

BOARD OF ABATEMENT MEETING  
Held on February 14, 2024

The Board of Abatement meeting was called to order in person by Board Chair Tabitha Tant at 6:21 PM in the City Council Chambers, City Hall, Barre, VT. In attendance in person were: Patti Bisson, Rosemary Averill, Jake Hemmerick, Haley Pero, Peter Anthony, William Toborg, Amanda Gustin, Tess Taylor, Tim Boltin, Samn Stockwell (6:30 PM), Assessor Carly Martin, and City Clerk/Treasurer Carol Dawes.

Members absent: Ivana Argenti, Michael Boutin, Emel Cambel, Michael Deering, Tom Kelly, Karen Lauzon, Thom Lauzon, Lisa Liotta, Brian Parker, and Teddy Waszazak.

The Board approved the minutes of the November 14, 2023 meeting on motion of Board Member Toborg, seconded by Board Member Gustin. **Motion carried.**

Chair Tant opened the abatement hearings, and administered the oath to all requesters.

- **BOA 2024-05: Real & Dorothy Maurice, 19 Garfield Avenue. Parcel #0655-0019.0000.**  
Rachel and Nate Piper represented the Maurices. The Pipers said they were living the finished basement. Due to loss of power during the storm on July 10, 2023, 7" of water built up in the basement, which was rendered uninhabitable. They have been working to restore the space to an unfinished basement, and will not be returning it to habitable condition. The main floor of the house wasn't impacted. Mr. & Mrs. Piper estimated the finished basement represented approximately 40% of the livable space in the home. The hearing closed on motion of Board Member Bisson, seconded by Board Member Toborg. **Motion carried.**
- **BOA #2024-17: VT 48-52 West Patterson LLC, 52 W. Patterson Street. Parcel #1555-0048.0000.**  
Owner's representative Alan Ritchie said the property consists of two identical 4-unit apartment buildings. The riverbank behind the western building known as 52 W. Patterson Street washed away, leaving the rear of the building structurally compromised. The Barre City Fire Department evacuated and red-tagged the building, and it remains in that condition to this day. Mr. Ritchie is working with geotechnical engineers to explore options for rebuilding and securing the riverbank, with possible funding assistance from USDA. The hearing closed on motion of Board Member Toborg, seconded by Board Member Stockwell. **Motion carried.**
- **BOA #2024-21: Alfred & Maryse Flory, 62 Maple Avenue. Parcel #0995-0062.0000.**  
Al Flory said this is a two-unit apartment building. There was six feet of water in the basement during the flood, which knocked out the electrical panel for the first floor unit, and destroyed the water heater that served both apartments. The first floor unit was vacated for two weeks while the electrical panel was moved upstairs. The second floor unit was never vacated, but was without hot water for two weeks. Three-quarters of the driveway washed away, and a washout around the base of the foundation called for a new frost wall to repair the damage. The land repairs took approximately three months to complete. Mr. Flory said he reduced the rental charges for the tenants until the land repairs were finished. The hearing closed on motion of Board Member Stockwell, seconded by Board Member Toborg. **Motion carried.**
- **BOA #2024-22: Richard Corey & Christa Hoisington, 23 Vine Street. Parcel #1490-0023.0000.**  
Mr. Corey and Ms. Hoisington said the property has flooded seven times during their ownership. The basement completely flood and water was knee-high on the first floor before they were rescued. The south end of the house is settling and the second floor is sagging. The house was red-tagged immediately following the flood and the electric meter was pulled. Flood abatement measures made in the past were unsuccessful, and recent weatherization and rewiring efforts were destroyed. Mr. Corey said they are walking away from the home, as any reconstruction will

require raising the house. The hearing closed on motion of Board Member Toborg, seconded by Board Member Stockwell. **Motion carried.**

