

Minutes

Board of Civil Authority Meeting

August 20, 2025, 3:00pm.

Present: Brian Savage-BCA Chair, Tamar Bouchard, Nicholas Brosseau, Donald Collins, Steven Pike, Neal Speer, Matthew Walker, Suzanne Washburn, Randy Brock-BCA Members, Cathy Fournier-Town Clerk, Christina Candels- Asst. Town Admin,

Appellants : Amy Raymond

Zoom: No Attendance

1. Mr. Savage called the meeting to order at 3:00 pm.
2. Mr. Savage led those present in the Pledge of Allegiance.

3. **BCA Abatement Decisions:**

Town Property-All BCA members present can vote on this matter.

1) **Luneau, Matthew & Ilze 2956 Sweet Hollow Road**

Mr. Savage shared the balance due as of August 15, 2025, with the Delinquent Tax Collector. The balance due is \$2,938.70.

Ms. Bouchard stated they should make a plan with the Delinquent Tax Collector.

Mr. Brosseau stated they should make a plan with VSAC.

It was discussed that BCA's role is not to suggest or make payment plans for applicants but to approve or deny the request.

Mr. Collins made a motion to DENY the tax abatement request from Luneau, Matthew & Ilze 2956 Sweet Hollow Rd, seconded by Mr. Speer.

Motion carried.

Adjourn the Town Hearing.

Village Property-Only Village BCA members can vote on this matter. (Neal Speer, Steve Pike, Don Collins & Suzanne Washburn)

1) **Passini, David 49 Fourth St.**

Mr. Savage shared the balance due as of July 15, 2025, with the Delinquent Tax Collector. The balance is \$1,834.62.

BCA members felt this appellant is trying to get their financial requirements taken care of. The appellant has since developed rental income that could help pay this while working with the Tax Collector.

Mr. Pike made a motion to DENY the tax abatement request from Passini, David 49 Fourth St., seconded by Mr. Speer. Motion carried.

Adjourn the Village Hearing.

4. Appeal Grievance Decision of the Listers.

1) Raymond, Amy 2506 Highgate Rd.

The inspection committee comprised of Randy Brock, Matthew Walker and Donald Collins visited the property 8-18-25. The inspection committee visited the property and agreed that the listers property card is accurate for number or structures inside and outside listed.

Mr. Brock said the principal issue is related to wetlands. Mr. Brock said they did see evidence that the possibility of wetlands beyond what is shown on the map. Mr. Brock said for consistency they have to look at the listers report.

Mr. Brock said land changes, there was evidence of water, but no water was present on their inspection.

Mr. Brock said there is inconsistency on different State maps, but to be consistent they have to follow the maps the listers use for the Town.

Therefore, they did not find evidence to recommend a change to the BCA board.

Mr. Brock said the State may view wetlands differently.

Mr. Walker said he researched the ANR website showing the property as the origination of a stream that flows out of the property, even though they didn't see water when they visited. The Town map does not show this as a wetland.

Additionally, the map shows lot 14 as wet, but the Town map does not.

Mr. Brock said there was vegetation consistent with wetlands but they did not see water.

Mr. Collins said they do not have the expertise as the BCA to determine what are considered wetlands. Mr. Collins said the property also has drainage ditches on the property. Mr. Collins said land can be wet but not qualify as wetlands.

Mr. Speer said it is sad the mapping the Town uses is different than what the ANR uses. Mr. Speer said for example the Highgate Dam, or a bank is going to go by ANR for funding. It is also a bad time to look for wetlands with how dry this summer has been.

Mr. Brock sees this as an opportunity for legislation, for the BCA. They have no training for these visits.

The program the Listers use for mapping is part of CAMA, this is a statewide program every town uses for assessing. The program comes from the State it is not an independent program.

Mr. Pike made a motion to DENY Raymond, Amy 2506 Highgate Rd. grievance, seconded by Ms. Washburn.

Ms. Raymond asked if this is open to public comment? Mr. Savage said no they cannot take any more comments.

Ms. Raymond said she reviewed rules and procedures, and she can give closing comments for taxes.

Mr. Savage said they will not take any additional evidence but gave Ms. Raymond 2 minutes to state her final opinion.

Ms. Raymond said her grievance was based on inequality of her property values.

Ms. Raymond said her property is not fairly valued compared to Hajaboom, Austin and Bushey properties.

Ms. Raymond stated she did not feel she was heard by the listers or the BCA.

**Mr. Speer voted Nay, Mr. Brosseau abstained.
Motion carried, appeal DENIED.**

5. Approve the Minutes of August 13, 2025

Mr. Brosseau made a motion to approve the BCA Meeting minutes of August 13, 2025, seconded by Ms. Bouchard. Motion carried.

6. Adjourn the meeting

Mr. Speer made a motion to adjourn the meeting at 3:40 pm, seconded by Mr. Pike. Motion carried.

Respectfully Submitted by,
Christina Candels-Assistant Town Administrator

