



Town of Bolton  
3045 Theodore Roosevelt Highway  
Bolton VT 05676  
802-434-5075

**Board of Civil Authority Meeting Minutes**

July 24, 2013  
5:00 p.m.  
Bolton Town Office

BCA members present: Gene Armstrong, Dan Champney, Ron Lafreniere, Amy Grover, Brenda McKeown; Chair, Paula Gervia, John Devine

BCA members absent: Josh Arneson, Rod Wheelock, Rich Reid

Also present: Kermit Blaisdell, Town Assessor, Leigh Sykes, appellant

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The meeting was called to order at 5 p.m.

BCA members:

- Took the BCA members oath.
- Reviewed statutory procedures and timelines.
- Reviewed the information on file from the grievance day appeals of Michael Eigan & Richard Eigan; 350 Wentworth Road, and Leigh Sykes; 3504 Theodore Roosevelt Highway.

The Chair administered the Listers and Appellants oath to Kermit and Leigh

*Eigan 350 Wentworth, Fair Market Value \$106,500*

The board and reviewed/noted that:

- Mistery Eigan were not present, written testimony was provided.
- Written testimony noted that “no lot has sold or is anyone asking within 40K of that market value.”
- The appraisal had not changed from the previous year.
- Tax maps and lister’s files were reviewed
- The lot was purchased in 2006 for \$86K, was a corner lot with steep slopes and a small (seasonal?) stream.
- Current lots for sale in the area were listed in the \$60K – \$80K range.
- A .6 acre lot had sold for \$138K in 2007.
- The entire area had ongoing issues with drinking water quality.

Action: John, Gene and Danny will conduct the site visit the week of July 28, 2013.

*Sykes, 3504 Theodore Roosevelt Highway, Fair Market value \$312,700*

Mr. Sykes noted that:

- The use and value of his property had been diminished by local, state and federal rules restricting his ability to enjoy and live on the property.
- He was not allowed to add a bedroom for family, a hair salon, park vehicles; the whole system was skewed.
- His use had been taken away and an adjustment was needed to reflect that, and that he would rather have the use of his property and would gladly pay his taxes.
- He had hired appraiser Kurt Kaffenburger and a realtor to provide him with a fair market value for the property.
- There were no comparables in the town.

The board reviewed/noted that:

- FEMA had changed the BFE which impacted the property; Leigh's frustration was recognized.
- Without Flood Hazard Regulations, Bolton property owners would not be able to participate in the NFIP.
- The fair market value was decreased from \$334,700K to \$312,700K.
- Comparables would be difficult to find, even within the state.
- Information from the outside appraisal would be helpful to the board.

Action: The Board will delay a site visit for 30 days in hopes that information from the outside appraiser (sharing information agreed to by Leigh) will be available for them to consider before completing a site visit and rendering a decision.

Other Business

It was noted that:

- Mr. Wooden had made a request to Deb Lariviere that the penalty fee for late taxes in May 2013 be abated.
- It was confirmed by the Delinquent Tax Collector that payment was late.
- Penalties do not fall under any of the 5 criteria for abatement, and the board cannot abate only interest and penalty (24 VSA § 1535).
- There is no process through the town to dismiss the penalty fee.
- Mr. Wooden's request does not qualify for an abatement hearing.

Action: A letter will be sent to Mr. Wooden stating that his abatement request does not qualify for an abatement hearing, as it does not fall under abatement criteria, though he is still welcome to come share his concerns informally with the Board.

No other business was brought before this Board at this time. Gene motioned to end the meeting, seconded by Paula. All were in favor and the motion passed (7 – 0).

The meeting ended at 6:28 p.m.

Attest: Amy Grover, Clerk