

\$100,000 back in 2003. There is no real difference to property with restriction or that has been transferred to the Land Trust.

He added that for land south of the interstate there is no market value difference with or without restrictions.

Mr. Simendinger pointed out that this is not land that can be made into a neighborhood. Nothing can be done with land that cannot be developed or subdivided in any way.

Ch. Andy Mikell recessed the hearing and appointed an investigating committee of: Ginger Morton, Ben Rose and Terry Macaig.

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| 2. | <i>Simendinger, JoAnn</i> | <i>Vacant land Summit Ridge</i> |
| | <i>Simendinger, Joann</i> | <i>43 Summit Ridge</i> |

Joy Limoge recused herself from this hearing due to a conflict of interest.

Ch. Andy Mikell opened the hearing.

Bill Hinman introduced the property on Summit Ridge Parcel 16189.299000 noting that it is 101.87 acres of vacant land which abuts the property owner's residential property at 43 Summit Ridge parcel 15189.279000.

Mrs. Simendinger explained that the land value had increased even though it is unbuildable lands and inaccessible for road or septic as it would be cost prohibitive and physically prohibitive to do anything with this land.

Bill Hinman explained that in looking for sales of large tracks of land, he found 81 acres sold in July, 2015 for \$340,000 on Hinesburg Rd. It is essentially raw land and no development is possible other than one single family dwelling.

He added that there is a parcel in Essex which is fully in current use and cannot be built on.

Mr. Simendinger explained that there is significant wetlands, ledge and steep slopes preventing the use of the property for just about anything, including hiking at this time.

Andy Mikell asked if \$1500 per acre is standard for excess acreage and with this type of topography.

Bill said that it was but also noted that it is the whole property that needs to be looked at and not just the excess per acre value.

Ch. Mikell recessed the hearing and appointed the inspection team of Andy Mikell, Ben Rose and Deb Beckett.

3. *St. Hilaire, Roger & Jane*

2480 Oak Hill Rd.

CH. Andy Mikell opened the hearing.

Bill Hinman introduced the property at 2480 Oak Hill Rd, parcel 24100.150000

Gordon St. Hilaire explained that the home on this property is a very old Vermont farmhouse in need of several repairs. The Listers did give a reduction on the house value and the St. Hilaire's are satisfied with that. The purpose of the grievance is the value of the excess acreage on the East side of Oak Hill road.

He explained that the family has been on the property for over 60 years and have always taken care of the land. There are several acres of pasture as well as woodlands. There are 25-20 acres that are completely unusable and unbuildable and will always remain vacant because of wetlands.

Bill Hinman agreed that there is probably some wet lands but it is not actually identified as "wetlands". He also noted that there is a substantial portion of land that can be put into current use or other avenue. There are 95 acres on the East side and 12 acres on the West side.

Mr. St. Hilarie pointed out that Allen Brook runs right through the property and there is a considerable amount of standing water and overgrowth.

He stated again that there is no issue with the value of the house but would like the Board to take another look at the rest of the property.

Ben Rose asked if the property was in Current Use.

Mr. St. Hilaire said that it is not and that they just have never explored that.

Jim McCullough asked what was used to determine if the property contained wetlands.

Bill Hinman said that Grass Roots GIS had developed an overlay for the town in the past and this showed only .22 acres of wetlands.

Ginger Morton pointed out that it appears as though the USGS Atlas is showing 25-30 acres of Class 2 wetlands.

Bill Hinman noted that it is possible the designation was based on dated data and that it does only look at Class 1 wetlands. He added that they never looked at Class 2 and actually did not even realize there was a Class 2 designation.

Ch. Mikell recessed the hearing and appointed an investigating committee of Ginny Lyons, Joy Limoge and Jim McCullough.

4. *Parkview at Ticonderoga LLC (Curtis Lumber)*

349 Leroy Road

Bill Hinman introduced the property at 349 Leroy Road parcel # 07069.051000

John Eggelson, representing Parkview at Ticonderoga LLC, explained that the property was purchased in 2006 for \$3,100,000. He also explained that due to various factors including location and cost vs. income approaches that the assessment should be lower and that an assessment closer to \$2.3 million would be reasonable.

Bill Hinman, stated that the Lister's were actually discussing this issue and believe that the location is a big factor with this property because it is not on a main road and feel a reduction is warranted. He then recommended that the owner and Lister's split the difference and offered a reduction \$2.5 million.

Mr. Eggelson stated that he would bring this offer back to his clients for further discussions.

Ch. Mikell recessed the hearing until Monday, August 15, 2016.

5. *Home Depot*

759 Harvest Lane

Ch. Andy Mikell opened the hearing.

Bill Hinman presented the property locted at 759 Harvest Ln. property 13106.030000.

Deb Beckett, read the letter from Daniel Swift, representing Home Depot, explaining their reasons for requesting a reduction along with comparisons and documentation.

It was recommended that this hearing be recessed until September 1 in order for Mr. Swift to be able to present their case in person.

Ch. Mikell recessed this hearing to September 1, 2016.

Ch. Andy Mikell recessed the meeting until August 15, 2016.

Minutes submitted by
Deborah Beckett
Town Clerk