

Town of Williston  
Board of Civil Authority  
Appeal of the Listers Decision  
Minutes for July 22, 2024, 6pm

BCA Members Present:

In person: Greta D'Agostino, Ted Kenney, Debbie Ingram, Terry Macaig, Sarah Mason, Andy Mikell, Carter Smith, Ellie Beckett, Angela Arsenault, Tony Lamb, Jeanne Jensen  
Remote attendance: Ginny Lyons

Others in Attendance:

In-person: Linda Levitt, Lister.  
Remote attendance: Connor Morrow, representative for appellant

The meeting was called to order at 6:10 pm by Board Chair Andy Mikell.  
Chair Mikell explained new open meeting law about recording and posting requirements.  
Chair Mikell asked about any conflicts of interest or ex parte communication. None.  
Chair Mikell administered all oaths to board members and appellants testifying.

**Chair Mikell introduced the first appeal hearing property:**

166 Sycamore St. Parcel id: 08103.002000 Maple Tree Place Owner, LLC

Lister Linda Levitt asked Connor Morrow to explain his communications thus far with Williston Assessor Bill Hinman. Mr. Morrow explained the two had been in contact and both parties agree more time is needed to gather information regarding Maple Tree Place. The parties ask for a continuance of the hearing, six weeks out, to Monday, September 9<sup>th</sup>, 2024. The listers, BCA and appellant all agree to the extension. The hearing is recessed until Monday, September 9<sup>th</sup>, 2024 at 6pm in person or on Zoom.

Chair Mikell moved on to agenda item #2, Other Business. Angela Arsenault raised a question about a property tax-exempt status. Sarah Mason explained the BCA was not the audience for this type of inquiry.

Sarah Mason touched briefly on the State Primary on August 13, 2024. Jobs and duties will be assigned via email and BCA members are asked to check their schedules for participation on election day and evening shift for write-in tallying.

Motion to adjourn at 6:25 pm, seconded by Carter Smith.

Continuance: Monday, September 9, 2024. Meeting opened at 6:02pm by Vice Chair Carter Smith, sitting in for Chair Andy Mikell, and the tax appeal hearing for Maple Tree Place Owner, LLC was reconvened.

Present in person: Carter Smith, Sarah Mason, Tony Lamb, Ted Kenney, Terry Macaig, Jeanne Jensen, Mike Isham, Debbie Ingram, Angela Arsenault, Lauren Koumjian, Linda Levitt.

Remote Attendance: Ginny Lyons, Greta D'Agostino, Nick Camenker, newly appointed representative for the appellant.

Vice Chair Smith administered the oath to Nick Camenker.

Assessor Bill Hinman was not in attendance to review the discussions and agreement he came to with Connor Morrow, previous representative for the appellant. His write-up was distributed and made available for everyone to examine.

Vice Chair Smith asked Mr. Camenker if he had anything to add. Being new to this case, he did not have much to add. It was clarified that this stipulated agreement is for the 2024 year only. Future years will be reviewed as they come. The same process for appeal is available yearly.

The listers were asked for any comments and they had none.

Tony Lamb made the motion to set the value for Maple Tree Place Owner, LLC at \$80,000,000 for the year 2024.

Seconded by Terry Macaig.

Discussion on the motion from Ted Kenney to note the BCA is not voting to approve a settlement between the parties but is using its discretion to set a value that the town and landowner agree to.

Ginny Lyons goes on to suggest the Board in the future will look at this letter again and take into consideration the recommendations from the assessor. Tony Lamb explained the process of the assessor presenting a value next year and this suggested piece will be on file as a possible recommendation.

The Vice Chair called for a vote, the ayes have it, motion passed.

Motion to adjourn by Tony Lamb and seconded by Terry Macaig.  
Meeting adjourned at 6:15pm.