

**TOWN OF FERRISBURGH
BOARD OF CIVIL AUTHORITY**

MINUTES OF MEETING
of Wednesday July 20, 2022.
At the Town Hall

BCA Present: Pam Cousino, Jean Richardson, Judy Chaves, Silas Towler, Chris McClain.

Also present: Brian Goodyear; Gerry Racette; Mary Anne Michaels; Clark Hinsdale;

1. The meeting was opened at 6:00pm and a quorum was determined.
2. MOTION by Judy Chaves, seconded by Silas Towler, to approve the Minutes of June 29. All in favor.
3. Gerry Racette and Mary Anne Michaels, Alyth Hescocock, Suzanne Hinsdale and Roderick Cole were sworn in.
4. Appeal of Gerald Racette & Mary Anne Michaels (GGRMAN LLC). Parcel ID 05/02/10.22 off Four Winds Road was continued at 6:01 pm.

Chair reminded Appellants that the BCA begins with the assumption that the Listers are correct and that the Appellant has the burden of producing enough evidence to persuade the BCA that the assessed value should be some other amount.

Chair stated that issues relating to the apparent incomplete Subdivision and lack of Final approved Plat with Access across Racettes home lot is a matter which needs to be resolved through the Planning Commission, not the BCA.

The Town's position is that this 5.61 acre parcel is NOT a landlocked parcel and must be taxed as a building lot. The Appellants own two parcels off Four Winds Road. The parcel on the road is 6.64 acres, with a residence and listed in Appellants' names. The adjoining parcel to the west, the subject of this appeal, is 5.61 acres and is listed in the name of GGRMAM LLC. The two parcels are not merged. Town assesses the parcel at \$80,800

Following discussion the Applicants requested that the Hearing be continued until they had been able to clarify the legal issues raised by the Planning Commission. The Listers agreed.

EVIDENCE: Neither Appellant or Listers wish to submit any Exhibits at this time.

On MOTION of Judy, seconded by Silas, the Hearing was adjourned until October 12 at 6:00 pm. All in Favor.

5. Appeal of Clark and Suzanne Hinsdale. Parcel ID 04/01/03, 225 Bay Road was continued at 6:08 pm.

Listers provided an opening summary of the scope of the appeal. There is increase in value related to the new wastewater systems, the last of the encumbrances on the cottages and the square footage of the camps relative to the Shoreland Protection Act. Listers clarified the

discrepancy in the Tax Card listing. Listers assess the property at \$2,009,000. Town Assessor agrees that the property is special, although not unique and provided some comparables.
EVIDENCE: Listers submit Exhibits T1- T13 – Admitted without objection

Appellants provided an opening statement of unresolved issues.
EVIDENCE: Appellant submitted Exhibits A-1 – A 14 -Admitted without objection. Appellants then introduced A-15, which raises the issue of the coefficient of dispersion in an analysis of equity in determining Fair Market Value.

BCA asked questions of both Appellant and Town. It became clear that this discussion concerned a wide range of complex issues. Appellant and Town stated that they would like to continue working towards settlement of their differences.

There was consensus that the Hearing be recessed.

On MOTION of Chris, Seconded by Silas the Hearing was recessed until Thursday August 4 at 6:00 pm. All in Favor.

6. The meeting was adjourned at 7:00 pm on MOTION of Chris McClain, seconded by Silas Towler.

Pam Cousino, Town Clerk