

**TOWN OF SHELBURNE
BOARD OF ABATEMENT
MINUTES OF MEETING
June 12, 2017**

DRAFT

MEMBERS PRESENT: Tom Little (Chair); Josh Dein, Peter Gadue, Lee Suskin, Jennifer Leopold, Bob Lake, Nancy Baker, George Schiavone, Colleen Haag, Jerry Storey, John Kerr, Randy Rowland, Mary Kehoe, Bill Deming, Rebecca Moore, Laura Gannon-Murakami.

ADMINISTRATION: Diana Vachon, Town Clerk.

OTHERS PRESENT: None.

1. CALL TO ORDER

Chairman Tom Little called the meeting to order at 7 PM.

2. APPROVAL OF MINUTES

February 6, 2017

MOTION by Pete Gadue, SECOND by George Schiavone, to approve the minutes of February 6, 2017 as written. VOTING: 13 ayes, 3 abstentions (John Kerr, Bob Lake, Laura Gannon-Murakami); motion carried.

3. TAX ABATEMENTS

37 Nashville Road – Beane

The appellant was not present. There were no announcements of conflict of interest or recusal. The Board discussed the request by the appellant for a continuance. Chairman Little recalled the abatement request was heard by the Board of Abatement in February 2017, and at that time more information from the appellant was requested. As of June 9, 2017 nothing has been received from Mr. Beane. The question is whether the appellant has carried the burden of proof that he cannot pay his taxes.

Bob Lake asked if Carl Beane is the owner of record, recalling that Richard Beane died in 2016 and his son was living in the mobile home. Chairman Little said the town's tax records show Carl Beane with a mailing address in Richmond, Vermont, as the owner of the mobile home. Bob Lake said he has been at the trailer as the town health officer and there is little value (full of mold).

George Schiavone noted taxes on the property have not been paid for the past seven years and asked if Mr. Beane requested abatement prior to now. Colleen Haag said it is possible the appellant and the mobile home park owner may have had a discussion in the past.

MOTION by Bob Lake, SECOND by Mary Kehoe, to reject the request for abatement of taxes by Carl Beane for the residence at 37 Nashville Road based on the lack of information provided.

DISCUSSION: The following comments were made:

- There was discussion of the property being sold in a tax sale. The Town Manager and Selectboard make the decision on a tax sale.
- Rebecca Moore commented the value of the mobile home may be less than the taxes due.
- Randy Rowland mentioned setting a precedent.
- Bill Deming said the land likely has value.
- Mary Kehoe said the park owner probably wants rent from the lot.
- Bob Lake said there is no guarantee the mobile home can be removed and replaced with another unit. The owner of the mobile home park may want a tax sale in order to purchase and dispose of the trailer himself.

VOTING: 15 ayes, one nay (Rebecca Moore); motion carried.

4. PUBLIC COMMENT

None.

5. OTHER BUSINESS

Rules of Procedure

BCA members interested in serving on the committee to develop rules of procedure for abatement hearings should contact Chairman Little.

6. ADJOURNMENT

MOTION by Rebecca Moore, SECOND by Laura Gannon-Murakami, to adjourn the meeting. VOTING: unanimous; motion carried.

The meeting was adjourned at 7:17 PM.

RScty: MERiordan