

Board of Civil Authority Tax Appeal Minutes**7:00 pm****Town Offices****July 25, 2017****Appellant(s): Ryan McCue****Parcel ID: 0598****Address:** 516 Twitchell Hill Road**Acres: 96.22**

BCA Members Present: Chair, Pam Marsh, Kathy Barrett, Paul Audy, Carol Charbonneau, Steve Dupoise, John Roleau, Harvey Smith, Jim Walsh and Pam Kingman

Pam Marsh and Kathy Barrett recused themselves from this hearing.

Without the Vice Chair present, Carol Charbonneau appointed Steve Dupoise to run the hearing.

** Please note, Clerk, Pam Kingman inadvertently mailed the wrong letter to Mr. McCue, he thought the start time was 6:30 instead of 7:00 pm**

Ryan McCue could not be present during the meeting, so it was conducted via phone. Ryan was asked to come in and sign a Waiver of Time for Warning Tax Appeal. Mr. McCue said he will come into the Town Office next week to sign.

Listers' Present: Jon Christiano, Linda Cousino, Jay Best and Outside Appraiser, Spencer Potter

Inspection Committee: Carol Charbonneau, Pam Kingman, Harvey Smith, Paul Audy and Jim Walsh

Date of Inspection: Wednesday, August 2, 2017 at 5:30pm

Listers: Spencer Potter went over the property description:

- It is a single family dwelling, sitting on 96.22 acres.
- The assessment from 2016 to 2017 has not changed, value is \$612,000
- The appeal to the Listers was denied.
- The Solar array mentioned in Ryan McCue's letter is located off of Field Days Road on Gale Forbes and Linda Schmidt's property.
- Spence Potter handed out copies of the subdivision of the Forbes / Schmidt property. As well as a photo taken from the location of said array on Forbes /Schmidt's land. He pointed out if you look closely you can see McCues

house in the center of the photo. (This photo was taken 3 weeks ago.) Mr. Potter also handed out a Google map photo of the McCue's property in relation to where the solar array will be located on the Forbes / Schmidts, he has indicated on there the distance between the two. Mr. Potter suggested to the site visit committee to look from McCue's property with your arm extended and your thumb up, this will give you a visual impact of said array.

Appellant's argument: Ryan McCue encouraged the BCA to consider the expert testimony of solar, we can't lose sight of an expert's testimony. Mr. McCue feels the Listers position is inconsistent with the experts, and this was done on behalf of the Town. He felt he should disclose that they are in litigation with the developers of the array. He suggested doing comparisons of sales that occur within a view shed of a large array. He knows the site committee will visit, Mr. McCue suggested having another visit after the array is installed. He mentioned the other neighbors who are directly impacted by this solar array should also be considered. Mr. McCue asked if the sworn testimony of the expert solar array witness could be supplied to the listers. Mr. McCue gave verbal permission to allow the Listers to attend the site visit.

Adjourn: 7:58

Respectfully submitted:

Pam Kingman

Approved:

App'td. Chair, Steve Dupoise

Paul Audy

Carol Charbonneau

Pam Kingman

John Roleau

Harvey Smith

Jim Walsh

DRAFT