on the 2-acre building lot and then the additional acreage.

**Appellant:** Mr. Bona would like to know why a 2-acre building lot must exist on every lot? When did this originate? What is the reason for it?

Bill Piper stated that each piece of property is taxed based on fair market value, which was established in 1968 by petition of Mallary, 127 Vt. 412. In determining fair market value, the State says each property is to be taxed by the highest and best use which was first recognized by the court in 1996 by case of Scott Construction, Inc. V. City of Newport, 165 Vt. 232.

After discussion it was determined unanimously that an inspection committee was not necessary.

**Bruce & Debbie Hazen**

Gary administered the oath to the appellant and the Listers.

Parcel number 510 is located at 98 Blodgett Farm Road in Waterford. Property owned by Bruce & Debbie Hazen. Parcel consists of House & 105 Acres. The Listers appraisal of parcel 510 is \$310, 200.

**Appellant:** Bruce Hazen stated that they are unhappy with their neighboring property and feel it is a mess. Some of the mess includes vehicles in the right of way and travel trailers. They presented a picture of what the property used to look like.

**Listers:** Bruce & Debbie Hazen grieved their appraisal based on the quality of their neighboring property. The Listers denied their appeal because they feel it is a zoning issue.

After discussion is was determined unanimously that an inspection committee was not necessary.

The Selectboard will address the Hazen's concerns with the Zoning Administration at their August 5<sup>th</sup> meeting.

Bill Piper made the motion to adjourn at 7:30pm. Dave seconded the motion. All approved.