



Town of Bolton  
3045 Theodore Roosevelt Highway  
Bolton VT 05676  
Board of Civil Authority Minutes  
July 29, 201~~8~~9  
5:30 p.m.  
Bolton Town Office

BCA members present: Tony Barbagallo, Mica Cassara, John Devine, Paula Gervia, Amy Grover, Wendy Hoffman, Brenda McKeown (Chair), Janet Metz  
BCA members absent: Rich Reid, Brittany LaBerge, John Choate  
Also present: Kermit Blaisdell  
Clerk: Amy Grover

1. **The meeting was called to order at 5:50 p.m. by Brenda with a quorum of 8 members present.**
2. **Additions or Deletions to the Agenda:** Delete Green Mountain Club appeal - see below under 5. BCA Appeals.
3. **Public Comment:** none.
4. **Minutes July 1, 2019:** Paula Gervia made the motion "to accept the minutes of July 1, 2019." John Devine seconded. There was no further discussion. All were in favor and the motion passed (8-0).

Kermit Blaisdell, Bolton Assessor, took and signed the oath as required by statute. BCA members took and signed the BCA oath as required by statute.

Note: minutes provide a summary of comments, they are not a transcription of testimony.

5. **BCA Appeals:**

1. The Green Mountain Club, Inc. – 1201 Duxbury Road, Parcel ID # 01-034.100  
The Green Mountain Club formally withdrew their appeal to the BCA on Monday, July 29, 2019. Letter of withdrawal on file.
2. Jeff Burns - 2029 Honey Hollow Road, Parcel ID # 01-025.100  
Noted: Mr. Burns submitted the appeal for 2029, as well as 2025 "Log Cabin," Parcel ID # 01-024.100, and 2027 "Main Cabin" Parcel ID # 01-024.000.

The BCA reviewed the documentation submitted by Jeff Burns.  
Kermit Blaisdell noted that:

- It appears that there are four owners of the land, originally as joint tenants.
- Jeff Burns' (appellant) father changed ownership from joint tenants to tenants in common, and passed his share of the property to Jeff Burns.
- The family is in litigation. No documents from the court proceedings have been formally submitted to the Town for recording.

- Brian Burns, one of the title owners, built a cottage (Main Cabin) on the property in the late 1980s, with money borrowed from his sister, one of the title owners, and apparently has not paid her back.
- There also is an old log cabin (Log Cabin), in miserable condition, which was deeded to Brian Burns in 2015.
- In summation: there is the jointly owned .94 acres, a cottage (Main Cabin) which belongs only to Brian Burns, and a log cabin (Log Cabin) which belongs only to Brian Burns.
- The group briefly discussed the property ownership and noted confusion regarding the Superior Court's documents and how/if a full title search of the land and improvements was taken into consideration by the court.
- Jeff Burns has not demonstrated/provided evidence that he is acting as an agent of Brian Burns, nor that he holds title to the improvements, as of April 1, 2019.
- Therefore the improvements (Main Cabin, Log Cabin) are outside the scope of the present appeal.
- The .94 acres are appraised by the town at \$18,200, and do have improvements upon them, along with a holding tank, but these are not to be considered.
- Jeff Burns had an appraisal done by Andrew Levi, who set a value on the land of \$20,000, \$1,800 above the town's value.
- Andrew Levi stated that the property was on a Class 4 Road – a significant error. Honey Hollow Road is a Class 3 Road with a resolution that closes it from December to May. The group briefly discussed Class 3 vs. Class 4 roads.

Brenda McKeown asked if there were any further questions. There were none.

The group reviewed their personal calendars and set a tentative date of Monday, August 5, 2019 @ 4 p.m. at the property for the site visit, pending confirmation and necessary permission to access the .94 acre parcel from the appellant.

6. **Adjournment:** Paula Gervia made the motion to "adjourn the meeting to 5:30 p.m. on August 19, 2019 in the town office conference room." Wendy Hoffman seconded. There was no further discussion. All were in favor and the motion passed (8-0). The meeting was adjourned at 6:21 p.m.

Attest: Amy Grover, Town Clerk

*Minutes are unofficial until approved. These minutes were read and approved on:*

August 19, 2019  
Brenda McKeown for the BCA