

**Town of Ferrisburgh 2015 Grievance Hearings**  
**Wednesday, July 1, 2015 at 3:00 pm**  
**Minutes and Results**

**DRAFT as of 7/6/15**

**Second Grievance Hearings opened on Wednesday, July 1, 2015. Joe Blasius called Grievance Hearings to order at 3:00 p.m.**  
**In Attendance: Carl Cole, Joseph Blasius and Justus DeVries.**

Time	Name(s)	Parcel ID(s)	Notes	Old Value 2015	New Value 2015 Grievance
3:00 pm	Clark Hinsdale, III	18/20/80.21	Met with Clark Hinsdale, III (see email of 6/23/15). He was questioning the State's calculation of Current Use on his Lewis Creek lot. He feels the calculation of the land excluded from the Current Use should have a lower price per acre. Pam gave him copies of her calculations which the State requires. 14.13± acres of excluded land was \$49,400 for 2015 versus \$55,400 in 2014 (prior to the Grievance reduction). Clark plans to pursue the appeal to the State of Vermont for them to change the process. Justus advised he must first start with an appeal to the Board of Civil Authority.  Listers Decision: Appeal DENIED. JD, CC, JB	<b>\$ 143,300</b>	<b>Denied</b>
3:15 pm	Nicole & Heath Paquette	09/04/23.11	Met with Nicole Paquette. They just purchased the Mildred Paquette property in a family transaction (see authorization from Mildred Paquette). Nicole submitted a May 2015 appraisal from Bill Benton for \$231,000. Justus advised there was no response to a note dated 5/15/13 for a reappraisal inspection. There is significant depreciation and they have made no capital improvements to the property; older windows, roof leakage, mold, outbuildings are older. Still a 2 family dwelling. Justus will inspect the property on 7/2/15.  7/2/15 inspection by Justus. Roof leaks, significant wear (interior and exterior).  Listers Decision: Effective age increased from 25 to 32 years; physical depreciation increased from 27% to 40%; functional depreciation increased from 20% to 22%. Outbuildings lowered from \$23,900 to \$13,900. Post Grievance: \$253,400. JD, JB, CS  Recheck in 2016 for renovations.	<b>\$ 321,100</b>	<b>\$ 253,400</b>

**Town of Ferrisburgh 2015 Grievance Hearings**  
**Wednesday, July 1, 2015 at 3:00 pm**  
**Minutes and Results**

**DRAFT as of 7/6/15**

**Second Grievance Hearings opened on Wednesday, July 1, 2015. Joe Blasius called Grievance Hearings to order at 3:00 p.m.**  
**In Attendance: Carl Cole, Joseph Blasius and Justus DeVries.**

<b>Time</b>	<b>Name(s)</b>	<b>Parcel ID(s)</b>	<b>Notes</b>	<b>Old Value 2015</b>	<b>New Value 2015 Grievance</b>
3:30 pm	Carl Cole	04/01/40	<p>Met with Carl and he submitted an appeal letter and appraisal from Bill Benton dated 2/16/15 for \$400,000 on 15.18± acres (total parcel is 25.12± acres).</p> <p>Based on Joe and Charlene's site visit on 6/15/15, more physical depreciation and functional depreciation was warranted (dated) (see mails from Joe and Charlene). Effective age increased from 16 to 23 years; physical depreciation increased from 18% to 24%; functional depreciation increased from 8% to 18%. Corrected fixtures on large guest cottage. Corrected acreage from 20.25± acres to 25.12± acres. Post Grievance: \$489,600. JD, JB</p>	<b>\$ 520,000</b>	<b>\$ 489,600</b>
3:45 pm- 4:45 pm	--	--	<p>Conference call with Attorney Charlie Merriman to discuss the Stearns' cannon appeals to the Board of Civil Authority. There were 12 original property owners at Grievance associated with the Stearns' cannon issue who have appealed to the BCA. Charlie advised that assuming all original appellants agreed and stipulated that the only appraisal issue is the cannon firing, then the hearings could be grouped together. Listers advised most likely Peter Mazeine would be authorized as a representative for most appellants (as had been done at the Listers Grievance Hearings). However, the actual individual property inspections must be made by the BCA, including interior inspections of all 12 properties, and BCA decisions would need to be made for each individual property. Attorney Merriman will forward the case law on BCA inspections. Also discussed the §4404-C statute. JD, CC, JB</p>	--	--

