

Board of Civil Authority
Minutes

The Board of Civil Authority met on Thursday, September 16, 2021 at 5:00 p.m. in the Town Office.

Present: Justices of the Peace: Sally Bohl and Rosemarie Curran.
Selectboard: Nancy Bushika, Carol Fachini, Mike Denault and Dan Potvin.
Mapper: Susan Boswell, Cartographic Technologies, Inc.
Town Clerk: Lori A. Shepard.
Visitors: Barbara Dolle and Jenifer Hughs.

MOTION by Carol Fachini to accept the minutes of August 5, 2021 as written. SECONDED by Mike Denault. All in favor. Motion APPROVED.

The town clerk advised that she received two responses, one from Arik Robert Olson and Thomas W. Picard stating they are residents and wish to remain on the list.

MOTION by Nancy Bushika to retain those who returned their Voter Response Letters stating they still live in town and requesting to remain on the checklist. SECONDED by Mike Denault. All in favor. Motion APPROVED.

MOTION by Nancy Bushika to retain on the voter checklist in the inactive section for two general elections, all those who did not return their Voter Response Letters. SECONDED by Mike Denault. All in favor. Motion APPROVED.

Those that responded as continuing to reside in town and will remain on the checklist are:

Arik Robert Olson Thomas W. Picard

Names retained due to lack of response (24 voters). These voters will remain on the checklist in the inactive section and oral or written affirmation of residence will be required before being allowed to vote. These names will be removed after the November 2024 General Election.

David R. Agone	Jenna L. Blair	Stacia M. Bradley
Chelsea A. Brazeau	Christopher J. Cahoon	Jessica Marie Camacho
Joni L. Dunn	Nelson J. Dunn, Jr.	Julia M. Eichten
Devin Garrison	Samantha Jo Gordon	Ashley M. Hebel
Nicole Lee Hebel	Daniel J. Lichtenberger	Alexandra M. Lincoln
Justice T. Marable	Derek M. Parizo	Nadine L. Tifft
Matthew Michael Peckham	Daelyn V. Peterson	Joseph A. West
Kevin M. Reynolds	Heidi L. Smith	Rodajia A. Smith

There are now 705 voters on the checklist which includes 647 active and 58 challenged voters.

MOTION by Nancy Bushika to send a letter to the Secretary of State indicating the 2021 purge has been completed. SECONDED by Dan Potvin. All in favor. Motion APPROVED.

MOTION by Carol Fachini to accept the minutes of September 2, 2021 as written. SECONDED by Mike Denault. All in favor. Motion APPROVED.

Re: Barbara Dolle, Klondike Road, Parcel ID #00TR14008R.000

Lori Shepard read the inspection report for the site visit to Barbara Dolle's property on Klondike Road. Barbara Dolle corrected the last sentence of the fourth paragraph saying it should be: turned and ran easterly across Klondike Road and across Michael's Brook to a point on the easterly bank. The point is not in the center of the river as stated in the site inspection report. The board was given the current map of the property from the Townview software. The board agreed from the site visit and the map that Mrs. Dolle did not own the field which she called Michael's Meadow. The parcel on the easterly side of Klondike Road should be shifted to the south. Susan Boswell noted that changes to Barbara Dolle's property lines would affect adjacent land owners.

Re: David Hughs and Jenifer Hughs, 153 Tepeyac Hill, Parcel ID #00TR01A27R.000

Lori Shepard read the inspection report for the site visit to David and Jenifer Hugh's property on Tepeyac Hill. Jenifer Hughs submitted a Boundary Agreement between John and Julie Forbes and Bruce and Sandra Navom resolving the property line dispute between their two properties and agreeing that the Fuller Brook also known as the Harris Brook will be the recognized boundary. The Boundary Agreement was designated as Exhibit #9 along with a map showing her various property lines highlighted as Exhibit #10. The board was given the current map of the property from the Townview software. Susan Boswell estimated the change to be about one 1/2 acre.

Jenifer Hughs asked for clarification in the discrepancy of acreage from the prior grand list of 282.96 to the estimated 260.89 acres. It was confirmed that the former Cristofolini parcel is included and that current use map acreage is lower and had to be reconciled with the grand list acreage. Jenifer Hughs accepted that the new calculation is just more accurate than before.

