

Town of Plymouth, Vermont

Board of Abatement Meeting

The Board of Abatement of the Town of Plymouth, Vermont, notified and warned, met in the Meeting Room at the Plymouth Community Center at 35 School Drive, in said Town on Monday, August 28, 2023, at 4:00 pm.

BOA Members Present:

Justice of the Peace: Karen Evans

Select Board: Jay Kullman Rick Kaminski

Listers: Michael Coleman and Michelle Pingree

Clerk: Angela Kissell

Treasurer: Elaine Pauley

Appellants and/or Guests: Christine Falango, Kevin Hogan, Diane Hogan, Russ Hurlburt, Brian White, and Joshua Rourke

Abatement Hearings:

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.

Karen Evans called the meeting to order at 4:20 pm.

Karen Evans made a motion to approve the Board of Abatement minutes from June 19, 2023 as well as August 21, 2023 subject to the removal of the Deliberation sections of each. Michael Coleman seconded the motion. The motion carried.

1. Parcel ID: 000795 – Falango, Mark & Christine – 169 Scott Terrace - Residential Property

Karen Evans opened by stating the name of the Appellant(s). Karen then asked if any board members had a conflict of interest. Nobody had any. Karen stated the name of the Appellants and property location and administered the oath to the Appellant, Christine Falango. Christine acknowledged that she did. Christine acknowledged that she received paperwork from the Town Clerk. Christine then provided pictures of their home which was empty inside and stated that the house is not usable. She indicated that there was a lot of debris and said that it will probably be a year before they get it put back together, the way it was before the flood. Christine also noted that it needs all new electrical. A new deck on the front. They purchased the home in 2019. Michael Coleman went over the breakdown on his calculations for a possible reduction in value: It would be 20% for water front; 5% for landscape; and 45% for the structure. Christine felt there was a higher percentage of damage. Mike told her that although the water is dirty and the land is silty, she still has the land. It was also added that they have a well. **Hearing closed at 4:40 PM**

2. Parcel ID: 000171 – Hogan, Kevin & Diane – 209 Scott Terrace – Residential Property

Karen Evans opened by stating the name of the Appellant(s). Karen then asked if any board members had a conflict of interest. Nobody had any. Karen stated the name of the Appellants and property location and administered the oath to the Appellants, Kevin & Diane Hogan. The Hogan's answered that they do. Diane Hogan explained why they were here. They had zero damage to the house, itself. The majority of the damage was to the pump house and the land. They lost their water source and need to drill a well, but

cannot get anyone to come to the house. They will not use it for the rest of the year. Diane also noted that they did not have insurance nor did they get FEMA assistance. The Hogan's provided photos of the aftermath. Michael Coleman went over the breakdown on his calculations for a possible reduction in value: It would be 20% for water front and 6% for landscape. Michael also wanted to address the water source being destroyed. **Hearing recessed at 4:58 PM.**

3. Parcel ID: 000571 – Kolensky, Paul – 222 Scott Terrace – Residential Property
The Appellant was not in attendance; however, Jeffrey Hurlburt spoke on his behalf.

Karen Evans opened by stating the name of the Appellant(s). Karen then asked if any board members had a conflict of interest. Nobody had any. Karen stated the name of the Appellant(s) and property location and administered the oath to the Appellant, Jeffrey Hurlburt, speaking on behalf of Paul Kolensky. Jeffrey acknowledged that he did. Jeffrey explained why he was there. He said there was a foot of water in the basement. Paul has a right of way, but also owns property on the lake. Jeff spoke of his concerns with the river being full. Michelle Pingree added that she spoke with Paul and that he had shown her around the property. Michelle went over the breakdown of her calculations: 20% for water front; 4% for landscape; and 12% for the structure. Karen asked if Jeff had any questions. Jeff did not. **Hearing closed at 5:07 PM.**

4. Parcel ID: 000496 - Schwedock, Julie & White, Brian – 181 Scott Terrace -Residential Property

Karen Evans opened by stating the name of the Appellant(s). Karen then asked if any board members had a conflict of interest. Nobody had any. Karen stated the name of the Appellant(s) and property location and administered the oath to the Appellant(s), Brian White. Brian acknowledged that he did. Brian talked about the basement as well as the insurance breakdown. He spoke that he had a \$5,000.00 deductible and rec'd \$19,418.87 after the deductible. He also talked about the e-coli that was in the water. Karen asked Brian what he was looking for. Brian said that he was looking for an abatement on his taxes for a short period of time. Photos had been provided of the land and underneath the home. Michael went over the breakdown of his calculations: 20% for water front; 2% for landscape; and 9% for the structure. Karen asked if Brian had any questions. Brian did not. **Hearing closed at 5:21 PM.**

