

Minutes
Board of Civil Authority
April 2, 2026

BCA Members present:

Select Board:

Nathan Hewitt
Darin May
Tim Carter

Justice of Peace:

Bob Toppin
Mary Ann Black
Madeline Kerstetter
Larry Taggart

Town Clerk:

Bobbi Raiche

Lister:

Karen Davis
Janine Peterson

Appellants:

Jeff Poczobut
Kimberlee Poczobut
Attorney Karl Anderson

Meeting called to order at 6:01p.m.

Larry Taggart was nominated as chair, and the motion was made by Nathan Hewitt, seconded by Darin May, passed unanimously.

Larry asked if anyone had any questions on the Rules of Procedure. No questions were asked. Nathan made a motion to accept the Rules of Procedure; Bob Toppin seconded, passed unanimously.

Oaths were given to the members of the BCA, listers, Appellants, and their attorney.

Larry asked if anyone had a Conflict of interest, no one did.

Larry opened the hearing by stating the appellants were: Jeff & Kimberlee Poczobut, with a parcel ID # of 4.100, location of 156 Day Road.

Listers gave a summary of the property stating they put a fair market value on the 5.7 acres that was withdrawn from current use. They put a value of \$57,400. They stated it was desirable being on West Rd. An average two-acre building lot on West Road starts at \$50,000. The listers gave comparables of other properties. Two directly across the road from the appellant's property. The first property ID #13.185 consisting of 4.26 acres sold for \$54,500 in 2024. The second property ID #13.190 consisting of 8.72 acres sold for \$136,000 in 2023. The listers had two other comparable properties, one being on Ira Birdseye Road.

Parcel ID #12.205 consisting of 10.2 acres and sold for \$120,000 in 2025. The last property Parcel ID # 10.2856 consisting of 6.1 acres which is located on Route 133 sold for \$60,000.

Larry asked the Appellants to present their valuation and supporting evidence. The Appellants lawyer, Karl Anderson, gave the BCA a map of the property, along with a chart of properties sold that had the parcel ID #, sale price, number of acres, price per acre, and if the property had a Wastewater permit. Karl stated that Poczobut's bought the property for \$38,500 and were not related to or had no close ties with the seller. The property was in Current use and there is a 10% penalty for pulling it out, and the Poczobuts are responsible for paying this. They would like to see the value of the property reduced. Karl stated that a property with no Wastewater permit had a value of \$2,457.70 per acre verses one with a Wastewater permit had a value of \$12,227.70 per acre.

The Lister's stated that when they put a value on a property they do not look to see if it has a Wastewater permit. They mentioned that the Poczobuts bought the property from a private sale; the property was not put on the market.

Larry made a motion to appoint a site inspection committee consisting of Darin May, Nathan Hewitt, Tim Carter, and Madeline Kerstetter to do a site inspection, seconded by Mary Ann Black. The meeting was recessed at 6:28 pm for the site inspection.

Meeting reconvened at 7:00pm. The inspection committee gave their report. The listers and appellants left the meeting. Bob made a motion to enter deliberation, seconded by Tim Carter. BCA went into deliberation at 7:02 pm.

BCA came out of deliberation at 7:50 pm. Based on the evidence presented Tim made a motion to keep the Listers Fair Market Value of \$57,400 with the state's Common Level of Appraisal being \$83,832. The BCA finds that the property is fairly assessed and comparable with other properties, seconded by Mary Ann passed unanimously. A written notice of the decision will be sent to the Appellants and Listers.

Darin made the motion to adjourn, seconded by Tim. Meeting was adjourned at 8:05 pm.

In my capacity as the minute recorder for the Board of Civil Authority, I certify that the above is a true and accurate copy of the approval minutes of the board meeting held on April 2, 2026.
Minute recorder: Bobbi Raiche