

BOARD OF ABATEMENT MEETING
Held on February 7, 2024

The Board of Abatement meeting was called to order in person by Board Chair Tabitha Tant at 6:04 PM in the City Council Chambers, City Hall, Barre, VT. In attendance in person or virtually were: Jake Hemmerick, Patti Bisson, Rosemary Averill, William Toborg, Thom Lauzon, Haley Pero, Peter Anthony, Amanda Gustin, Tess Taylor, Assessor Larry Martin, and City Clerk/Treasurer Carol Dawes.

Members absent: Ivana Argenti, Tim Boltin, Michael Boutin, Emel Cambel, Michael Deering, Tom Kelly, Karen Lauzon, Lisa Liotta, Brian Parker, Samn Stockwell, and Teddy Waszazak.

The Board approved the minutes of the November 7, 2023 meeting on motion of Board Member Anthony, seconded by Board Member Taylor. **Motion carried with members Averill and Toborg abstaining.**

Chair Tant opened the abatement hearings. Clerk Dawes distributed a spreadsheet with information of the properties being considered this evening for abatement.

- **BOA 2024-01: Amy Rodger, 5 Brooklyn Street. Parcel #0245-0005.0000.**
Chair Tant administered the oath to Ms. Rodger. Ms. Rodger said she was out of her property for 88 days. She has moved the mechanicals from her basement to her garage, and the work is 90% complete, with the kitchen still unfinished. There was discussion about the condition of her lot and the vacant lot she owns across the street. The hearing closed on motion of Board Member Taylor, seconded by Board Member Toborg. **Motion carried.**
- **BOA #2024-03: Home Again w/ Pride LLC & Jonathan and Nicholas Pierce, 7 Second Street. Parcel #1290-0007.0000.**
Chair Tant administered the oath to Jonathan and Nicholas Pierce, representing the current owners of the property. Clerk Dawes noted the property was owned by Home Again with Pride LLC at the date of the flooding, and they had applied for abatement through the date when they sold the property to the Pierces on October 26, 2023. The Pierces said the property is a duplex and water damage was up onto the first floor. There was mold remediation performed, and the interior was gutted. The upstairs unit was rented out as of 1/1/24, and the downstairs unit remains under construction. The property was given to them by the previous owners. There was discussion on the condition of the building and lot. The hearing closed on motion of Board Member T. Lauzon, seconded by Board Member Anthony. **Motion carried.**
- **BOA #2024-06: Leonard & Nancy Morin, 23 River Street. Parcel #1265-0023.0000.**
Chair Tant administered the oath to Nancy Morin. Ms. Morin said they have not lived in the house since the flood. The foundation under the rear bedroom has been compromised, and they cannot afford to rebuild. The bottom 30" of the interior walls of the first floor have been torn out, and all windows need to be replaced. The upstairs was not impacted. There is no heat, electricity or water service in the home. There was discussion on the condition of the home and the lot. The hearing closed on motion of Board Member Toborg, seconded by Board Member T. Lauzon. **Motion carried.**
- **BOA #2024-13: Kathryn Deforge, 36 Leonard Street. Parcel #0945-0036.0000.**
Chair Tant administered the oath to Kathryn Deforge. Ms. Deforge said there was severe ground water seepage into her basement due to loss of electricity, which turned off her sump pump. The basement was gutted to the concrete, and treated for mold. She had no insurance coverage and is making the repairs as she is able to afford them. She experienced additional flooding during the heavy rains in December, and water is still coming in. Ms. Deforge said the basement had been finished with a bedroom and living room, where her son lived. There was discussion on what percentage of the home was unlivable for what period of time, and what repairs are still to be

done. The hearing closed on motion of Board Member T. Lauzon, seconded by Board Member Gustin. **Motion carried.**

