

BCA Members
 Peter Hood, Chair
 Dexter Lefavour,
vice chair
 Mary Just Skinner
 Steve Martin
 Liz Scharf
 Phil Hyjek
 Theo Kennedy
 Doug Lombard
 Chris McVeigh
 Charles Merriman
 Sarah Merriman

MIDDLESEX BOARD OF CIVIL AUTHORITY
Tuesday, September 26, 2017
6:00 PM
Middlesex Town Hall
5 Church Street
Middlesex, Vermont 05602
(802) 223-5915

Minutes

PRESENT: BCA Chair Peter Hood and members Mary Just Skinner, Steve Martin, Liz Scharf, Chris McVeigh, Doug Lombard and Sarah Merriman.

Call to Order

Peter reconvened the meeting at 6:05 PM, noting it was a continuance of the September 5, 2017, BCA hearings on the following appeals:

- John and Shona MacDougall, 269 East Bear Swamp Road
- Chris Gendreau, 20 Guilmette Road
- Charles Evans, 89 Wood Road
- Don Marsh, 178 McCullough Hill Road

Submission of Site Committee Reports

MacDougall: Sarah submitted a September 21, 2107, email from Dexter Lefavour, chair of the BCA subcommittee charged with visiting the MacDougall property noting that, according to a conversation with John, the MacDougalls decided not to allow the subcommittee to inspect their home's interior. Therefore, there was no site committee report.

Gendreau: Mary, who chairs the site committee charged with inspecting the Gendreau property, said she was unable to contact Chris to set up a visitation. Sarah said that Chris never returned a letter she'd sent with a self-addressed stamped envelope stating for the record that he did not want a site visit. Nor did he answer phone calls or return messages. Therefore, there was no site committee report.

Evans: Peter submitted a report from his site committee, which included Steve and Chris, after the committee visited the 89 Wood Road property on September 21, 2017, with Charles Evans and Lister Dick Alderman. The site committee report noted that during the visit, Charles said he wanted to reduce his appeal to the \$63,000 value of the 3-acre building lot. The Report recommended lowering the grade of the parcel to .80. However, the report noted that on September 26, Charles contacted Peter to say that he'd never applied for a subdivision permit to create the parcel, nor had he recorded a survey map showing the parcel. Therefore, the report concluded, it would seem appropriate to include the 3 acres in bulk land.

Marsh: Chris submitted a report from his subcommittee which included Peter Hood (who replaced Phil Hyjek) and Liz Scharf. The committee visited Marsh's property on September 25, 2017. Don Marsh and Dick Alderman were present. The subcommittee report suggested modifying the house site from a grade of 1.0 to .9.

MacDougall and Gendreau Appeals Withdrawn

Because the MacDougalls and Chris Gendreau did not permit site committees to inspect the interior of their houses, Peter declared their appeals withdrawn per 32 V.S.A. §4404 (c). The BCA agreed.

Deliberations

Peter concluded the public portion of the meeting at 6:10 PM. The Board entered non-public deliberations and reached decisions that are on file in the Town Clerk's Office where they are available for public inspection.*

Peter adjourned the meeting at 6:30 PM.

Respectfully submitted,

Sarah Merriman
Town Clerk/Select Board Assistant

*Signed decisions were filed in the Town Records on September 28, 2017, and were sent to each of the four appealing parties via certified and regular mail the same day.