

January 7, 2020 Board of Civil Authority/Board of Abatement Meeting

Present: Norman Cota, Charles Webber, Donna Lescoe, Bill Coon, Peter Ryersbach, Koran Cousino, Eric Cota, Keegan Tierney, Greg Hahr, Nancy Boss, Amy McCormick

Donna Lescoe called the meeting to order at 5:37pm

Norman Cota stated - Penny Bennett – Acreage discrepancy. Deed stated 122 acres – after multiple parcels of land sold surrounding the farm – it was determined that the land sold was not removed from the original acreage that should have reduced the land amount/value. A Surveyor George Bedard and Forester Charlie Hancock both researched the property through deeds and existing surveys of the surrounding properties. This resulted in approximately 65/67 acres total for Penny Bennett Property (formerly known as Ida Brace Farm).

Chris Chamberlain (RJ Turner Surveyor) also used GIS Mapping to agree with them that the farm has significantly less acreage than what we have listed.

Donna asked if we have already mailed out a revised tax with new values.

Norm stated yes we have – in October 2019. She will not see a huge reduction in the tax bill (due to the land was listed in Bulk land - value is much less) difference of \$38,500.

Bill Coon stated he was under the impression that in order to change acreage on a property – a survey needed to be done to prove it.

Norm answered with that it is recommended but can use the deeds/surveys with the surrounding properties to come up with an estimate

Charles Webber stated that the Town did encourage Penny to get a survey but by using the deeds and speaking/meeting with George Bedard the Listers felt confident in changing the acreage.

Peter asked for clarification about the numbers on the map

Ben Campbell stated the coordinates are from the GIS Mapping (which he uses for his job -Forester) is very accurate – within a couple acres. It uses the coordinates from the surrounding property to estimate acreage for each parcel of land.

Donna suggested changing the language to “best calculated acreage” on the Errors/Omissions worksheet.

Motion made by Donna to change – Peter second.

Donna made a motion accept the change – Ben second.

2nd meeting for BOA David/Wendy Gratton

Amy McCormick spoke about Mobile home abandonment – 5032 Big Hollow Rd – delinquent taxes 2018 & 2019. Total Taxes \$619.10. Court appointed ruling on all liens/attachments to be null/void due to abandonment process that ACCT filed. Mobile home is un-inhabitable. Spoke to Wendy and she refused to pay due to having been evicted and has moved out of town. As a delinquent tax collector – there is nothing I can do prompt them to pay. The home is worth less. Value of \$11,800 has also been removed from the grandlist.

Peter – made a motion to accept , Donna second.

Meeting adjourned 5:55.