- **BOA #2024-41: Betty Deforge, 19 Vine Street. Parcel #1490-0019.0000.**
Chair Tant administered the oath to Kathryn Deforge and Deb Deforge, daughters of Betty Deforge. They testified the basement filled with water, and there was over a foot of water on the first floor. The home has been completely gutted, and is uninhabitable. The furnace and electrical service were lost, and a shed on the property was destroyed. There was discussion on the amount of mud, trash and debris left on the property after the water receded. The hearing closed on motion of Board Member T. Lauzon, seconded by Board Member Toborg. **Motion carried.**
- **BOA #2024-31: Gordon George, 408 N. Main Street. Parcel 1095-0408.0000.**
Chair Tant administered the oath to Gordon George. Mr. George said his house is gone. The FEMA inspector told him the house should be condemned and taken down, and Green Mountain Power cut the power lines to the house a few days after the flood. There was 20” of water in the house, and the furnace, hot water heater, and electrical panel in the basement are destroyed. The hearing was closed on motion of Board Member Anthony, seconded by Board Member Toborg. **Motion carried.**
- **BOA #2024-56. Andrea Young, 106 Currier Street. Parcel #0450-0106.**
Chair Tant administered the oath to Andrea Young. Ms. Young said she was out of town on the day of the flood. Upon returning to the City, she noted her back yard had collapsed into the brook, and the ground was separating from the foundation. The state geologist toured the site, and the City re-tagged the house, saying nobody should live there. The electricity and propane have been disconnected, and there are cracks forming in the walls and ceiling. Ms. Young said she has applied for a buyout. There was discussion on the condition of the home and the land. The hearing was closed on motion of Board Member Toborg, seconded by Board Member T. Lauzon. **Motion carried.**
- **BOA #2024-11. Diane Danforth, 27 River Street. Parcel #1265-0027.0000.**
It was noted Ms. Danforth was not present, nor any representative on her behalf. The Board has been provided with her application for abatement. The hearing was closed on motion of Board Member T. Lauzon, seconded by Board Member Anthony. **Motion carried.**
- **BOA #2024-45 & #2024-46. FHS Holdings LLC, 502 N. Main Street and 7 W. Second Street. Parcels #1095-0502.0000 and #1560-0007.0000.**
It was noted there were no representatives of FHS Holdings LLC present. The Board has been provided with the application for abatement. The hearing was closed on motion of Board Member T. Lauzon, seconded by Board Member Anthony. **Motion carried.**

The Board went into deliberative session at 7:07 PM on motion of Board Member Hemmerick, seconded by Board Member Gustin. **Motion carried.**

The Board came out of deliberative session at 8:05 PM on motion of Board Member Anthony, seconded by Board Member T. Lauzon. **Motion carried.**

The following decisions were made in deliberative session, and written decisions will be sent to the requesters within 15 days, as required by statute:

- **BOA 2024-01: Amy Rodger, 5 Brooklyn Street.**
Full abatement on the value of the structures from the date of the flood (July 10, 2023) through the first quarter (September 30, 2023). An additional 10% abatement on the value of the structures from October 1, 2023 – March 31, 2024. There is no abatement on the value of the land.

To be approved at 2/14/24 BoA meeting

- **BOA #2024-03: Home Again w/ Pride LLC & Jonathan and Nicholas Pierce, 7 Second Street.**
Full abatement to Home Again w/ Pride LLC on the value of the structures from the date of the flood to the date before the sale (October 26, 2023). Full abatement on the value of the structures to Jonathan and Nicholas Pierce from the date of purchase (October 26, 2023) through December 31, 2023, and then 50% abatement on the value of the structures from January 1, 2024 through March 31, 2024. There is no abatement on the value of the land.
- **BOA #2024-06: Leonard & Nancy Morin, 23 River Street.**
Full abatement on the value of the structures from the date of the flood through June 30, 2024. There is no abatement on the value of the land.
- **BOA #2024-13: Kathryn Deforge, 36 Leonard Street.**
20% abatement on the value of the structures from the date of the flood through December 31, 2023, and then 10% abatement on the value of the structures from January 1, 2024 through March 31, 2024. There is no abatement on the value of the land.
- **BOA #2024-41: Betty Deforge, 19 Vine Street.**
Full abatement on the value of the structures from the date of the flood through June 30, 2024. There is no abatement on the value of the land.
- **BOA #2024-31: Gordon George, 408 N. Main Street.**
Full abatement on the value of the structures from the date of the flood through June 30, 2024. There is no abatement on the value of the land.
- **BOA #2024-56. Andrea Young, 106 Currier Street.**
Full abatement on the value of the structures and land from the date of the flood through June 30, 2024.
- **BOA #2024-11. Diane Danforth, 27 River Street.**
Full abatement on the value of the structures from the date of the flood through December 31, 2023. There is no abatement on the value of the land.
- **BOA #2024-45 & #2024-46. FHS Holdings LLC, 502 N. Main Street and 7 W. Second Street.**
Full abatement on the value of the structures at 502 N. Main Street from the date of the flood through October 1, 2023, which time the business was operational again. There is no abatement on the value of the land. No abatement for 7 W. Second Street, as the requester said the only damage was flooding of the yard and loss of forklifts.

Clerk Dawes noted the decisions of the Board of Abatement will be mailed to the property owners within 15 days, as per statute.

The meeting was adjourned at 8:06 PM on motion of Board Member Bisson, seconded by Board Member Toborg. **Motion carried.**

Respectfully submitted,

Carolyn S. Dawes, Clerk/Treasurer