

Board of Civil Authority
Bennington, VT

Meeting Minutes of July 12, 2017

Members Present: Cassie Barbeau, Barbara Bluto, Jim Marsden, Mary Morrissey, John Santarcangelo, David Shaffe and Kayla Thompson

Others Present: John Antognioni, Chief Assessor, Carol Holm and Robert Ebert, Listers

****Purpose of meeting:** To hear assessment grievances

****Meeting called to order by Board Chair, David Shaffe, at 5:04 PM.** David read the Oath to BCA members and circulated it for signatures and also read the appropriate oath to the Assessor and Listers.

****Appeal #1, Shirley McLenithan, Rt 7 South, 11-01-18-01**

Shirley McLenithan was not present but submitted materials to be added as testimony. Cassie reviewed the material with Board members, which was with regards to a long term lease of a solar array on a part of the land, making it undevelopable at this time. John Antognioni testified that for many years and until 2016, the acreage was erroneously listed on the property card at only 5.39 acres of non-buildable land. This was due to the acquisition by the State of part of the property for the bypass. After reviewing tax maps for the upcoming new mapping system as well as reviewing surveys due to the bypass acquisition, the error was found. It is 25.4 acres of land. The Town of Bennington zoning department indicates it is a buildable lot and the acreage was corrected resulting in a new 2017 assessment of \$45,500. After listers grievance, the assessment was reduced to \$38,800. The adjustment was made due to swampy conditions on some of the property. The Listers do not consider a solar array to be detrimental to the land value. The land owner is getting \$8106 annual rent with a 1% increase per year for 25 years. Access from Fuller Road is in question due to land condition. Jim Marsden recuses himself from this appeal. Comparable sales considered by the Listers Office were 10 acres on Gore Road \$43,500; 9 acres on East Road \$35,000; 6 acres on Middle Pownal Road \$35,000; 10 acres on Matteson Road currently listed at \$49,900 and 11 acres on Middle Pownal Road currently listed at \$54,900.

****Appeal #2, Marianne Peters, 32 Bank Street, 43-50-18-00**

Marianne Peters and Ray Bolton were sworn in to provide testimony. Ray testified that this is a 1.4 acre parcel that is hilly, no basement, electric heat or woodstove. Marianne testified that contractors have difficulty working on the property because there is no basement and any heating, plumbing must be put in the walls. The heating coils are in the ceilings, making it difficult to heat and the walls aren't thick enough for proper insulation. It has a private septic and town water. The driveway is not paved and the drainage from the road washes down the driveway and into the garage. The Listers card says 10 rooms but there are only 9, which may need to be addressed. The 5th bedroom is more an office or playroom as it is over the garage and difficult to heat. 46 Bank Street was used as a comp as it is the same builder as the subject property and very similar square feet. The comp is assessed at approximately \$17,000 less although it has a finished basement, paved drive, landscaped and a pool. A market analysis was provided which placed a value between \$318,000 and \$331,000. John testified that this is a 1968 2-story home with a slab foundation. It has 10 rooms, 5 bedrooms and 3.5 baths. The assessment was \$387,300 and after listers grievance was reduced to \$370,100 with a functional depreciation due to the home deficiencies of the slab and the layout of the second floor. The fifth bedroom was included in the

square footage as the quality of build and finishes are the same as the rest of the home. The listers used 34 Monument Avenue, 134 Monument Avenue and 88 Meadowbrook as comparables.

****Appeals #3, Sunjit Chawla, 127-129 Grandview Street, 56-51-76-00**

Sunjit was not present but submitted a market analysis as his testimony. Comparisons were made to 11 different properties and the suggested list price was placed at \$123,500. John testified that this is a 1880 Average quality, 2-story and basement 2-unit with about 3,200 square feet. It was assessed at \$198,500 and was reduced at listers grievance to \$145,200 after the listers reviewed comparable properties and sales at 140-142 Dewey, 220-222 Elm, 133-135 McKinley and 903-905 County Streets. Barbara Bluto has recused herself from this appeal.

****Cassie assigned inspection committees as follows:**

Appeal #1: Bluto, Santarcangelo and Shaffe

Appeal #2: Bluto, Santarcangelo and Shaffe

Appeal #3, Santarcangelo, Marsden and Shaffe

****Cassie touched base about the biennial purge/challenge of the voter checklist and about any potential upcoming elections.**

****With no further business, Barbara Bluto made the motion to adjourn, seconded by Mary Morrissey, motion passed unanimously and meeting adjourned at 5:51pm.**

Respectfully Submitted,



Cassandra Barbeau
Vice-Chair