

MINUTES OF THE MEETING
BOARD OF ABATEMENT
Town of Ludlow
November 6, 2023

Present BCA Members:

JUSTICES:

Jean Strong	Alice Nitka	Lynn Baldwin	Joyce Washburn
John Murphy	Judy Pullinen	Terri Gurdak-Carter	Laura Lienhard

SELECT BOARD:

George Tucker Jr.	Scott Baitz
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LISTERS:

Jeanne Stasz	Doug Sheehan
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TOWN CLERK/TREASURER

Ulla Cook

ASSESSOR:

Ryan Silvestri

PUBLIC:

Alan Couch	Kathy Couch	George Tucker Sr.	Sherri Tucker
Melissa Rockhill	Doris Rose	Penny Longley	Lorraine Hughes
Lucinda West	Vincent West	Glenn Heitsmith	

The meeting was called to order at 5:00PM by Chair Jean Strong.

Tax abatements:

Lorraine Hughes - 18 Meadow Street-230525.000

Ryan Silvestri stated the structure on this property is completely gone. The substantial damage estimator is at 100 percent.

Lorraine Hughes stated her plans are to put in a foundation in January and then the manufactured home can be delivered. I will still need the plumbing and electrical to come. I hope to be in sometime in March.

Motion made by Terri Carter to abate the taxes in the amount of \$1,878.12, second by Alice Nitka. No further discussion. The motion was voted and passed unanimously.

Vincent and Lucinda West - 62 Red Bridge Road-210311.000

Ryan Silvestri stated he inspected this property and the building is still standing. The drywall is cut 4 feet up and there is no utilities and the building is uninhabitable.

Lucinda West stated we have two options to demolish or become flood compliant. To become compliant we need a new foundation and rehab the existing house. I was told the foundation would be over \$100,000.

Motion made by Judy Pullinen to abate the taxes in the amount of \$2,795.92, second by Alice Nitka. No further discussion. The motion was voted and passed unanimously.

Rene Legault – 4 Black River Mobile Court-230537.004

Ryan Silvestri stated this mobile home was totally destroyed. There was a state buy back. The property owner was not present.

Motion made by Terry Carter to abate the taxes in the amount of \$277.68 and interest of \$2.07 for a total amount of 269.75, second by Alice Nitka. No further discussion. The motion was voted and passed unanimously.

Doris Marie Rose – 14 Black River Mobile Court 230537.014

Ryan Silvestri stated this mobile home this structure is there but is not habitable at the moment.

Doris Rose state she has to raise the building. She has lost her furnishings and appliances.

Motion to abate the taxes in the amount of \$15.76 made by Terri Carter, second by Alice Nitka. No further discussion. The motion was voted and passed unanimously.

Attah Ullah- 21 Main Street (Subway)-230340.000

Ryan Silvestre stated this structure is a total loss. The substantial damage estimator is 100 percent. We value commercial property based on the ability to make an income. At this point there is zero ability to make an income

The property owner was not present.

Motion made by Judy Pullinen to abate the taxes in the amount of \$4,246.00 and interest of \$31.86 for a total of \$4,277.86, second by Alice Nitka. There is a potential buy by FEMA on this property. The motion was voted and passed unanimously.

Windsor County Youth Services – 6 Mill Street-230529.000

Ryan Silvestri stated this property has damage to the basement and first floor. The substantial damage estimator at 39.6 percent but it is uninhabitable, utilities are a total loss as well as electric. The upper floors are fine but there is no ability to live in the house at the moment.

Penny Longley represented Windsor County Youth Services and she stated they are looking at a potential FEMA buyback, possibly selling it as is, demolishing it or rebuilding. We are still trying to figure out our options. We are in a building in Proctorsville for the present time.

Motion made by Alice Nitka to abate the taxes in the amount of \$2,926.40, second by Judy Pullinen. No further discussion. The motion was voted and passed unanimously.

Alan and Kathy Couch – 21 Meadow Street-230527.000

Ryan Silvestri walked around the exterior of the building and substantial damage estimator puts the damage at 76.1 percent. The building is uninhabitable.

Alan Couch stated the have to elevate the house and going thru the permitting process. We hope to be in by December I as we have to be out of the place we are in now.

Motion made by Terri Carter to abate taxes in the amount of \$2,268.16, second by Joyce Washburn. There was no discussion. Motion was voted and passed unanimously. Ulla Cook asked that original request was for \$639.06 where did that amount come from. Alan responded that it was for the first quarter as we thought we would be back in the house within that time period. However, that has not happened.

Donna and Glenn Heitsmith – 112 Route 103 South-230543.000

Ryan Silvestre stated this property is 100 percent damaged according to the substantial damage estimator. The first floor of the motel is completely gone, cannot speak as to the condition of the second floor and the home is also uninhabitable. A commercial property is valued at the potential to make an income.

Glenn Heitsmith stated we applied for FEMA buyout in 2019 and we are still working on that. An appraisal has been done and we are awaiting the next move. We have gone from our third refuge location back to living in the apartment on the second floor.

Motion made by John Murphy to abate \$11,948.96 in taxes and interest of \$89.61 for a total of \$12,038.57, second by George Tucker Jr. The motion was voted and passed unanimously.

Stanmar – 391 Fox Lane Extension-040236.000

Ryan Silvestre stated this not flood related. This never should have been taxed. It is included in the association parcel. The land value is built in to each unit.

Motion made by Judy Pullinen to abate taxes in the amount of \$384.92, interest \$36.56 and penalty \$30.80 for a total of \$452.28, second by Terri Carter. The motion was voted and passed unanimously.

Other business

Ulla Cook asked if we will issue credits for anyone who has paid on the food related abatements the first installment or should be refund it in the form of a check. Motion made by Judy Pullinen to refund in the form of a check, second by Alice Nitka. No further discussion. Motion voted and passed unanimously.

There was no other business. The meeting adjourned at 5:30PM.

Respectfully submitted,

Ulla P. Cook, Town Clerk