

Hearing Minutes
Town of Plymouth, Vermont
Board of Civil Authority Hearing Minutes

The Board of Civil Authority 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 6:00 pm.

BCA Members Present:

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

Appellants and/or Guests: Rick Martin

Abatement Hearing(s):

Pursuant to the provisions of 32 V.S.A. §4404(b), the following hearings took place to hear an appeal of person(s), or other parties, who are aggrieved by the action of the Board of Listers and have timely filed their written appeal with the Town Clerk.

1. Call Meeting to Order:
 - a. Karen Evans called the meeting to order at 6:20 pm.

2. BCA Hearing:

Parcel ID: 000298 – Akita Acres, LLC – 5543 RT 100 – Commercial Store and Gas Station

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 Richard Martin, President Akita Acres LLC as well as to Listers, Michael Coleman & Natalya Bochkov. Karen Evan asked if there were any conflicts of interest or has there had been any communication from anyone with the appellant. The answer was no. The testimony of the appellant was heard. The Plymouth General Store was valued, utilizing the old tables, and it came out as \$404,060. The appellant presented his spreadsheet with a different approach for the calculation of the percentage of completion for the store, apartment, and garages. He also submitted his statement in writing. According to the appellant's calculations, the building completion, projected foot traffic, and the fair market valuation, his property can't be assessed higher than \$350,000. Originally this property was purchased for \$160,000 but it was assessed at \$260,000. He only put about \$90,000 into improvements. There are some comparable properties in other towns, but they are not very similar to this store. Mike Coleman pointed out that we had our commercial property appraisal consultant give a ballpark figure over the phone. His number was around 600,000 without seeing the store. The BCA proposed to see the property one more time before deciding.

Hearing was closed at 6:35 PM.

The Board went into deliberation at 6:35 PM. Board decided to gather more information regarding the property's current state. Three members will visit it on Tuesday, the following week. The decision letter will be sent within 15 days after the site visit. Karen Evans made a motion to recess to gather more information, Sean Bemis seconded, and the motion carried.

The Board came out of deliberation at 6:45 PM.

Parcel ID: 001331 – Johnston, Kamberleigh and Johnston, Marjorie – Scott Terrace – Residential

Karen Evans opened the hearing by stating the name of the Appellant(s), property address, and parcel ID number. The landowners were not present at the hearing. The owners submitted a statement in writing. The landowners stated 21 articles in their grievance letter. The lister, Mike Coleman, gave his statement, that the value was determined by the Property Valuation officer in 2021 at \$23,500. The value has not changed in several years. This value was also ordered by the court. The appellants filed a complaint this year with the PVR but have withdrawn it since then. The PVR hearing for the 2023 assessment year was canceled by the appellants. Objectively, there has been no change to the property since 2021.

Hearing was closed at 7:15 PM.

The Board went into deliberation at 7:15 PM. No new evidence was presented by the appellants, no changes to the property. No change in the appraisal will be made. Karen Evans made a motion to close the deliberation, Mike Coleman seconded, and the motion carried.

The Board came out of deliberation at 7:05 PM.

3. Adjournment:

a. **The meeting adjourned at 7:15 PM.**

Respectfully submitted,

Natalya Bochkov
Board of Abatement

Board of Abatement

Karen Evans

Shawn Bemis

Rick Kaminski

Jay Kullman

Cherry Nicoll

Natalya Bochkov

Michael Coleman