

Town of Plymouth, Vermont

Notice of Board of Civil Authority & Tax Appeal Assessment

The Board of Civil Authority 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, September 25, 2023, at 5:30 pm.

BCA Members Present:

Justice of the Peace: Karen Evans Shawn Bemis
Select Board: Jay Kullman Rick Kaminski
Listers: Michael Coleman
Clerk: Angela Kissell

Appellants and/or Guests: Kamberleigh Johnston

BCA Hearings:

Pursuant to Title 32 V.S.A. § 4409, the following hearings took place to consider the assessment of real estate.

1. Call the Meeting to Order:

- a. Karen Evans called the meeting to order at 5:44 pm.
- b. Karen asked Kamberleigh Johnston to take the Oath for the previous Hearing that was held on Monday, September 18, 2023 at 5:30 pm.
- c. Kamberleigh Johnston answered, yes, under protest.
- d. Oath was given and acknowledged by members at previous Hearing held at 5:00 pm.
- e. Karen Evans read oath to Kamberleigh Johnston and Michael Coleman and they both acknowledged.
- f. Karen asked the Listers if they had any new evidence. No, he didn't.
- g. Karen asked Kamberleigh Johnston if he had any new evidence. He didn't as he didn't think he was able to speak. He was hoping the Zoning Administrator was coming.

2. BCA Site Visit Report(s):

a. Verbal Reports given:

aa. Shawn Bemis report: The location was easy to access and he had been at the site before. The lot was lined with maple trees and the land had become overgrown. There is also a Lincoln Continental on the property covered. It is a flat lot with lawn, road/ driveway on 3 sides. Site visit was on Tuesday, September 19th, 2023.

bb. Rick Kaminski report: Visited site on September 22, 2023 at 4:00 pm. Walked the perimeter. Maple trees on the left side. It is accessible from three sides. It is flat. It would be easy to construct as it is level. Brush has grown up. Car on site, hope it is not leaking fluids into the ground.

cc. Karen Evans report: Inspected the site on September 19, 2023 at 10:45 am. The lot is rectangular in a residential area. You can see a glimpse of Echo Lake. Assesses value is 23,500.

- b. Karen asked if there was any new evidence.
- c. Kamberleigh asked Michael Coleman if the lot is buildable. There were questions with regard to the Zoning Administrator.
- d. Michael Coleman added the lot is located in the shoreland overlay. The Zoning Administrator would refer a zoning permit application to Planning Commission and Zoning Board of Adjustment. A conditional use permit would be required.
- e. Kamberleigh made reference to the PVR hearing officer court case and the three-year period that the court awarded the assessed value of 23,500. He said it was for 2020-2022 which didn't include 2023.
- f. Kamberleigh commented that this is banned from the three-year rule.
- g. Michael Coleman couldn't answer to that as he didn't have the hearing officer's decision paperwork in front of him.
- h. Kamberleigh referenced dates on other documents pertaining to parcel id 001637.
- i. Karen asked Kamberleigh to keep his questions relevant to this case/parcel.
- j. Kamberleigh asked questions about the disposition and comparable properties.
- k. Karen told Kamberleigh that we would review and discuss the information when we go into deliberation. **Closed Hearing, Lister was recused and BCA went into deliberation at 6:08 pm.**

4. Next Meeting Date & Topics of Discussion:

5. Adjourn:

Respectfully submitted.

Angela Kissell
Recording Secretary
Town Clerk
Board of Civil Authority

Board of Civil Authority

Karen Evans, Co-Chair

Angela Kissell

Jay Kullman

Rick Kaminski

Shawn Bemis

Michael Coleman