

Preliminary Hearing Minutes

Town of Plymouth, Vermont

Board of Civil Authority Hearing Minutes

The Board of Civil Authority of the Town of Plymouth, Vt, notified and warned, met in the Meeting Room at the Municipal Building at 68 Town Office Road, in said Town on Monday, July 14, 2025, at 5:00 PM.

BCA Members Present:

Justice of the Peace: Bruce Pauley and Justus Pingree

Select Board: Rick Kaminski and Jay Kullman

Town Clerk: Angela Kissell

Assessor: Ryan Silvestri

Appellant: Henry Shipman

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 Assessors and have timely filed their written appeal with the Town Clerk.

1. Call Meeting to Order:

a. Bruce Pauley called the meeting to order at 5:00 PM.

2. Approve Meeting Minutes:

a. Jay Kullman made a motion to approve the July 7, 2025 meeting minutes. Justus Pingree seconded the motion. The motion carried.

3. BCA Hearing:

Parcel ID: 000929 – Shipman, Henry – 7867 Route 100 – Residential Structure

Bruce Pauley opened the hearing by reading the site inspection to its entirety. Bruce then asked the members of the BCA if they had any questions. Rick Kaminski asked Henry Shipman what he would sell his house for. Henry Shipman declined to answer. Justus Pingree said that it might be hard to find comparables for the house. What is the quality of the interior. Ryan Silvestri said he used cost approach. Ryan found sales and suggested that the equalized value is 544,700. There was discussion about the excessive acreage – forest & agricultural. House with two (2) acres. Current Use is adjusted after the fact. Henry Shipman said that the house is not complete as it needs insulation in the basement and handrails on the stairs.

Bruce asked if there were any additional comments or questions. If not, we will then close the Hearing and go into deliberative session. **Hearing was closed at 5:37 PM.**

4. Deliberation:

- a. Went into deliberation at 5:45 PM.

The Board made a motion, seconded and passed that the value of \$360,250 was correct based on the evidence that they received.

- b. Came out of deliberation at 5:59 PM.

5. Adjourn:

- a. **Jay Kullman made a motion to adjourn the meeting at 6:00 PM. Rick Kaminski seconded the motion. The motion carried.**

Respectfully submitted,

Angela Kissell
Town Clerk
Recording Secretary
Board of Civil Authority

Board of Civil Authority

Bruce Pauley, Chair

Karen Evans, Vice-Chair

Chase Morsey

Justus Pingree

Rick Kaminski

Jay Kullman

Keith Cappellini

Angela Kissell