

**TOWN OF WILMINGTON
BOARD OF CIVIL AUTHORITY
TUESDAY, AUGUST 25, 2015
(Immediately following the Board of Tax Abatement Hearing)
MINUTES**

The meeting of the Board of Civil Authority was convened by the Town Clerk at 5:59 p.m.

IN ATTENDANCE: A quorum was achieved A quorum was achieved with 7 members present. Selectboard – Jake White, Susie Haughwout (also as Town Clerk), Diane Chapman, John Gannon; Justices of the Peace – Elizabeth McEwen, Marcia Dorey, Peter Barton;

Also Present: Listers – Len Chapman, Lynne Matthews, Diane Schipke, Kay Martin Schwader, Jerry Osler; Consulting Appraiser – Brian DeCesare; Appellant – M. Lee Lopez

1. ELECT CHAIR:

Susie Haughwout nominated Elizabeth McEwen as Chair, seconded by Diane Chapman
No other nominations heard. Voice Vote - All in favor – So Voted

2. INTRODUCE BCA:

BCA members introduced themselves

3. BRIEF EXPLANATION OF QUASI-JUDICIAL HEARING:

Chair gave brief explanation on composition of the BCA and its duties during tax assessment appeal hearings.

4. NO CONFLICTS OF INTEREST WERE DECLARED

5. ADMINISTER OATHS TO BCA, LISTERS, CONSULTANT & APPELLANT:

Chair swore in the BCA. Chair swore in the Appellant and Listers for the hearing.

6. HEAR TAX ASSESSMENT APPEALS:

LOPEZ, M. LEE & CAROL J. - 94 WILMINGTON HEIGHTS - ID#00601059.200 - \$575,000

Mr. Lopez appeared before the BCA in person. He submitted copies of written testimony and copies of a professional appraisal. He noted a number of inaccuracies in the Listers' material dated June 15, 2015 for his property. He also testified that his property was increased by \$65,000 this year, while two of his neighbors were reduced by as much as \$15,000. Mr. Lopez asked that the value of his property be set at \$530,000 as reflected in his professional appraisal.

Brian DeCesare testified that the he and the Listers had gained access to the interior of the home for the first time in April of 2014 and stated that any inaccuracies in the Listers' material had been corrected, particularly the measurements of the footprint. He noted some errors in Kersten's appraisal. He testified that the property is located at the end of the road, private setting, good views, well-landscaped, a formal house, fireplace, well-constructed, good condition, some updates, 2480sf, basement is 1120sf with 500sf finished, large deck, built-in pool with cabana, detached garage/barn structure, detached shed, generator & tennis court. He reviewed the comparables used by the Listers and explained why they were better than 2 of the comps used by Kersten. The Listers' lead comp of 108 Look Road brought the subject property to a value of \$581,000. The Listers' other 2 comps brought the subject property to a value of \$565,000. The Listers consider the subject to be a superior property and ultimately set the value at \$575,000.

7. ASSIGN INSPECTION COMMITTEES:

The Inspection team is comprised of McEwen, Dorey, White & Gannon. Appellant gave consent to inspect.

8. SET DATES/TIMES FOR INSPECTION AND NEXT MEETING:

Appellant and BCA agreed to Wednesday, August 26, at 5:30pm for the Inspection. Listers were invited to attend. Meeting time was set for September 1, 2015 to hear Inspection Report and make Final Decision.

8. ADJOURN:

MOTION TO ADJOURN made by Fred Houston, seconded by Marcia Dorey. Voice Vote – All in favor.

Adjourned at 6:50pm.

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE MINUTES ARE A TRUE AND OFFICIAL RECORD OF ALL ACTION TAKEN AT THE BOARD OF CIVIL AUTHORITY MEETING HELD, AUGUST 25, 2015.

MINUTES PREPARED ON FRIDAY, AUGUST 28, 2015 & SUBMITTED TO WEBMASTER ON FRIDAY, FRIDAY 28, 2015 AT 1:35PM.



ATTEST:

Susan Joy Haughwout

DATE: August 28, 2015

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE MINUTES ARE A TRUE INDICATION OF THE BUSINESS OF THE BOARD OF CIVIL AUTHORITY MEETING HELD, AUGUST 25, 2015.