

Draft Minutes for Bridport Board of Civil Authority Meeting August 8, 2016

Board members present: Darwin Pratt, chair for this meeting, Joan Huestis, Recording clerk, Sue Walker, Earl Audet, Valerie Bourgeois, Town Clerk, Cory Pratt, Clement Gaboriault, Paul Wagner, Jerry Forbes.

Also present: Steve Bourgeois, Dexter Oliver, Julie Howlett, Listers and Kermit Blasdell Appraiser for the Town of Bridport,

Others present property owners: John Moriarity, Robert Huestis and Terry Ryan representing Robert Huestis, Diane LeMay.

Meeting was called to order by Darwin Pratt at 4PM.

John Moriarity was first to appeal the appraisal of the property at 1914 Lake Street, Bridport, VT.

Kermit stated that using the last 6 other sales for the area of Lake Street the assessed value of \$193,300.00 was a fair appraisal.

John stated that in the letter he sent the BCA that he felt the appraisal was too high. The property does not have a ground septic system it has a holding tank that needs to be pumped periodically. Also based on the property sale of Robert Anderson's, next door to John's property, he felt the property at 1914 Lake Street was too high.

Chris Goodrich, Cory Pratt and Earl Audet from the BCA will meet on Friday August 12, 2016 at 8 AM to view the property and report back to the BCA.

Robert Huestis and Terry Ryan were next to be heard on the appeal of the Robert, David, & William Huestis property at 2974 Basin Harbor RD, Bridport, VT.

Kermit stated that there are 150 acres 3 houses and out buildings on the property appraised at \$799,000.00 is a fair appraisal.

Terry Ryan stated Justus DeVries had appraised the property for the estate sale after the death of Marjorie Huestis at \$585,000.00 there are 92 tillable acres valued at 1500.00 per acre. The development rights have not been sold. Terry felt the buildings were valued much too high compared to the DeVries appraisal done on 8/23/13.

Clement Gaboriault, Paul Wagner and Cory Pratt will view the property on August 15, 2016 at 6PM and report back to the BCA.

Terry Ryan represented Diane Bolduc LeMay in the appeal of the property at 481 Windy Valley Road.

Kermit stated there are 2 houses and farm buildings on 349 acres appraised at \$763,800 which is a fair appraisal. There are 2 houses one built in 1975 and one built in 1956 that has a concrete block foundation that is repaired. The development rights have not been sold.

Terry stated the buildings were valued way too high. Justus DeVries has also appraised this property. When asked how long the appraisal is good for, Terry said for a long time. Julie Howlett, Lister, stated Justus had recently done an appraisal for her farm and said it was good for 6 months.

Joan Huestis, Jerry Forbes and Chris Goodrich will view the property Wednesday August 10, 2016 at 8 AM and report back to the BCA.

Terry Ryan attempted to bring Paul and Marion Conner property on Frosty Lane to the BCA. The property appeal has gone to the State Board of Appeals and all debate was cut off. The state board will meet September 22, 2016 at 10AM and again at 12 Noon to hear appeals regarding Conner Property.

Meeting was recessed at 5:22 and will reconvene August 22, 2016 at 6PM

Respectfully submitted,

Joan Huestis, Clerk