

BOARD OF ABATEMENT
Minutes of the Meeting
October 3, 2016

Present: Jean Strong Linda Tucker Linda Petty
 Harry Welch Terri Carter Alice Nitka
 Ken Davis Margot Martell Terry Thayne
 Bruce Schmidt Ulla Cook

1. Call to order at 6:30PM by Chair Jean Strong.

2. Abatement requests:

A. Bernard and Anne Gottier – House destroyed by fire 9/11
1537 Chapman Road

On recommendation from the Tax Department as there unusual circumstances with this property such as land use and prebate there was a motion by Harry Welch to abate \$1,748.70, second by Linda Tucker. The property owner has paid the first installment as due. Motion voted and passed.

B. Vermont Views Management LLC – Paul Ahn –
10 Lawridge Heights and
Lawridge Properties LLC – Paul Ahn –
13 Twine Hill

Ulla Cook stated both Properties were demolished on August 4 by owner. Abatement can only be granted if they meet one of five criteria. This could fall under the criteria taxes upon real or personal property lost or destroyed during the tax year. In this case the property owner demolished the houses and we are still liable for the education taxes. Terry Thayne stated if you were to build a house after April 1, you would not be taxed for it until the following year. Margot Martell stated the houses have been taken off for next year. Bruce Schmidt asked if there is a precedent on this, has this type of abatement come before the board previously. The answer is no. Usually when there is a tear down the owner will rebuild. This is not the case here, there are no plans to rebuild. Bruce Schmidt asked are we being consistent. We need to be careful. The board felt there is a difference as the first property was destroyed by fire, this property was demolished by the owner. Chair Jean Strong stated we are following suit on what we have done in the past on properties that have been destroyed by fire and we have been consistent. Motion by Alice to abate the municipal taxes on both properties (368.74 and 399.50). Second by Terri Carter. Bruce Schmidt stated we have to cautious and be consistent in our actions. Alice Nitka stated this is the first time someone has torn down a house and not rebuilt and asked for abatement. Terry Thayne stated that next year the buildings will not be on their tax bill but water and sewer will still be in place but no bill will be issued, only a hook on fee will be assessed if they rebuild. Ken Davis stated we are setting a precedent on this if we only abate the municipal tax in this situation. Motion voted and passed with one no.

C. IOCMA (Irving Oil) – Dug Road- no building on property. The listers stated there has not been a building on this property for several years. The only thing that was there was a canopy that we described as yard items. We were not aware it had been torn down. Motion by Alice Nitka to abate the both municipal and education taxes. Second by Harry Welch. Discussion on abating the education tax as we need to be consistent. Terry Carter made an amended motion to abate only the town tax, second by Ken Davis. Margot Martell stated it is important for the property owner to inform the listers of any changes in their property. Amended motion was voted and passed.

3. Other business – There was none.

4. Adjourn at 7:00PM.

Respectfully submitted,

Ulla P. Cook, Clerk