

**Town of Williston
Board of Civil Authority
Public Hearings: BCA Appeal of Listers Decisions
Williston Town Hall
July 18, 2019**

Members Present: Andy Mikell Deb Beckett .
 Gordon St. Hilaire Terry Macaig
 Charity Clark Jim McCullough
 Carter Smith

Others Present: Bill Hinman Linda Levitt
 Andy Hood Sarah Mason

Ch. Andy Mikell opened the Public Hearing at 6:00 PM –

1. WalMart USO 2224 863 Harvest Lane #12106.032000

Andy Hood, representing Stavitsky & Associates for WalMart, requested the value of the property be valued at \$8,052,450 rather than the current assessed value of \$9,916,110.

Mr. Hood summarized the property as a 115,000 sq. ft., stand-alone building approximately 22-23 years old and in average condition. The building is not on a main road and sits back a long ways from the road.

He then presented comparable sales data for Costco, Dedham, MA, Burlington Coat Factory in Bangor, ME, retail property in Norwood, MA, Namco Plaza, Seekonk, MA, Webster Plaza, Webster, MA, WalMart Seabrook, NH, BJ's Wholesale Club, Bangor, ME, WalMart, Fall River, MA, Retail property in Woonsocket, RI, WalMart, Woonsocket, RI, Lowes, Cheshire, CT, Home Depot, Oxford, MA and Eastfield Mall, Springfield, MA.

He stated that this property is currently at \$86/sq. ft. and it is actually only worth about \$70/sq. ft. for this land leased property.

Bill Hinman, Assessor and representing the Williston Listers, reviewed the property details and the valuation process for this property as well as other properties in Williston, including Maple Tree Place and in neighboring communities. He explained that the Lister's use the Cost Approach to value this property which reflects the value of the land and depreciated value of the improvements.

He also explained that the object of the appraisals are to be equitable whether with individual residential properties, commercial properties, hotels or retail properties. For example Home Depot needs to be equitable with WalMart. This all comes back to the Cost Approach.

Ch. Andy Mikell recessed the hearing at 6:35 PM and appointed an Investigation Committee of Jim McCullough, Charity Clark and Carter Smith.

2. Other Business of the BCA.

Deb Beckett, Town Clerk, reported that a full review and of the voter checklist is currently underway resulting in the challenging of approximately 2, 250 voters.

To date over 500 have been returned as undeliverable or unable to forward by the Post Office.

In an effort to make the Williston Checklist more accurate it is recommended that we purge those that we believe have moved and we cannot locate or forward mail to. It has been at least 5 years and in many cases more than 10 years since the individual listed has voted.

A motion was made by Carter Smith and seconded by Terry Macaig to remove those names from the voter checklist who have addresses that are no longer forwardable by the post office. The motion passed unanimously.

The meeting was adjourned at 6:45 PM

Minutes Submitted by
Deborah Beckett
Town Clerk