Town of Bristol, Vermont
Board of Civil Authority Tax Appeal Meeting Minutes
September 14, 2022

Board of Civil Authority members present: Peter D. Ryan, Fred Baser, Martha Chesley, Craig Scribner, Sharon Lucia
Listers present: Mark Bouvier, Patricia King, Doug Corkins

- **Call the Meeting to Order**: 3:00 pm
- **Take Oath** – *I do solemnly swear (or affirm) that I will well and truly hear and determine all matters at issue between taxpayers and listers submitted for my decision. So help me God. (or, under the pains and penalties of perjury).* 32 VSA 4405.
- **Nominate a Chair for the Meeting**: Fred Baser nominated Peter Ryan. Craig Scribner seconded. So voted.
- **Appeal of Justin Lathrop and Lisa Morris, property south side** Grade and acreage appeal

Listers case

Acreage piece - in sale - grantor still had 7 acres. Grantor did not agree - he wanted everything sold. His intent.

Plat map - Cadvan - Nathaniel - plat map did not show what the remaining acreage was. Reached out to surveyor - total amount of acre 66.1 acres; 69.85 (listed under father's name). subtract out 4 lots on map that left 10.5 acres (LaRose) remaining; amount used for Justin & Lisa.

Deeds did not jive with (6.45 acres)

Grade of the land - validity to the docs were

Previous owner grade - .80;

Looked at comparable property - looked West St property down to river and also South Street & Cold Spring Road - .50 was lowest. 2 acres of the property at .80 but remaining of acre reduced to .50

Nothing in Town of Bristol is below .50

# of acres is in dispute -

Appellant - acreage not correct; Jason Barnard - thinks it about 8 & change; is going to do survey the lot. Going to do this month or early October. Will end acreage dispute.

Value - Building lot is 2 acres - system calculates on acreage & grade (.80)

Tax bills - get copies from Justin & Lisa referred to; original acreage only had one building lot not 4 lots

A Johnson; his parents, Lathrop LLC, and Jim & Claire
Plateau - George Forand used to live - below in gravel pit

The bank & land down to road & across from Mill. Nothing on top of hill.

Zoning - 1/2 acre zoning;

Value $70,100
$18,100 (8.5 acres)
$52,000 for building lot (standard); no sewer or water

Survey takes precedence

Errors and emissions once survey is filed.

Purington 4 acre lot on north mountain - in at .25 (swamp).

- **Schedule Inspection Visit to property**

Inspection committee: Craig Scribner, Fred Baser and Martha Chesley - 28th Wednesday; 11 am;

October 6, 2022 at 3:00 pm to continue meeting

Recess meeting at 3:40 pm

Fred Baser made motion to recess, Peter Ryan seconded. So voted

- **Adjournment (Recess)**