

**BCA MEETING
INSPECTION COMMITTEE REPORTS
AUGUST 16, 2016**

Present: Kathleen Neathawk Town Clerk, Steve Crofter, Laurel Green, Patricia Fowler, Dennis Harty, Sanford Martin, Paul Obuchowski, Lamont Barnett BCA; Paul Noble, Camilla Roberts & Michael Harty, Listers.

Chairman Obuchowski resumed the meeting from July 26, 2016 at 6:03p.m to hear the reports of the inspection committees.

TransCanada Hydro NE, Inc. -- 12 Mill St. - PIN 246060019 – SPAN 528-166-12481

Sanford Martin, Chair of the Inspection Committee, reported that the committee inspected the property on August 10, 2016 at 12 Mill St. along with Mark Clevendon and Pat Mock representatives of TransCanada. The committee inspected the building's exterior and generator area and noted the building and grounds are in very good to excellent condition and that the #2 generator is being rebuilt. This rebuilding should extend its life by 50+ years. The fish ladder is presently closed and is opened seasonally by directive from the State of Vermont. Three transformers taken out of service several years ago have been removed from the site. There are no comparable properties in the area. The committee met immediately after the inspection tour to deliberate and recommended that the value remain at \$108,110,000.00 taking into consideration the Superior Court ruling on the appeals of 2012, 2013 and 2014.

Obuchowski then opened the meeting for discussion. There being no further discussion, a motion was made by Martin to uphold the Listers value, seconded by Fowler. Obuchowski called for a vote and it was unanimous with Harty abstaining.

Bart Industries, Inc. --- 19 Transport Park-PIN 069930019- SPAN 528-166-10101

Dennis Harty, Chair, reported that on August 8, 2016 the committee, along with Robert Boylan owner and Listers Paul Noble and Michael Harty inspected the property at 19 Transport Park. This is .9 acres of raw land, zoned commercial. The land is mostly flat with a small uphill bank on the front side. There is a 10,000 gal doubled wall oil tank buried on the property but no electric service to it. No water or sewer available either. The land is located on a 30' wide by 80 yd. long Right of Way which is blocked by a box trailer/ shed also owned by Boylan. The Listers adjusted down the value by 20% due to the lot limitations and the committee agrees. The buried tank however the committee feels is worth only \$4,000.00 down from \$10,000.00 as listed. Therefore the committee recommends lowering the value to \$35,000.00 down from \$41,000.00.

Obuchowski opened the meeting to discussion. There being none, Harty made a motion to reduce the property to \$35,000.00 down from \$41,000.00. The motion was seconded by Crofter. A vote was called by Obuchowski and it was unanimous in favor of the reduction.

Heidi/Robert Hitchcock—24 Atkinson St.-PIN 264010024-SPAN 528-166-11119

Pat Fowler, Chair, reported that on August 11, 2016 the committee inspected the property at 24 Atkinson St. The residence was tidy and the lawn was trimmed. There was no evidence of water

Damage on roofs or ceilings. Hardwood floors on first and second floors. Kitchen and baths could use updating but clean and tidy. Large rooms are bright with large period windows. Wood trim is in excellent shape with bullseye decoration. Attic is uninsulated, the roof is slate and the property has vinyl siding. A pellet stove was added by the owner. Construction appears to be solid. The committee met after the inspection and recommended no change in the value.

Obuchowski opened the meeting for discussion. There being none, Fowler made a motion to uphold the Listers value of \$171,000.00 seconded by Harty. A vote was called and it unanimous to keep the value as set by the Listers.

**Anthony James-DBA James Petro LLC – 97 Westminster St.
PIN 265030097- SPAN 528-166-10177**

Sandy Martin, Chair, reported that on August 3, 2016 the committee inspected the property at 97 Westminster St. The committee carefully inspected the parking area, gas pump area, fences, building exterior and interior with the owner Anthony James. It was noted that the lot, fences and building are in good shape. The asphalt shingle roofing is in below average condition. The interior is very clean, well-organized and the one restroom is clean and functional. The Committee met immediately following the inspection and after careful consideration and deliberation concluded that the value of \$310,000.00 is appropriate. It was also noted that the 2014 assessment of \$410,000.00 was reduced to \$310,000.00 by the BCA.

Obuchowski then opened the meeting for discussion. There being no further discussion, a motion was made by Martin to uphold the Listers value of \$310,000.00 seconded by Harty. A vote was called by Obuchowski and it was a unanimous vote in favor of leaving the value as set by the Listers.

There being no further business, Barnett moved to adjourn the meeting at 6:40 p.m., seconded by Martin. The motion carried.

Attest: _____ Town Clerk 08/19/2016

Approved: _____ Chair