

MINUTES OF THE MEETING
BOARD OF ABATEMENT
February 20, 2024

Present: Jean Strong Alice Nitka Laura Creaser
John Murphy Lynn Baldwin Joe Josselyn
Terri Gurdak-Carter Judy Pullinen Ulla Cook

Doug Sheehan – Lister
Jeanne Stasz – Lister
Ryan Silvestri – Assessor

Eric Alden – Appellant

The meeting was called to order by Chair Jean Strong at 12:00PM.

Tax Abatement:

Vicki Thornton
36 Main Street
230537.002

Ryan Silvestri stated that Act 82 was recently signed by Governor Scott which states eligible property means property lost or destroyed due directly or indirectly to severe storms and flooding between July 1 and October 15, 2023 provided loss or destruction resulted in one more of the following:

1. A 50 percent or greater loss in value to the primary structure on the property
2. Loss of use by the property owner of the primary structure on the property for 60 days or more
3. Loss of access by the property owner to utilities for the primary structure on the property for 60 days or more
4. Condemnation of the primary structure on the property under federal, state or municipal laws as applicable

Mobile home was destroyed by flood of July 11, 2023. Appellant is living in Chester until she can return. Appellant was not present.
Motion made by Terri Carter to abate \$254.72 second by Laura Creaser. No further discussion.
Motion was voted and passed.

The Pond LLC
64 Pond Street
030363.000

Ryan Silvestri stated there was a land slide but no damage to the buildings. The business remained open thru the process. The appellant was not present.
Motion made by Doug Sheehan to deny as this property did not qualify for abatement, second by Terri Carter. No further discussion. Motion was voted and passed.

Main 106 LLC
206 Main Street
230438.000

Ryan Silvestri stated that one tenant did leave and is not coming back. The bike shop is still there but he did not see any activity anyplace else. The appellant tried for a FEMA buyout but the Select Board did not agree. Appellant was not present. Motion made by Terri Carter to abate \$5,044.64 second by Laura Creaser. No further discussion. Motion was voted and passed.

Route 100 LLC
66 Route 100 North
030158.000

Ryan Silvestri stated there was damage to the lower portion of the smaller building, there is still rental unit on the second level. Renovation have been completed on the damaged first floor. The restaurant did not receive any damage. Motion made by Terri Carter to abatement on the smaller building for \$5,217.00 and no shed for and to deny the Restaurant Portion, second by Doug Sheehan. Ulla Cook stated she did not believe they should abate the full amount it should be prorated as to the days it was not in use. Terri Carter withdrew the motion. A new motion was made by Joe Josselyn to abate the small building with the apartments minus the shed for 50% of the \$5,217.00 and deny the Restaurant portion for \$11,841.68, second by Doug Sheehan. Doug Sheehan stated the amount would be \$2,008.50 if you subtract \$600 for the shed. No further discussion. Motion was voted and passed.

Fox Run Properties LLC
87 Fox Lane
040231.000

Ryan Silvestri stated to his knowledge there was no major damage to the golf course. There was damage to the access road. The golf course was only closed for a few days nowhere near the 60 days. People were golfing while the town was being rebuilt. The appellant was not present. Motion made by John Murphy to deny, second by Judy Pullinen and Terri Carter. No further discussion. Motion was voted and passed.

91 Route 103 LLC
Sams Steakhouse
230350.000

Ryan Silvestri stated the Select Board approved this property for FEMA buyout. Appellant was not present. Motion by Joe Josselyn to abate the taxes in the amount of \$10,246.32, second by Doug Sheehan. No further discussion. Motion was voted and passed.

Route 103 LLC
Mr. Darcys
31 Route 103
230349.000

Ryan Silvestri stated FEMA buyout was denied by the Select Board. This property is currently listed for sale for \$675,000. Appellant was not present. Doug Sheehan stated this property is in violation with the State is why he is not open. Appellant stated in his letter that the property was damaged in the July 2023 storm and has since been closed and repairs will take 6 more months. Motion made by John Murphy to deny second Doug Sheehan and for property owner to come back with more information. Alice Nitka asked what are the deadlines for abatement can someone come back. Joe Josselyn stated he is not comfortable with opening the door to have someone come back. John Murphy wanted to recind the part where he stated the property owner to come back with more information second by Doug Sheehan. Ryan Silvestri stated that in order for a FEMA buyout there has to be over 50 percent damage. The new motion made by John Murphy to deny second by Doug Sheehan. No further discussion. The motion was voted and passed 6 to 3.

Mill 310 LLC
145 Main Street
230410.031

Ryan Silvestri stated there is loss of utility for 6 months. Appellant asked for 166 days in the amount of \$784.52 due to damage caused by the flood. Motion to abate made by Teri Carter, second by Judy Pullined. No further discussion. Motion was voted and passed.

Mill 404 LLC
145 Main Street
230410.002
230410.003
230410.004
230410.036

Ryan Silvestri stated there is loss of utility for 6 months.
Appellant asked for 166 days in the amounts of \$307.46, \$220.23, \$272.41 and \$824.81 due to damage caused by the flood. Motion to abate made by Doug Sheehan, second by Joe Josselyn. No further discussion. Motion was voted and passed.

Nancy Briggs
Commonwealth Ave
040310.000

Appellant stated in her letter that she has been paying extra since 2021. Motion for abatement in the amount of \$142.66 for one year made by Teri Carter, second by John Murphy
In checking her tax bill she was billed at a value of 110,600 for 2021, 118,400 for 2022 and 110,500 for 2023. She was billed wrong for only 1 year. No further discussion. Motion was voted and passed.

Nor other business. Meeting adjourned at 12:35PM

Respectfully submitted,

Ulla Cook, Clerk