Paul R. Dupuis and Diane M. Dupuis, 492 Jepson Road, Parcel ID #00TR02017L.000

Lori Shepard read the inspection report for the site visit to Paul and Diane Dupuis' parcel on Jepson Road. The board was given the current map of the property from the Townview software. The board could visualize on the map where the line would extend on the southerly border from the property on the westerly side of the road, across the road to a point on the easterly side of the road. Susan Boswell estimated that the increase would be approximately 0.04 acre.

Aaron Malachuk and Kristen Malachuk, 827 Main Road, Parcel ID #00SH10029L.000

Lori Shepard read the inspection report for the site visit to Aaron and Kristen Malachuk's parcel on Jepson Road. The board was given the current map of the property from the Townview software. Nancy Bushika acknowledged the Ancient Roads study report determining that Jepson Road is a 3 rod road. Susan Boswell will use that width for the road which may affect the final calculation of Malachuk's acreage.

John C. Tietgens, Jr. and Heather-Lynn Tietgens, 89 Main Road, Parcel ID #00SH10004L.001

Lori Shepard read the inspection report for the site visit to John and Heather Tietgens' property on Main Road. Sally Bohl indicated that although the assessment for the lease is in the property owner's name, it will be paid by the solar company. Mike Denault noted that Heather Tietgens is grieving as a matter of

principal. Lori Shepard reviewed the exhibit provided by Lisa Wright concerning the new laws for the Uniform Capacity Tax where it stated the town must vote to exempt a solar project from taxation, similar to voting the Fire Department exempt. It was unfortunate that Lisa Wright, the Assessor, was not present to explain if the Uniform Capacity Tax was the same as the lease fee tax. Nancy Bushika noted that according to the town plan, Stamford has five preferred solar sites. Dan Potvin did not want to give a tax exemption to a company that is subsidized by the government.

MOTION by Mike Denault to close this part of the meeting and enter deliberative session. SECONDED by Nancy Bushika. All in favor. Motion APPROVED. The board entered deliberative session at 5:40 p.m.

MOTION by Mike Denault to exit deliberative session. SECONDED by Nancy Bushika. All in favor. Motion APPROVED. The board exited deliberative session at 5:55 p.m.

Re: Barbara Dolle, Klondike Road, Parcel ID #00TR14008R.000

The Board of Civil Authority voted to request that Susan Boswell revise the map of the Dolle parcel by shifting the parcel on the easterly side of Klondike Road in a southerly direction, based on the new evidence and testimony provided. The board will support the calculation of the acreage and the new assessed value resulting from the change. Barbara Dolle can work with the town and the mapper for next year if she has new information to be considered.

Paul R. Dupuis and Diane M. Dupuis, 492 Jepson Road, Parcel ID #00TR02017L.000

The Board of Civil Authority voted to request that Susan Boswell revise the map of the Dupuis parcel by extending the southerly portion of the parcel on the easterly side of Jepson Road, based on the new evidence and testimony provided. The board will support the calculation of the acreage and the new assessed value resulting from the change. Paul and Diane Dupuis can work with the town and the mapper for next year if they have new information to be considered.

Aaron Malachuk and Kristen Malachuk, 827 Main Road, Parcel ID #00SH10029L.000

The Board of Civil Authority acknowledged the three rod right-of-way for Jepson Road which is the original lay-out of the road and uphold the parcel as mapped. The Board of Civil Authority voted to uphold the assessed value determined by the Assessor of \$282,600.00.

John C. Tietgens, Jr. and Heather-Lynn Tietgens, 89 Main Road, Parcel ID #00SH10004L.001

The Board of Civil Authority voted to uphold the value determined by the Assessor of \$40,000.00.

Re: David Hughs and Jenifer Hughs, 153 Tepeyac Hill, Parcel ID #00TR01A27R.000

The Board of Civil Authority voted to request that Susan Boswell revise the map of the Hughs parcel by recognizing the Fuller Brook/Harris Brook as the boundary line between the Hughs and Navom properties, based on the new evidence and testimony provided. The board will support the calculation of the acreage and the new assessed value resulting from the change. David and Jenifer Hughs can work with the town and the mapper for next year if they have new information to be considered.

All appellants have the right to appeal these decisions to the Director of the Division of Property Valuation and Review or to the Bennington Superior Court.

MOTION by Mike Denault to adjourn. SECONDED by Dan Potvin. All in favor. Motion APPROVED. The meeting adjourned at 6:02 p.m.

Lori A. Shepard
Town Clerk