

Board of Civil Authority Meeting  
Held on September 27, 2023

The Board of Civil Authority meeting was called to order at 6:01 P.M. in the Barre City Alumni Hall 2<sup>nd</sup> floor meeting room at Barre, Vermont by Board Chair Tabitha Tant. Members present were Rosemary Averill, Tom Kelly, Peter Anthony, Patti Bisson, Emel Cambel, Lisa Liotta, Amanda Gustin, Haley Pero (arrived 6:07 PM), Tess Taylor (arrived 6:07 PM), Teddy Waszazak (arrived 6:08 PM), and Clerk Carol Dawes.

Members not present were: Ivana Argenti, Tim Boltin, Michael Boutin, Michael Deering, Jake Hemmerick, Karen Lauzon (recused due to conflict of interest), Thom Lauzon (recused due to conflict of interest), Brian Parker, Samn Stockwell, and William Toborg

Also present was Interim City Assessor Janet Shatney.

Clerk Dawes reminded BCA members to read and sign the oath for the hearings, if they haven't already done so.

Minutes from the September 13, 2023 meeting were approved on motion of Board Member Anthony, seconded by Board Member Cambel. **Motion carries.**

Chair Tant opened the 2023 property tax assessment appeal hearings, and reviewed procedures.

- **BCA 2023-01: 95 Seminary Street, #1295-0095.0000, Lilbuddy Manor LLC**

Chair Tant administered the oath to Interim Assessor Janet Shatney, and Ismina Francois, representative for the appellant. Clerk Dawes noted the property was mistakenly identified on the agenda as 95 Summer Street.

Janet Shatney said she was appointed acting interim assessor for administrative purposes. Ms. Shatney said she chose to deny the grievance request as she doesn't have the expertise to inspect the property and make an assessment.

Ms. Francois said she purchased the property in January 2023, and the previous owner hadn't performed any maintenance for at least seven years. The property consists of a vacant storefront and four apartment units, and two of the apartments are currently occupied. Ms. Francois said the property is in bad shape and her intention is to fix it up and move her beauty supply business into the storefront and rent out all four apartments. She shared photos of the interior and exterior of the building. The property is currently assessed for \$195,700, and the purchase price was \$90,000. Ms. Francois is requesting the assessment be reduced to reflect the sale price and current condition.

The Board asked questions of the interim assessor and appellant. They requested a copy of the lister card. Clerk Dawes will send a copy of the lister card, and scans of Ms. Francois' photos to all BCA members, as part of the exhibits for the appeal request.

The hearing was closed on motion of Board Member Anthony, seconded by Board Member Liotta. **Motion carried.**

To be approved at October 25, 2023 BCA Meeting

Chair Tant named the inspection team of Board Members Waszazak, Liotti, and Bisson. Board Member Waszazak will take the lead for the team and will contact Ms. Francois to schedule the inspection.

The hearing was recessed until October 25, 2023, when the inspection team will report.

- **BCA 2023-02: 224 N. Main St., #1095-0224.0000, 224 North Main St LLC.**

Chair Tant administered the oath to Thom Lauzon, Karen Lauzon, and Peter Coleman, representatives for the appellant.

Janet Shatney said she was appointed acting interim assessor for administrative purposes. Ms. Shatney said she chose to deny the grievance request as she doesn't have the expertise to inspect the property and make an assessment.

Thom Lauzon distributed a packet of materials including communications with Ms. Shatney, copies of case law related to property tax assessments, and photos of the front and back of the property and the neighboring building as a comparable. Mr. Lauzon said the Royal Parke Corp. court decision included in the packet found that fair market value can be established by the operation of a bona fide sale transaction. He said the property is currently assessed at \$418,600, and was purchased by the appellant in December 2022 for \$275,000. Mr. Lauzon said they are requesting that the assessment be reduced to reflect the sale price.

The Board asked questions of the interim assessor and appellants.

The hearing was closed on motion of Board Member Anthony, seconded by Board Member Bisson. **Motion carried.**

Chair Tant named the inspection team of Board Members Gustin, Taylor, and Pero. Board Member Gustin will take the lead for the team and will contact Mr. Lauzon to schedule the inspection.

The hearing was recessed until October 25, 2023, when the inspection team will report.

The meeting was recessed at 6:52 PM until October 25, 2023 on motion of Board Member Anthony, seconded by Board Member Kelly. **Motion carried.**

Respectfully submitted,

Carolyn S Dawes  
Clerk of the Board