

Minutes of Meeting

COVENTRY BOARD OF CIVIL AUTHORITY

Property Tax Appeals
Wednesday, August 30, 2017
6:30 p.m.
Coventry Town Office
168 Main St, Coventry, VT 05825

**** These are the unofficial Minutes until approved by the Board of Civil Authority ****

Board of Civil Authority Present:

Justice of the Peace: John Miller (Chairman); Cheryl Currier; Melissa Gallup; Richard Lussier

Not Present: Sherry Bradley; Anita Allen; Donald Hunt

Town Select Board: Michael Marcotte; Brad Maxwell; Scott Morley

Town Clerk: Deb Tanguay

Town Listers: Gary Petit

Appellants & Guests: Joseph & Catherine Rossi; Karen Jenne

Purpose: To reconvene property tax grievances of: K. Colin Parker (108 Billings Point Rd – Parcel ID #OTH10001); and Joseph & Catherine Rossi (2858 Pine Hill Rd – Parcel ID #OTH20018)

1.) Call to Order: BCA Chairman John Miller reconvened the August 9th, 2017 meeting to order at 6:34 p.m. after having noted a quorum of BCA members.

Mr. Miller informed everyone present that the meeting will be recorded and to speak distinctly and state your name for the record. All exhibits and Committee Inspection Reports are considered public documents and will be attached and considered incorporated in the Minutes.

2.) Administer Oaths: The Board of Civil Authority, Listers, and Appellants and their guests were sworn in at the August 9th, 2017 hearing. Due to this meeting being a reconvening of the August 9th, 2017 hearing, all prior Oaths are still in effect and valid.

Public notice for the reconvening hearing was noted as dated and posted by the Town Clerk on August 21, 2017. In addition, notices were mailed to both Appellants.

3.) Approve Minutes of August 9th, 2017: A motion was made to accept the Minutes of the August 9th, 2017 meeting. {MM/BM} During discussion, Catherine Rossi requested a revision to the description of the basement garage to a two car garage. A motion to amend the minutes with the revision was made and accepted. {MM/BM} Carried unanimously.

4.) Inspection Committee Reports:

TAX APPEAL #1 – Parker property

K. Colin Parker – 108 Billings Point Rd (OTH10001)

Town Select Board member Brad Maxwell recused himself from Parkers' discussion due to the fact he owns property on the same road.

Inspection Committee Report: John Miller, Anita Allen and Melissa Gallup visited the Parker property on August 14th, 2017. Mr. Parker was present and accompanied the Inspection Committee. Mr. Miller read the Parker Inspection Committee Report. Please refer to the report attached to these Minutes.

Mr. Parker was not present at the meeting; therefore, there was no additional discussion.

TAX APPEAL #2 – Rossi property

Joseph & Catherine Rossi – 2858 Pine Hill Rd (OTH20018)

Inspection Committee Report: Cheryl Currier, Scott Morley and Donald Hunt visited the Rossi property on August 16th, 2017. The Rossi's were present and accompanied the Inspection Committee. Mr. Morley read the Rossi Inspection Committee Report. Please refer to the report attached to these Minutes.

Discussion commenced by Mrs. Rossi thanking the Inspection Committee for doing a thorough inspection of their property and for taking the time to perform the inspection. She stated a majority of the Inspection Committee Report was accurate; however, there were several items she felt needed clarification.

The Inspection Report cited plumbing issues has being resolved. Mrs. Rossi stated they still have plumbing issues in the basement. Some issues are no longer visible as they have had to do improvements to fix the damages that have occurred. Mr. Morley reflected the plumbing issues were reported as being resolved as the inspection committee could not visually see any plumbing issues or damage.

It was noted the cemetery and culvert(s) were pre-existing on the property at the time of purchase by the Rossi's. Mr. Rossi did state they had replaced a 15" culvert with a 22" culvert to allow more space for

water drainage and the water level of their property has changed over the years, making their property damper.

The Inspection Committee did not view the Comps that were presented by the Listers in the August 9th hearing. Mrs. Rossi re-iterated to the BCA that the Listers did not perform a visual inspection of the interior of their home. Only an exterior inspection was performed at the time of reappraisal. Gary Petit (Town Lister) stated he was present at the time of the reappraisal, along with the other Town Listers and Doug Lay (VT District Supervisor for the Dept. of Property Valuation & Review who is a consultant to the Listers). The Rossi's did offer them an interior inspection; however, the other Listers did not feel it was necessary at this time, and they took measurements of the shed.

Mr. Morley stated the Inspection Committee could concur with some aspects of the Rossi's concerns pertaining to the value of their property. He emphasized that the Listers reports and procedures seemed inaccurate and flawed in several ways, for the Listers should have provided a set of worksheets with their assessment that includes a correctly completed Residential Quality evaluation, including a correct report summary of the number of rooms and fixtures. The BCA also recommended that once the property owners are finished with their modifications, the Listers should be called to reassess the property – interior and exterior.

5.) Deliberative Session: A motion was made and accepted to enter Deliberative Session to further discuss the evidence regarding the Appellants tax grievances. {BM/SM} Carried unanimously. Deliberative Session commenced at 7:25 P.M.

The BCA came out of Deliberative Session at 7:58 P.M. The Rossi's and Ms. Jenne rejoined the meeting.

6.) Deliberative Session Action: The following actions were stated by the BCA members:
Parker Property ~ A motion was made as based on the report and testimony to maintain the current tax assessment as listed in the Grand List with a tax value of \$214,800.00. {MM/MG} Carried unanimously.

Rossi Property ~ A motion was made for the BCA to accept the report of this subcommittee (to include D. Hunt, C. Currier, and S. Morley) and to also return the Rossi property tax assessment to the \$257,300 value as established prior to this reassessment. {SM/MG}. Carried unanimously.

The Town Clerk will prepare the Official Notice of the Board of Civil Authority decisions and mail to the respective Appellants.

ADJOURN: A motion was made to adjourn the meeting. {MM/BM} Carried unanimously.

Minutes by Deb Tanguay

Typed on September 1, 2017

Received and filed by:

John Miller
Chairman, Board of Civil Authority

Deb Tanguay, Town Clerk

Attachments, included and incorporated into these Minutes:

Parker – 1.) Inspection Committee Report Exhibit 1

Rossi – 1.) Inspection Committee Report Exhibit 1