

BCA Minutes 6/14/23
Jacobson Appeal

Present: Linda Gray (chair), Lily Trajman (clerk), David Krimmel, Suzanne Leiter, Alix Manny, Stuart Richards, Pamela Smith, Priscilla Vincent

Others present:

Listers: Ernie Ciccotelli, Cheryl Lindberg, Jonathan Vincent

Appellant: Antoinette Jacobson

Public: Stephen Neirman

Meeting called to order by Gray at 6:03 pm.

1. Trajman administered the BCA oath of office to JPs and selectboard members.
2. Vincent moved and Smith seconded to approve draft minutes of the June 6 meeting. Unanimous, with Richards abstaining because he did not attend the previous meeting.
3. Gray opened the hearing with a discussion of whether additional evidence could be admitted at this time. Consensus was that Listers and Appellant could both present additional documentation.
 1. Gray administered the witness oath to Listers and Appellants.
 2. Lindberg introduced the property under appeal: 519 Bragg Hill Rd; parcel ID 10-012.400; valuation for buildings, land, and other structures is \$265,100; total land encompasses 3.08 acres.
 3. Appellant Jacobson distributed copies of supplemental information and presented her appeal of the land valuation after the withdrawal from Current Use of ~1 acre. Jacobson presented as comparables three lower land valuations from parcels on Bragg Hill and Dutton Hill Roads.
 4. Listers presented an additional packet summarizing their points. They noted that the assessed value of the withdrawn acres (1.08) is the only change the BCA can consider, and that state statute (32VSA 3757) governs how the fair market value of the changed land is calculated.

An inspection committee consisting of Gray, Leiter, and Manny was appointed; the property will be viewed 9 am on Friday, June 16.

Leiter motioned to recess the hearing until Tuesday, June 26, at 5pm at Tracy Hall; Smith seconded. Hearing unanimously recessed at 7:01 pm.

Respectfully submitted,



Lily Trajman
Town Clerk

Approved by the Board of Civil Authority on December 12, 2023.



Linda Gray, chair