

MINUTES OF THE MEETING

BOARD OF CIVIL AUTHORITY

JULY 14, 2020

Present: Jean Strong Alice Nitka Terry Gurdak Carter  
Herbert VanGuilder Ulla Cook, Town Clerk  
Terry Thayne, Lister Margo Martell, Lister, Tomieka MacPherson, Lister  
Attorney Birmingham

The meeting was called to order by Chair Strong at 1:00PM.

**Organization:**

**Chair** – Motion to nominate Jean Strong was made by Terry Gurdak-Carter, second by Alice Nitka. No further nominations. Motion voted and passed.

**Vice Chair** - Motion to nominate Terry Gurdak-Carter made by Alice Nitka, second by Herbert VanGuilder. No further nominations. Motion voted and passed.

**Clerk** – Motion made by Alice Nitka to nominate Ulla Cook, second by Terry Gurdak-Carter. No further nominations. Motion was voted and passed.

Review Rules for Conduct of Meeting and Hearings – no changes were made

Administer Oath to BCA members and Listers.

Tax Appeal Hearings:

**Slawomir and Dorota Pajak, 36 Komula Drive, parcel 030512.000**

**Appellants** were not present but in their request they stated they are appraised too high as compared to the neighbors. They gave three comparable properties:

118 Lower Loop (two family) assessed for \$878,000

46 Komula Drive assessed for \$776,600

69 Lower Loop assessed for \$860,500

**Listers** – Terry Thayne stated this house was built about 2017 with square footage totaling 5447. Comparable sale at 31 Komula Drive is assessed for \$645,000 and sold in 2018 for 690,000. This 1980 home has 2722 square feet which is roughly half the size of the subject and is C+ grade. Comparable sale #2 is 109 Upper Loop and is assessed for \$483,400 and sold for \$540,000 in 2019. It is a conventional chalet with 1,820 square feet and a C+ grade. The appellant's property has a grade of B+ and is more than twice the size. This house was listed with a local broker for \$1,749,000.

Inspection committee - Terry Gurdak-Carter, Chair, Alice Nitka and Jean Strong.

**David Glaude and Renee Paquette 92 Hemlock Hill Drive parcel 090167.300**

**Listers** – Terry Thayne stating the previous owner purchased this in 2013 for \$1,275,000. We now have this property assessed for \$1,052,000. We feel that the property was sold under duress for \$615,000. There is health issues within the family. Comparable properties are 970 Town Farm Road sold on 3/20/20 for \$900,000 and has 3400 square feet as compared to the subjects 4,134 and the grade is B compared to the subjects B+. The other comparable property

is 172 Summit View Road sold for \$715,000 on 8/30/2019. It has 2,672 square feet and the grade is B-.

**Attorney Birmingham** represented the property owner stating they paid \$615,000. This was an arm's length transaction between unrelated persons. I have pointed out in the past if you have a willing seller and willing buyer the amount paid should be the assessed value.

Inspection committee – Terry Gurdak-Carter, Alice Nitka and Jean Strong.

**South Face – 23 Properties (see attached)**

**Listers** – There are 2 buildings at South Face Village with 14 units each and 23 are owned by the original purchasers and 5 are owned by the developer. There is a ski lift that services the development and there was plan for a base lodge with restaurant and facilities for the owners, gym and meeting areas. The base area part of the project this past spring has been cancelled and they plan to build 4 additional residential units where the common area base lodge was to be built. We have seen interest by attorney offices that there may be lawsuits pending. We have not confirmation of that but the request for condo docs by attorney office (see Exhibit2). The last sale was by the developer in 2018. There have been no resales. At grievance we reduced them by 5%.

**Attorney Birmingham** – The buyers purchased these units in the winter of 2018-19. They were told there would be a spa, restaurant a ski shop, bar, public areas. They paid for something they did not get. He gave notices from the Development Review Board regarding South Face to delete 88 seat restaurant, public restrooms, lounge area and ski shop and add four residential units. He stated this is virtually an abandoned project at this point. Three of the units are resales with no interested buyers and 5 owned by the developer. He feels they should be reduced an additional more than 10 percent and no less than 20 on top of the 5.

Listers had a spread sheet on what was originally paid for the property and what the assessed value is after grievance. All paid more than the assessed value even before grievance.

Inspection committee – Terry Gurdak-Carter, Alice Nitka and Jean Strong.

Attorney Birmingham stated that David and Carla Lewin had to withdraw as their unit was lowered by the State Appraiser 2 years ago and that assessed value stays on the property for 3 years.

No further business.

Meeting recessed.

Respectfully submitted,

Ulla Cook, Town Clerk