5. Parcel ID: 000525 – Hurlburt, Jeffrey – 171 Scott Terrace - Residential Property

Karen Evans opened by stating the name of the Appellant(s). Karen then asked if any board members had a conflict of interest. Nobody had any. Karen stated the name of the Appellant(s) and property location and administered the oath to the Appellant(s), Jeff Hurlburt. Jeff answered that he did. Jeff acknowledged that he received a packet from the Town Clerk. Karen asked Jeff why he was here. Jeff told the Board that he had major damage. He said that this was his primary residence. The home has 2x4 walls with fiberglass insulation that had to be removed. The furnace and central air unit were under water. Ludlow electric came and pulled the meter. Jeff was told by the State Inspector that any wiring that gets wet needs to be replaced; therefore, the house needs to be re-wired. He also talked about the amount of silt in his yard. He did receive some help from FEMA. Jeff is asking for as much of an abatement as possible. Karen asked if anyone had any questions. Michael went over the breakdown of his calculations: 20% for water front; 2% for landscape; and 50% for the structure. Michael asked Jeff if he thought half of the value of the home was gone and Jeff yes, he thought that it was. There was a question about the grievance process. Michael Coleman said that residents had 14 days and they received the change of appraisal notice. Karen confirmed that Jeff was living there full time? There were none. Karen also asked if anyone had any questions. **Hearing closed at 5:35 PM.**

6. Parcel ID: 000247 – Rourke, Joshua & Lisa – 167 Scott Terrace - Residential Property

This Hearing was scheduled for Monday, August 21, 2023. Appellant(s) did not attend and the hearing was recessed as the Board wanted to do a little more research. Mr. Rourke appeared tonight so we re-opened the Hearing for him as there were no other Appellant(s) in attendance.

Karen Evans opened by stating the name of the Appellant(s). Karen then asked if any board members had a conflict of interest. Nobody had any. Karen stated the name of the Appellant(s) and property location and administered the oath to the Appellant(s), Joshua Rourke. Joshua answered, yes. Joshua acknowledged that he received a packet from the Town Clerk. Josh said that he was there because of the flood in July. He talked that his home was inhabitable. He also told that he got sepsis from the water and/or contaminants in the dirt, and was sick for a couple weeks. Jay Kullman asked Joshus if his septic got ruined. Joshua said that he was waiting for the water level to go down before he turns on the pump. Michael Coleman asked Joshua, if he had a well. Josh said yes, they do. Josh provided photos and said that the first floor had to be gutted and that nothing could be saved. Rick Kaminski asked if this was second home. Yes, Joshua indicated it was. Michael went over the breakdown of his calculations: 20% for water front; 5% for landscape; and 70% for the structure. Joshua questioned the value for the land and Mike told him that the land was damaged, but not destroyed. Joshua did agree that the water was a little clearer; however, it is muck and not silt that is in the water. Karen also asked if anyone had any questions. There were none. **Hearing closed at 5:53 PM.**

7. Parcel ID: 000310 – Buss, Tesha – 4283 Route 100 – Residential/Rental Property

Karen Evans opened by stating the name of the Appellant. There was no oath given as the Appellant(s) were not in attendance. This hearing was recessed to find out more information with regard to FEMA and the buyout process and we thought this might be an option. Angela Kissell was going to reach out to Tesha Buss and she is she could get an update. **Hearing was recessed at 5:55 PM.**

8. Parcel ID: 000521 – Tremblay, Rebecca Moseley – 177 Scott Terrace – Residential Property

Karen Evans opened by stating the name of the Appellant(s). There was no oath given as the Appellant(s) were not in attendance. Michael went over the breakdown of his calculations: 20% for water front; 2% for landscape; and 7% for the structure. This is a second home cottage. Members reviewed the photos. Karen asked if anyone had questions. There were none. **Hearing closed at 6:15 PM.**

9. Parcel ID: 001411 – Maclaurin, Anthony & Anne – 195 Scott Terrace – Residential Property

Karen Evans opened by stating the name of the Appellant(s). There was no oath given as the Appellant(s) were not in attendance. This is a second home. Basement was destroyed – lost all utilities. There was also 1st floor damage. This location received most of the dirt. Michael went over the breakdown of his calculations: 20% for water front; 6% for landscape; 2% for structure; 2% for the first floor; and 2% for the basement. Karen asked who did safety inspections? Angela Kissell said that the Fire Marshalls were going out and looking at homes. Members reviewed the photos. **Hearing closed at 6:25 PM.**

The Hearings closed at 6:25 PM and the Board went into deliberation. The Board came out of deliberation at 7:25 PM.

Adjourn:

Michelle made a motion to adjourn the meeting at 7:25 PM. Elaine seconded the motion. The motion carried.

Respectfully submitted,

Angela Kissell
Town Clerk
Board of Abatement

Please note that the Board agreed to do the Abatement Hearings for Tesha Buss, Rebecca Moseley Tremblay, and Anthony & Anne Maclaurin after those Hearings where the Appellants were present.