

To be approved at next BoA meeting

BOARD OF ABATEMENT MEETING
Held on February 28, 2024

The Board of Abatement meeting was called to order in person by Board Chair Tabitha Tant at 6:00 PM in the City Council Chambers, City Hall, Barre, VT. In attendance in person were: Thom Lauzon, Karen Lauzon, Peter Anthony, Rosemary Averill, Patti Bisson, Ivana Argenti, Tess Taylor, Haley Pero, Jake Hemmerick, Amanda Gustin, Samn Stockwell, Tim Boltin, William Toborg, Michael Boutin, Assessor Carly Martin, and City Clerk/Treasurer Carol Dawes.

Members absent: Emel Cambel, Michael Deering, Tom Kelly, Lisa Liotta, Brian Parker, and Teddy Waszazak.

The Board approved the minutes of the February 21, 2024 meeting on motion of Board Member T. Lauzon, seconded by Board Member Toborg. **Motion carried.**

Chair Tant opened the abatement hearings, and administered the oath to all requesters present.

- **BOA #2024-12: Lescha Carpenter, 31 Maple Ave. Parcel #0995-0031.0000.**
Lescha Carpenter was not present. The Board will review the request in deliberative session.
- **BOA #2024-16: Leo Cotnoir, 50 Lawrence Ave. Parcel #0940-0050.0000.**
Leo Cotnoir was not present. The Board will review the request in deliberative session.
- **BOA #2024-38: A & B Properties, 81 N. Main Street. Parcel #1095-0081.0000.**
Jon Brigati, president of A & B Properties, was present to represent the property. Mr. Brigati said flooding in the basement damaged the heating, hot water, and electrical systems, and caused the displacement of all tenants in the five apartments in the building. Electrical and hot water systems have been moved to the first floor. The heating system has been repaired and is operational, however, it will likely need to be moved out of the basement to come into compliance with flood regulations. Mr. Brigati said all tenants returned to their apartments as of December 1, 2023. The hearing closed on motion of Board Member Toborg, seconded by Board Member T. Lauzon. **Motion carried.**
- **BOA #2024-39: A & B Properties, 17 Laurel Street. Parcel #0935-0017.0000.**
Jon Brigati, president of A & B Properties, said they are withdrawing this abatement request.

It was noted the following abatement request is from Board of Abatement member Tess Taylor. Board Member Taylor will present her abatement request, and will recuse herself from the deliberation and decision.

- **BOA #2024-40: Tess Taylor, 45 Granite Street. Parcel #0685-0045.0000.**
Tess Taylor said flooding the basement destroyed the hot water, electrical and heating systems, and displaced all residents in the three apartment units. Ms. Taylor said she built an attached mechanical room, and moved the utilities out of the basement to the first floor. Her tenants were able to move back into their apartments as of December 15, 2023, and she received verbal authorization to return to her apartment on February 6, 2024. The two larger apartments each account for approximately 40% of the livable space, and the third apartment accounts for approximately 20%. The hearing closed on motion of Board Member Toborg, seconded by Board Member Stockwell. **Motion carried.**

The Board went into deliberative session at 6:25 PM on motion of Board Member Gustin, seconded by Board Member Anthony. **Motion carried.**

The Board came out of deliberative session at 6:33 PM on motion of Board Member T. Lauzon, seconded by Board Member Toborg. **Motion carried.**

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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 #2024-12: Lescha Carpenter, 31 Maple Ave. Parcel #0995-0031.0000.**
The Board denied the abatement request, as there was no evidence provided on loss of habitability of the building.
- **BOA #2024-16: Leo Cotnoir, 50 Lawrence Ave. Parcel #0940-0050.0000.**
The Board denied the abatement request, as there was no evidence provided on loss of use of the buildings or land.
- **BOA #2024-38: A & B Properties, 81 N. Main Street. Parcel #1095-0081.0000.**
The Board approved abatement of taxes based on 100% of the building's assessed value from the date of the flood through November 30, 2023, representing the period of time the tenants were unable to live in the apartments. There is no abatement on the assessed value of the land.

Board Member Taylor left the room during deliberation on her abatement request.

- **BOA #2024-40: Tess Taylor, 45 Granite Street. Parcel #0685-0045.0000.**
The Board approved abatement of taxes based on 100% of the building's assessed value from the date of the flood through December 14, 2023, representing the time all apartment units were required to be vacant. There is additional abatement of taxes based on 40% of the building's assessed value from December 16, 2023 through February 5, 2024, representing the larger apartment that remained unavailable until that date. There is no abatement on the assessed value of the land.

Board Member Taylor returned to the room.

Clerk Dawes said there are approximately 18 more abatement hearings on the list, and they will be scheduled before the end of March. The Board is interested in holding all the remaining hearings on a Saturday.

The meeting adjourned at 7:40 PM on motion of Board Member Boutin, seconded by Board Member Toborg. **Motion carried.**

Respectfully submitted,

Carolyn S. Dawes, Clerk/Treasurer