

Board of Civil Authority
Town of Underhill
July 18, 2018
6:00 p.m.

Present: Linda Almy, Gael Boardman, John Connell, Bill Frank, Peter Geiss, Kurt Johnson, Jo McClellan, Joe O'Brien, and Pat Sabalis.

6:00 p.m. meeting (reconvened from June 27, 2018 Board of Civil Authority meeting) called to order by Pat Sabalis, Chair.

6:05 p.m. – No public comment.

6:06 p.m. - John Connell provided the Inspection Committee Report on the committee's (Linda Almy, John Connell, and Peter Geiss) cold and rainy visit to the Poker Hill School property at 216 Poker Hill Road on June 28, 2018. The committee observed that the location of the proposed parking lot for the school and the planned yurt, noting set back markers and lot lines. The committee recommended that the BCA find that the property is exempt from taxes under the public use exemption.

Gael Boardman moved that the BCA accept the Inspection Committee Report on the Poker Hill School appeal. Seconded by Peter Geiss. Motion passed 8-0 with Jo McClellan abstaining.

6:12 p.m. - Bill Frank provided the Inspection Committee Report on the committee's (Bill Frank, Kurt Johnson and Joe O'Brien) hot and humid visit to Ben Butler's property (DW092) on June 30, 2018. They explored the property on an ATV and determined that the only way to travel the property is by foot or ATV on trails created by ATV travel. They observed that the property is steep and has a very young sugar bush and that the maples are not the high quality for sap as on other adjoining properties. The committee recommended that the assessment be reduced from \$132,000 to \$102,300 (\$1,023 per acre), which would bring the assessment more in line with comparables, such as the Johnson property (IS703).

Gael Boardman moved that the BCA accept the Inspection Committee Report on the Ben Butler appeal. Seconded by John Connell. Motion passed 9-0.

6:18 - Joe O'Brien provided the Inspection Committee Report on the committee's (Bill Frank, Kurt Johnson and Joe O'Brien) hot and humid visit to William Butler's property (IS701 (including DW096, and MU099)) on June 30, 2018. The committee traveled by ATV and observed that the terrain was steep on paths carved by ATVs and sugaring equipment. There were mature woods on the east and west-facing slopes including maple, beech, ash and oak. The trees were more mature on the 150-acre IS701 property. The committee recommended that

the property assessment be reduced to \$229,663.50 (\$1,023 per acre) to bring the assessment more in line with comparable properties such as the Johnson property (IS703).

Peter Geiss moved that the BCA accept the Inspection Committee Report on the William Butler appeal. Seconded by Linda Almy. Motion passed 9-0.

6:25 p.m. The Board of Civil Authority entered deliberative session.

7:10 p.m. The Board exited deliberative session.

Bill Frank moved that Board find that the Poker Hill School property at 216 Poker Hill Road was exempt from taxes under 32 V.S.A. sec. 3802(4). Seconded by Joe O'Brien. Motion passed 8-0. Jo McClellan abstained.

Bill Frank moved that the Board reduce the assessment of Ben Butler's 100-acre property (DW092) to \$102,300.00. Seconded by Peter Geiss. Motion passed 9-0.

Bill Frank moved that the Board reduce the assessment of William Butler's 224.5-acre property (IS701) to \$229,663.50. Seconded by Peter Geiss. Motion passed 9-0.

7:14 p.m. Peter Geiss moved to adjourn, seconded by Joe O'Brien. Motion passed 9-0.

Respectfully submitted,

Patricia Sabalis

Reviewed and approved as submitted/amended
