July 12, 2019
Tax Appeal Meeting
Board of Civil Authority Members Present: Peter Coffey, Ted Lylis, Sharon Compagna, Ken Weston, Martha Chesley, Jen Myers, Peter Ryan, and Fred Baser
Listers Present: Craig Scribner, Sr.
Appellant Present: Peter Jackman & Paul Jackman
At 9 :05 AM Peter Ryan called the meeting in and swore in the Board of Civil Authority, the Lister and the appellants.
Craig Scribner Sr. provided information on the property. The 1-acre lot was subdivided from the Jackman Fuels property and kept by Peter & Paul Jackman. They have a right of way through Jackman Drive (off Pine Street) and have a 27' access off Pine Street (west side of old Autumn Harp parking lot, currently owned by Bristol Works!). Craig explained they had no grounds to reduce the property based on anecdotal evidence.
Paul Jackman referred to the letter written and provided by Degan Murray (an environmentalist of Murray & Masterson). He explained the decommissioning process being the expense of the seller to make the lot saleable. There is potential for hazardous material, but currently they are unsure if any contamination is present. Peter Jackman explained they would have to hire a firm to prove there is no pollution liability.
Craig explained reducing the cost could set a precedent.
Fred Baser asked why it was 1 acre. Peter Jackman explained it was for the east of the survey. When they were selling the Jackman's Fuels business and property to the current owner it was discovered due to new ownership these tanks would have to be replaced by following updated criteria, which would cost a significant amount of money. Fred asked if there is a market for this type of property. Peter Jackman said the tanks would have to be brought up to current standards and any purchaser that wanted to keep the property to use for this specific reason would have to go through the Act 250 process.
Peter Ryan asked if there was a building lot potential on the land not affected by the tanks. Paul explained there could be, but the other portion of the property was once a rail yard.
The inspection committee will be Ted Lylis, Ken Weston and Peter Coffey. They will inspect on July 22, 2019 at 9am.

Fred Baser moved to reconvene the hearing August 7th at 9 am to receive the report of the inspection committee and deliberate. Ken Weston seconded, so voted.