

Board of Civil Authority
Bennington, VT

Meeting Minutes of July 12, 2022

**Members Present: Cassie Barbeau, Jeanne Conner, Tom Haley, Jeannie Jenkins, Jackie Kelly, Al Krawczyk, Vickie Lampron, Bruce Lee-Clark, Jim Marsden, Anne Mook, Joan Pinsonneault, David Shaffe, Anna Swierad & Kayla Thompson

**Also Present: John Antognioni, Chief Assessor, Bill Knight & Peter Lawrence

**Meeting called to order by Board Chair, David Shaffe at 5:00PM.

**David Shaffe read the oath to Board members for the appeal hearing.

**Al Krawczyk made the motion to set poll hours for the State Primary and General Election from 7:00 AM to 7:00 PM. Anne Mook seconded; the motion passed unanimously.

**Cassie Barbeau made the motion to appoint Michele Hogan as presiding officer of the North Bennington Polling place, seconded by Anne Mook, passed unanimously.

**There was general discussion about accessibility of the polling place and whether any amendment to the campaigning guidelines should be made. The Board agreed that the guidelines were sufficient for now.

**Anna Swierad made the motion to confer with public safety staff at the Town Office for guidance on improving safety at the entry point to the polls, seconded by Bruce Lee-Clark, motion passed unanimously.

**Bruce Lee-Clark made the motion to process ballots early for the General Election if needed, seconded by Jim Marsden, motion passed unanimously.

**Anne Mook made the motion to appoint Kayla an Election Official for the purpose of processing early ballots, seconded by Al Krawczyk, motion passed unanimously.

**David Shaffe read the oath to appellants and John Antognioni prior to the tax appeal hearing.

**Apple Hill Homeowners Association, 24-50-47-00 & 24-50-53-00

Anna Swierad recuses herself from this hearing.

Bill Knight, president of the association and Peter Lawrence were present to give testimony. The association is made up of 32 homes and this appeal is on two lots of "common land", a 4.5 and a 6.9 acre lot that have easements across the property for VELCO and VELCO has total control of them. There is no use or benefit to the HOA, it is not buildable under the powerlines, not even playground equipment. The land must be accessible to VELCO at all times for maintenance and access. A VELCO information sheet was presented as evidence for the committee. The restrictions are in the Knights

deed. The association pays about \$900.00 a year. They have made an agreement with VELCO to bushhog the properties on their own as they were not satisfied with VELCO's upkeep.

Peter Lawrence reiterated the common land is not buildable, in fact, more so it is not usable due to the restrictions. The value per acre is much higher than John's comps of non-buildable parcels and thinks the per acre cost of the Duffy Drive area would be more fair.

John Antognioni testified that the two parcels both are to benefit the landowners and are assessed as non-buildable parcels and have been unchanged since 2005. They are assessed per acre at a given neighborhood code in Apple Hill. Duffy Drive has a lower neighborhood code than the Apple Hill development. Non-buildable parcels are assessed based on if there are wetlands or partially under utility lines. The sales have not indicated it is affecting the value of the Apple Hill area.

**Cassie appointed a committee of Anne Mook, Al Krawczyk, Vickie Lampron and Jim Marsden to conduct a site visit and report back to the full board with their findings.

**With no further business, Anne Mook made the motion to adjourn, seconded by Bruce Lee-Clark, motion passed unanimously, and the meeting adjourned at 6:12 PM.

Respectfully Submitted,

Cassandra Barbeau
Bennington Town Clerk