

Hearing Minutes
Town of Plymouth, Vermont
Board of Abatement Hearings

The Board of Abatement of the Town of Plymouth, Vermont, notified and warned, met in the Meeting Room at the Municipal Building at 68 Town Office Road, in said Town on Tuesday, July 16, 2024, at 5:30 pm.

BOA Members Present:

Justice of the Peace: Karen Evans, Shawn Bemis
Select Board: Rick Kaminski, Jay Kullman
Listers: Michael Coleman, Natalya Bochkov
Treasurer: Cherry Nicoll

Appellants and/or Guests: Joyce Cooper

Abatement Hearing(s):

Pursuant to Title 24 V.S.A. § 1535, the following hearings took place to consider the abatement of real estate and personal property taxes assessed.

1. Call Meeting to Order:
 - a. Karen Evans called the meeting to order at 5:35 pm.
2. Consideration of Any Changes, Additions, or Removals to Agenda:
 - a. None
3. Approve Meeting Minutes:
 - a. **Shawn Bemis made a motion to approve the January 16, 2024 Meeting Minutes. Mike Coleman seconded the motion. The motion carried.**
4. Tax Abatement Hearing:

Parcel ID: 000941 – Cooper, Joyce – 170 Meadow Hawk Road– Residential

Karen Evans opened the hearing by stating the name of the Appellant(s), property address, and parcel ID number. Karen read the Oath to the Appellant Joyce Cooper as well as to Listers, Michael Coleman & Natalya Bochkov. The testimony of the homeowner was heard. In the July flood event, Meadow Hawk Road collapsed along the drainage ditch to Scout Camp Road. The ditch ran within the 25ft road easement from the property to the Home Owner Association. The collapse of Meadow Hawk created a long and deep ravine below the property almost along its entire road frontage length. The worst damage began below the septic. A ravine was partially filled approximately 3 months later, before which the collapsed segment of Meadow Hawk Road to Scout Camp Road was announced as abandoned. Erosion damage to the hillside continued with the heavy rains into October. In December more temporary fill was pushed up

against the hillside. So the damage to the hillside above the temporary shoring with soil continues with tree and soil loss above and beneath the temporary shored-up area. The HOA board announced that road system repairs should take 4+ years to complete. The house has little if any market value if the road is not taken care of.

Hearing was closed at 6:15 PM.

The Board went into deliberation at 6:15 PM. Board decided to gather more information on the damage and if it could be qualified under the flood abatement. Mike Coleman stated that if qualified a flood influence factor can be applied to the land value. Jay Kullman made a motion to recess the deliberation meeting to gather more information, Sean Bemis seconded, and the motion carried. The Board came out of deliberation at 6:20 PM.

Parcel ID: 000652 –Hayes, Shirley – 142 Town Office Road – Residential

Karen Evans opened by stating the name of the Appellant(s), property address, and parcel ID number. The homeowner was not present at the hearing. The owner submitted her statement in writing. It's saying she is not able to pay her taxes. The homeowner stated that she has been very sick for the past few years and cannot afford her taxes. **The hearing was closed at 6:45 PM.**

The Board went into deliberation at 6:55 PM. Board decided to gather more information regarding the financial situation of the homeowner and what can be done. A letter would have to be sent to the homeowner asking for her financial statements. Karen Evans made a motion to recess the deliberation meeting until more documents were gathered, Sean Bemis seconded, and the motion carried. The Board came out of deliberation at 7:05 PM.

8. Adjournment:

- a. **The meeting adjourned at 7:06 PM.**

Respectfully submitted,

Natalya Bochkov
Board of Abatement

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Karen Evans

Shawn Bemis

Rick Kaminski

Jay Kullman

Cherry Nicoll

Natalya Bochkov

Michael Coleman