- **BOA #2024-24: Dessureau Machine Inc., 51 Granite Street. Parcel #0685-0051.0000.**  
Arthur Dessureau said the building includes two apartments. There was two feet of water on the first floor, and the property is considered substantially damaged. No reconstruction or remediation work has been done to date. The utilities are off and the heating system would need to be replaced. They hope to perform mold remediation before warm weather returns. The hearing closed on motion of Board Member Toborg, seconded by Board Member Stockwell. **Motion carried.**
- **BOA #2024-25: John Trepanier, 22 Park Street. Parcel #1145-0022.0000.**  
Mr. Trepanier was not present. The Board will review his request in deliberative session.
- **BOA #2024-30: Baron Properties LLP, 10 Brook Street. Parcel #0240-0010.0000.**  
There were no representatives from the property owners present. The Board will review the request in deliberative session.
- **BOA #2024-34: Beverly Frost, 22 Vine Street. Parcel #1490-0022.0000.**  
Ms. Frost was not present. The Board will review her request in deliberative session.
- **BOA #2024-39: Natalie Anderson revocable living trust, 7 Mill Street. Parcel #1045-0007.0000.**  
There were no representatives from the property owners present. The Board will review the request in deliberative session.
- **BOA #2024-54: Lindsay Scott, 1 River Street. Parcel #1265-0001.0000.**  
Ms. Scott was not present. The Board will review her request in deliberative session.

The Board went into deliberative session at 7:27 PM on motion of Board Member Toborg, seconded by Board Member Hemmerick. **Motion carried.**

The Board came out of deliberative session at 7:53 PM on motion of Board Member Toborg, seconded by Board Member Stockwell. **Motion carried.**

The following decisions were made in deliberative session, and written decisions will be sent to the requesters within 15 days, as required by statute:

- **BOA 2024-05: Real & Dorothy Maurice, 19 Garfield Avenue.**  
Abatement of 40% of the value of the home; the percentage of livable space represented by the finished basement, based on testimony from Mr. and Mrs. Piper. This abatement will be from the date of the full through the end of the tax year, June 30, 2024. There is no abatement on the value of the land.
- **BOA #2024-17: VT 48-51 West Patterson LLC, 52 W. Patterson Street.**  
Fifty percent abatement on the value of the structures and land from the date of the flood through December 31, 2024. It was noted the property consists of two identical 4-unit apartment buildings included in one parcel and one tax bill. The damaged building and land represent 50% of the property.
- **BOA #2024-21: Alfred & Maryse Flory, 62 Maple Avenue.**  
Abatement of the value of the building for two weeks, representing the amount of time the first floor tenant was displaced, and both apartments were without hot water. Abatement also includes the value of the land for the first quarter through September 30, 2023, representing the amount of time it took to repair the driveway and new frost wall.
- **BOA #2024-22: Richard Corey & Christa Hoisington, 23 Vine Street.**  
Full abatement on the value of the structures from the date of the flood through June 30, 2024. There is no abatement on the value of the land.

To be approved at 2/21/24 BoA meeting

- **BOA #2024-24: Dessureau Machine Inc., 51 Granite Street.**  
Full abatement on the value of the structures from the date of the flood through June 30, 2024. There is no abatement on the value of the land.
- **BOA #2024-25: John Trepanier, 22 Park Street.**  
Abatement of the assessed value of the destroyed garage (\$14,520) from the date of the flood through three quarters to March 31, 2024. Also included is abatement of the land under the garage (6.89% of total parcel) from the date of the flood through three quarters to March 31, 2024. The timeframe represents when the land has been restored and the garage rebuilt.
- **BOA #2024-30: Baron Properties LLP, 10 Brook Street.**  
Abatement denied, as the requester provided no evidence of loss of assessed or taxable value to the property.
- **BOA #2024-34: Beverly Frost, 22 Vine Street.**  
Abatement of 38% of the value of the home; the percentage of livable space represented by the finished basement, based on written testimony from Ms. Frost. This abatement will be from the date of the full through the end of the tax year, June 30, 2024. There is no abatement on the value of the land.
- **BOA #2024-49: Natalie Anderson revocable living trust, 7 Mill Street.**  
Abatement denied, as review of the assessor's data on the property shows the warehouse in question is not listed with any assessed value, and therefore is not paying any taxes which can be abated.
- **BOA #2024-54: Lindsay Scott, 1 River Street.**  
Full abatement on the value of the structures from the date of the flood through June 30, 2024. There is no abatement on the value of the land.

The next Board of Abatement hearings are scheduled for Wednesday, February 21, 2024, from 6-8 PM in the City Council Chambers.

The meeting adjourned at 8:00 PM on motion of Board Member Toborg, seconded by Board Member Averill. **Motion carried.**

Respectfully submitted,

Carolyn S. Dawes, Clerk/Treasurer