**Town of Ferrisburgh 2015 Grievance Hearings**  
**Wednesday, July 1, 2015 at 3:00 pm**  
**Minutes and Results**

**DRAFT as of 7/6/15**

**Second Grievance Hearings opened on Wednesday, July 1, 2015. Joe Blasius called Grievance Hearings to order at 3:00 p.m.**  
**In Attendance: Carl Cole, Joseph Blasius and Justus DeVries.**

<b>Time</b>	<b>Name(s)</b>	<b>Parcel ID(s)</b>	<b>Notes</b>	<b>Old Value 2015</b>	<b>New Value 2015 Grievance</b>
4:00 pm	--	--	Town Clerk's Office closed; <u>deadline</u> for filing to the Board of Civil Authority.	--	--
4:45 pm	BHC/Bob Beach	07/01/07	Met with Bob Beach of Basin Harbor Club. He initially was appealing the BHC property because there was no reduction made for the Stearns' cannon issue; however it was discussed that the current assessment of \$8,000,000 was essentially a settlement for the 2013 reappraisal. He subsequently withdrew his appeal.	<b>\$8,000,000</b>	<b>\$8,000,000</b>
	Stone School House	08/01/21	Met with Bob Beach of Basin Harbor Club. The Stone School House property is adjacent to the Stearns' farm and used for employee housing. He said the employees in the house had to leave because the cannon firing was so loud and annoying. In addition, their dog was traumatized by the noise. Bob felt the 10% reduction in the neighborhood made by the listers was insufficient. He stated Mr. Dingman who is located south of BHC could sometimes hear the cannon.  Listers Decision: Appeal DENIED. JD, CC, JB	<b>\$ 173,200</b>	<b>DENIED</b>

**Town of Ferrisburgh 2015 Grievance Hearings**  
**Wednesday, July 1, 2015 at 3:00 pm**  
**Minutes and Results**

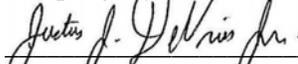
**DRAFT as of 7/6/15**

**Second Grievance Hearings opened on Wednesday, July 1, 2015. Joe Blasius called Grievance Hearings to order at 3:00 p.m.**  
**In Attendance: Carl Cole, Joseph Blasius and Justus DeVries.**

<b>Grievance Letters/Emails/Miscellaneous</b>				
Name(s)	Parcel ID(s)	Notes	Old Value 2015	New Value 2015 Grievance
Jessy James Amblo	18/20/13	Based on emails and telephone calls with Justus and his office, three small OPs were removed from Mr. Amblo's listers card; advised landscaping was correct. Post Grievance: \$345,800. JD, CC, JB  Recheck in 2016.	<b>\$ 347,000</b>	<b>\$ 345,800</b>
Vaughn Collins	13/01/05.1	Based on emails and telephone calls with Justus, the fact that the property is essentially a Phase I of a larger property and has only 1 bedroom, additional functional depreciation was warranted and increased from 5% to 10%. Post Grievance: \$293,800. JD, CC, JB  Recheck 2016.	<b>\$ 298,700</b>	<b>\$ 293,800</b>
Camp Petowbowk/ Willard, Scott & Malcolm/	19/20/14.2	Based on a letter submitted by Mr. Willard, he felt the methodology and magnitude of the assessment reductions made at the Listers' Grievance was insufficient and not accurate due to the Stearns' cannon firing issue. Denied. JD, CC, JB	<b>\$1,354,900</b>	<b>DENIED</b>
Julianne Ashkinaze	19/20/64	Based on telephone calls with Mrs. Ashikaze with Justus, she advised she has submitted another appeal, however it was a clarification of the Listers' result of Grievance Hearing on 6/16/15 and she felt the "issue has now been settled" (per her email dated 6/23/15). Withdrawn.	<b>\$ 534,100</b>	<b>\$ 534,100</b>
Jean Richardson	18/20/54	Justus advised he would follow-up with Mrs. Richardson (Chairperson to the BCA) regarding the Stearns' cannon appeals, and getting her the background data and the possibility of grouping together the appeals for the actual hearings. JD	<b>\$ 392,100</b>	<b>\$ 392,100</b>

**Second Grievance Hearings were closed on Wednesday, July 1, 2015 at 5:10 p.m. Present: Carl Cole, Joe Blasius and Justus DeVries, Jr. Carl made a motion to close the hearings; so moved.**

*Respectfully Submitted,*

  
 \_\_\_\_\_  
**Justus J. DeVries, Jr.**

**on July 6, 2015**