

Town of Fairfax



12 Buck Hollow Road
Fairfax, VT 05454
(802) 849-6111

BOARD OF ABATEMENT MEETING MINUTES APRIL 12, 2018 – 4:00 p.m.

The duly warned Board of Abatement Meeting was held on April 12, 2018 at the Fairfax Town Office Conference Room 116, 12 Buck Hollow Road, Fairfax, Vermont at 4:00 p.m.

The following members were present: Peter Fitzgerald, Justice of the Peace Chair, Stephen Bessette, Duane Leach, Steve Cormier, Susan Mitchell, Judy Cleary, Randy DeVine, Mary Kay Raymond, Donna Meunier, Marjorie Ellsworth, Patricia McNall, Assessor and Deborah Woodward, Town Clerk/Treasurer.

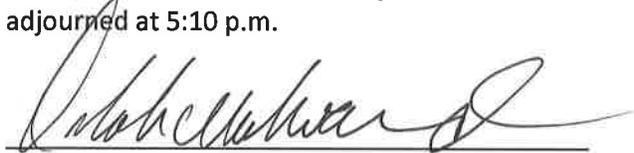
Others present included: Johanna Blake, Delinquent Tax Collector, Gabe Handy, Lynn Parah, and Amy Sears.

The April 12, 2018 Board of Abatement meeting was called to order at 4:00 p.m. by Peter Fitzgerald, Justice of the Peace Chair. He addressed that this meeting was being recorded. The VLCT 2018 Model Rules of Procedure for Board of Abatement Hearings were used as our guideline.

P. Fitzgerald addressed the Board of Abatement on the 2016 property taxes of Carol J. Jordan, Parcel ID BH0695 at 695 Buck Hollow Road, Fairfax, VT 05454. Johanna Blake, Delinquent Tax Collector, represented as Agent for Carol J. Jordan stated that the 2016 taxes which justify abatement under taxes in which there is manifest error or a mistake of the Listers. J. Blake stated that the reclassification was done in error in 2016 by the Listers. By the time the error was researched, it was past the time frame to make the change. This abatement is the only avenue to correct this. The adjustment has already been made for 2017. Members asked about the lot size, which is one-half acre of land. Based on current regulations and access issues, the lot is not currently sub dividable. The Board of Abatement voted unanimously to grant the abatement on 2016 property taxes of Carol J. Jordan, Parcel ID BH0695 at 695 Buck Hollow Road, Fairfax, VT 05454 in the amount of \$607.69 due to the reclassification error. This consists of \$460.32 property tax, \$36.83 Delinquent Tax Collectors fee, and \$110.54 interest.

P. Fitzgerald addressed the Board of Abatement on the 2017 property taxes of Jiddu-Sittu Trust, Parcel ID HV0008 at 8 Huntville Road, Fairfax, VT 05454 at 4:21 p.m. Steve Cormier recused himself from taking part in this hearing due to a conflict of interest. Gabe Handy, owner of Jiddu-Sittu Trust, stated that as a result of a fire on January 2017 which justifies an abatement under taxes upon real or personal lost or destroyed during the tax year. He felt that the value should have been reduced to only land with the detached garage. He asked for an abatement of \$794 on the municipal and local agreement along with \$508 on the trash fee. Members questioned who owned the land when the fire took place; if there has been an adjustment made after the fire; why the previous owners had not paid their portion of the property taxes before Jiddu-Sittu Trust purchased the parcel; and trash fees being changed to commercial owners and on vacant homes. The Board of Abatement voted to grant the amount of \$432.02 on the 2017 property taxes of Jiddu-Sittu Trust, Parcel ID HV0008 at 8 Huntville Road, Fairfax, VT 05454. The amount abated was based on the following calculations: The value of the property after the fire was determined to be \$58,000. Subtracting the \$58,000 from the \$127,200 tax value gives a value reduction of \$69,200. Computing the Municipal and Local Agreement tax on \$69,200 results in a tax abatement of \$432.02. The Board determined that the trash fee of \$508 will not be abated.

P Fitzgerald made motion to adjourn. The motion was carried with all members in favor. The meeting adjourned at 5:10 p.m.



Attested on April, 13, 2018

Deborah Woodward
Town Clerk/Treasurer