

BOARD OF CIVIL AUTHORITY
July 22, 2014

Present:	Bob Bancroft Carol Howrigan Chris O'Donnell	Alex Weinhagen Allison Weinhagen Nanette Rogers
Guests:	Caroline Brown Trish Indoe	Corey Mathieu Sarah Jean

The Board of Civil Authority met on Tuesday, July 22, 2014 at 7:00 p.m. at the Town Office.

COREY MATHIEU – GRIEVANCE APPEAL CONTINUED

Corey Mathieu, Caroline Brown and Trish Indoe were reminded they were still under oath. The oath was given to Sarah Jean.

The Inspection Committee's report was distributed (see attached). Chris O'Donnell summarized the report. The Committee looked at the house, outbuilding and land. Corey and Sarah were present during the inspection. The Committee didn't find any surprises. They did notice that the view was not only of the mountains but also commercial due to the bus garage on the abutting property.

Allison Weinhagen stated that the outbuilding is the same building the BCA had inspected during Richard Mathieu's appeal and the building has not changed. She requested for the meeting the classifications that were distributed at that meeting to help the Board see how the building was classified (exhibit 3).

Corey asked if the items stored in the barn are relevant. Bob feels they are because it helps provide guidance to identifying the type of building. The Listers advised the building is being assessed on the type of structure not its use. Chris asked when a commercial classification is used. Caroline advised there are only two structures in town assessed commercially, Corey's is assessed residential. She added this is the case with most structures that may have a home business, etc. in them.

In response to the view, Caroline advised that the Listers have valued all the properties on the west side of Route 128 with the same grade to account for the view of the mountains. Chris pointed out that the other properties don't have the view of the bus garage. The Listers distributed comparisons of other buildings in town that are similar to Corey's (exhibit 4). They then used those classifications on Corey's outbuilding but left the percent good to demonstrate how the assessment changes when the classification changes. Using the different classifications, the assessed value for the outbuilding varied between \$94,500 and \$156,600.

Corey feels that the classification of the outbuilding should be an accessory building due to the construction of the house. Caroline agreed but pointed out that the building still needs to be assessed. The Board, Listers and appellants reviewed the different classifications available to the Listers. Corey feels the building fits the description of a Material Storage Building, D Pole due to the construction/material of the building and the lack of heating and plumbing.

The public comment portion of the hearing ended at 7:27 p.m.

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DELIBERATIVE SESSION

The Board entered Deliberative Session at 7:29 p.m. The Board exited Deliberative Session at 7:50 p.m.

Chris O'Donnell made a motion to change the classification of the 9,600 square foot outbuilding from an Equipment Building to a Material Storage Building, D Pole while leaving the percent good at 65%; reduce the grade on the first two acres from 1.25 to 1.0; and leave the remainder of the items, such as the house, assessed as is. Seconded by Alex Weinhagen. Motion passed: 6-0.

ADJOURN

The hearing adjourned at 7:52 p.m.

Respectfully Submitted,

Robert L. Bancroft, Chair
Board of Civil Authority

Nanette Rogers
Town Clerk