

**TOWN OF FERRISBURGH
BOARD OF CIVIL AUTHORITY**

MINUTES OF HEARING of Wednesday June 29, 2022.
At the Town Hall and via Zoom

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

Also present: Brian Goodyear, Clark Hinsdale. (No-one was present on zoom.)

1. The meeting was opened at 6:05pm and a quorum was determined.
2. MOTION by Judy Chaves, seconded by Silas Towler, to nominate Jean Richardson as Chair. All in favor.
3. Brian Goodyear, Lister, and Clark Hinsdale, Appellant were sworn in.
4. Appeal of Clark and Suzanne Hinsdale. Parcel ID 04/01/03. 225 Bay Road was opened at 6:20pm. Brian and Clark indicated that they would like to continue working towards an agreement on scope of appeal. Date of Wednesday July 20, at 6:30 pm was set for the evidentiary hearing, and a Site Visit scheduled for Thursday August 4 at 6:00pm. On MOTION of Judy, seconded by Silas, the hearing was recessed until July 20 at 6:30 pm.
5. Appeal of Gerald Racette & Mary Anne Michaels (GGRMAN LLC). Parcel ID 05/02/10.22 off Four Winds Road was opened at 6:35pm. The appellants were not present but they had submitted a package of documents to the Town Clerk in a timely manner and these formed the basis of the discussion. 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. The documents provided by the Appellant indicate that because the property is presently inaccessible it should be assessed as a landlocked parcel, not a building lot. This parcel was part of a subdivision which occurred on May 19, 2021. The BCA FINDS that, although this subject 5.1 acre parcel appears to be inaccessible by vehicle at present, it cannot legally be considered a landlocked parcel because the Planning Commission cannot, and did not, approve a landlocked parcel. The BCA assumes that, in the absence of an easement or right of way, the Planning Commission intended that the two parcels be merged. This is a legal issue which must be resolved prior to the BCA moving to the property tax assessment appeal. The date of Wednesday July 20, at 6:00pm was set for a continuation of this hearing with evidence to be submitted at least 2 days ahead of the hearing. MOTION of Chris McClain, seconded by Judy Chaves, to recess this hearing until July 20 at 6:00 pm. All in favor.
6. Other Business – none.
7. The meeting was adjourned at 6:44 pm on MOTION of Chris McClain, seconded by Silas Towler.

Pam Cousino, Town Clerk