

**TOWN OF FERRISBURGH  
BOARD OF CIVIL AUTHORITY**

**Approved MINUTES OF MEETING**  
of Wednesday October 12, 2022.  
At the Town Hall

**BCA Present:** Pam Cousino, Jean Richardson, Judy Chaves, Silas Towler, Chris McClain. **Also present:** Brian Goodyear.

1. The meeting was opened at 6:00pm and a quorum was determined.
2. MOTION by Judy, seconded by Silas, to approve the Minutes of July 20. All in favor.
3. Appeal of Gerald Racette & Mary Anne Michaels (GGRMAN LLC). Parcel ID 05/02/10.22 off Four Winds Road, originally opened on June 29, continued on July 20, was continued at 6:01 pm.

Chair stated that Gerry and Mary Anne had a last minute work commitment and were unable to attend in person, but they had submitted by e-mail on October 11 a set of documents to be submitted as evidence.

Brian Goodyear restated that the Town's position is that the 5.61 acre parcel of land bought by the Appellants in August 2021 for \$85,000 is considered a buildable lot accessible from Four Winds Road across the Appellants home Lot, and that, as of April 1, 2022 it had an assessed value of \$80,800 based on a Grade of 1.0 and a neighborhood grade of 1.10. Brian stated that all undeveloped lots like this are treated in an equitable manner across town, and he described the process and responded to questions from BCA.

Brian submitted the following evidence : T1- Appellants' Listers card; T2 -Minutes of Grievance dated May 26 and June 1, 2022; T3-Letter dated July 6 from Bob Beach, Chair of the Planning Commission; T4- Listers card for Reynolds, 10/01/553. These documents were admitted.

Appellants Exhibits were submitted by the Town Clerk, and admitted without objection as follows: A1- Appellants June 21 Letter with attachments; A2- Appellants July 20 e-mailed Letter with attachments; A3 -Grievance Day Appeal results; A4- Land Use Permit of John Bull and Phyllis Lowry; A5 Letter and Title Report dated July 2,2021 on the 31 acre Bull/Lowry property; A6- Memo dated November 7, 2018 from Susan Baird, Act 250 Coordinator; A7- Property Tax Bill of Bull/Lowry for 2021-2022; A8. Appellants e-mailed letter dated October 11, 2022.

BCA reviewed the documents and deliberated on the appeal. No decision was made, pending Site Inspection and Site Inspection Report.

The Chair appointed a Site Inspection Committee, to be chaired by Silas . Appellants have agreed that this can take place on Saturday October 15 at 1:00pm.

On MOTION of Judy, seconded by Silas, the Hearing was closed. All in Favor.

4. The meeting was adjourned at 7:00 pm on MOTION of Chris, seconded by Judy.

Pam Cousino, Town Clerk