

**MINUTES  
BOARD OF CIVIL AUTHORITY (BCA)**

**MONDAY, AUGUST 6, 2018**

**Meeting convened at 6:30 p.m. in the conference room of the Barnet Town Clerk's Office.**

**Board members present:** Chairman William Graves, Carrie Dunbar, Dylan Ford, Benjamin Gates, Benjamin Heisholt, Susan Jensen, Dennis McLam, and Maurice Roberts.

**Others present:** None.

**1. Discussion and decision regarding 2018 tax appeals (deliberative session)**

**a. Appellant: VTRE Investments, LLC**

<u>Parcel ID #</u>	<u>E911 Address</u>
<b>0021-21-01</b>	<b>279 Shoreline Drive</b>

Mr. McLam read the Report of the Inspection Committee, which is reproduced below:

To: The Board of Civil Authority

From: William Graves, Dennis McLam, and Benjamin Heisholt; inspection committee (committee)

Date: August 6, 2018

RE: Inspection of property at 279 Shoreline Drive, owned by VTRE Investments, LLC (parcel ID #0020-21-01)

Inspection was made on July 30, 2018 at 4:45 p.m. Nicholas Lizotte, member of VTRE Investments, LLC, was present and did accompany the committee on the tour of the property. No members of the Board of Listers were present for the inspection.

The committee observed the access road to the property on their motor vehicle ingress to and egress from the property. The well-maintained Town Highway Blaine Drive ends at the entrance to the "Roy Campground," where the private road Shoreline Drive commences. This private drive is narrow and apparently only occasionally maintained. On the date of the inspection the weather was fine and dry, following on a generally dry summer period. The gravel road was generally in poor, heaving, and rutted condition, but was probably passable in a two-wheel drive vehicle with relatively high clearance. In poor weather a four-wheel drive vehicle would likely be necessary to travel the worst-maintained portions. The distance along Shoreline Drive to reach the property was less than a half mile, most of which has views of camps and trailers within Roy's Campground.

The property itself is situated along a hillside steeply sloping towards Harvey's Lake, and includes frontage on Harvey's Lake. Most of the property is thinly forested; several coniferous trees near the dwelling and accessory buildings are in declining health. Excellent and beautiful views of Harvey's Lake, Roy Mountain, Blue Mountain, and Harvey Mountain were available from the level of the primary dwelling and from the boat house and dock area. The terrain does slope steeply from the dwelling level to the water, where only a short, rocky access to the water is afforded for most of the property's 629 feet of lake frontage. Access by foot to the boat house area, however, is not difficult if traversed along the natural stairway



There is a large exterior deck-possibly 10x40 along the older side of the house. The entryway to one apartment is a very large covered porch in good condition.

The whole building has never been re-insulated except for when work was done on the upstairs.

Some dormers and skylights have been added.

There is a 20-year-old handicap ramp added to the front of the building.

There is a 3-car garage located across the parking area from the house.

There is an abandoned property owned by another family up the road from the house. The Stuarts claim the unmaintained, dangerous quality of this structure not only devalues their home, but is a danger to the neighborhood.

The property is valued at \$166,700.00. This value is under appeal.

Discussion ensued.

Mr. McLam moved to add three percent to the parcel's economic depreciation to reflect deteriorating neighborhood conditions, increasing this value to eighteen percent, or \$85,381, and therefore finding that the fair market value of this parcel is \$152,467.

<b>c. Appellant:</b>	<b>Shank, Joyce G</b>
<b><u>Parcel ID #</u></b>	<b><u>E911 Address</u></b>
<b>0008-01-08</b>	<b>1132 Strobridge Hill</b>

Mr. Roberts read the Report of the Inspection Committee, which is reproduced below:

Monday, July 30 at 8:00 AM

Maurice Roberts, Benjamin Gates, Dylan Ford

The Inspection team met at the property of George and Joyce Shank at 1132 Strobridge Hill.

The residence on Strobridge Hill is a log cabin on a sloping lot on a section of Class 4 road.

The condition of the house appears to support the age of the building having reported to be built in 1991.

The property appears to lack normal maintenance. There are 3 ponds and open land surrounding the house. The house is built on a flat piece of land but not the highest, easiest to access or most flat area.

The house is relatively unmaintained. The logs appear untreated. there is evidence of black mold on the logs. The entryway is a 5'x5' enclosed vestibule. It may or may not be insulated. There is a full bath and bedroom downstairs. There is a small kitchen and living room. The house has a second floor with a bedroom and 3/4 bath. The building appears to have a full basement. It is heated by baseboard heat and a small woodstove. The external logs are shaved flat on the inside; thus, the walls appear to have no other insulation. There is electricity to the property and 2 satellite dishes on site. One appears to be non-working. There is minimal cellular service.

The property is valued at \$196,700.00. This value is under appeal. The real estate agent has valued it at \$169,000.00.

Discussion ensued.

Ms. Ford moved to add five percent to the parcel's physical depreciation to reflect lack of maintenance and physical deterioration, increasing this value to thirty percent, or \$36,170, and therefore finding that the fair market value of this parcel is \$190,640.

**2. Other business**

No other business was discussed.

**3. Adjournment**

Mr. Gates moved to adjourn. Seconded by Ms. Jensen and approved by voice vote. Meeting adjourned at 8:02 p.m.

A true record.

Attest: \_\_\_\_\_  
Town Clerk