

## **BOARD OF ABATEMENT HEARING MONDAY, OCTOBER 16, 2023, at 6:00 PM**

1. Call meeting to order – the meeting was called to order at 6:07 p.m. by Betty Ritter, Treasurer.
2. Approve Agenda – A motion was made by Jeanne with a second by Fred. Motion carried.
3. Elect Officers – A motion was made by Jeanne to nominate Sue with a second by Fred, there were no other nominations, motion carried. We then had a vote for Vice Chair. A motion was made by Roman with a second by Cedric to nominate Jeanne, there were no other nominations, motion carried. The meeting was then handed over to Sue Carpenter as Chair.
4. Public Comment – Sue thanked everyone and wanted everyone to know that Fawn Maxfield by law has a right to file for abatement. She then swore Fawn in and asked if she would like to speak.
5. Dawn stated that she is requesting that her 2023-24 taxes be abated for her property on 213 Menard Road, Cabot, VT. She has been diagnosed with stage 4 terminal Sarcoidosis, which means the lungs can no longer bring in air, and is unable to work longer than 15 minutes. Because of this she has lost her means of income. She can pay her mortgage. She has goals to help find a cure and get back on her feet. Betty wanted to know if she had reached out to any other resources. Karen Larsen noticed that the property is listed with ex-husband. Fawn stated that they are working on a quit claim deed to put it in her name. A quit claim deed will not be in effect until April 1, 2024, as of date of tax bill. RD and asked Jeanne if the lot is only 2 acres why are the taxes so high. Jeanne explained that it does have a house on it and no homestead has been filed or it has not come through as of today which means there can be no property tax credit. Betty suggested that she contact her accountant to find out what is going on with the homestead exemption. Fred: what can we do in this situation. A resource for helping people is Capstone. We thanked her for coming and will get back to her. Betty did tell her that there could be no decision tonight, as there will be no penalties or interest on the first portion of the taxes, however if not paid by January 18, 2024, at 5:00 pm the penalties and interest begin. She will be checking with her accountant as to the homestead exemption status.
6. At this point we moved into deliberative session with a motion by Fred and a second by Jeanne. Motion carried and we went into deliberative session at 6:28. We came out of deliberative session at 7:12 p.m.
7. Roman motioned that we communicate to the applicant the following:
  - a. We have heard evidence that Fawn Wells-Maxfield is unable to pay for the current taxes for financial reasons and disability. We also learned there is a co-owner and there is responsibility here and may not be able to honor this request;
  - b. we have discussed those that may be of assistance – Capstone, State advocate or private organizations for resources that are available;
  - c. we have a date on December 12, 2023, and let her know if she will need to refile an abatement. A second by Fred.

Discussion then followed before a vote was taken.

RD stated this motion is unnecessary. We have already advised her of these responsibilities, and it is sufficient to adjourn. Perhaps she may have to file a homestead declaration and qualify for a property tax credit. homestead exemption. Roman – we have an application and as a quasi-judicial board and have fulfilled all our requirements. We have not made any decision and postponed any decision.

Cedric feels that it is important to send a letter communicating something back to her.

Letter summarizing and can view review the whole process online. We have done our due diligence. It is now up to her to do some homework.

Brittany – BoA – Greensboro – abate the church – use for income – did not pay taxes. Church was abated for the rectory.

Fred – There are still two people on deed and will we be setting a wrong precedent.

Jeanne – two owners and only one asked for an abatement and felt very uncomfortable. Does this need to be remedied for abatement.

Brittany – if her ex had written his name on the request what would we do. No, because both names are on the deed.

Roman – we still need to communicate with her.

Sue – if we find out tomorrow this is null and void – check with VLCT and find this out.

Currently, we need to vote on the motion on the table.

Sue then took a vote to send the letter with the motion: 5 no, 5 yes, Sue then voted Yes. Motion carried. She also suggested that we also site the section 1535 3

8. Is there any other business – No other business currently.
9. Motion to adjourn – A motion by Fred with a second by Skip to adjourn. Motion carried. We adjourned at 7:45 p.m. with our next meeting on Tuesday, December 12 at 6:00 p.m.

Respectfully submitted,  
Betty Ritter, Treasurer/Clerk