

Town of Westmore

DRAFT

**54 Hinton Hill Rd
Municipal Building
September 16, 2025
9AM Meeting**

Board of Civil Authority MEETING Minutes

In Attendance: Bill Perkins, Linda Michniewicz, Elaine Cashin, Maree Bushey, Donna Dzugas

Elaine called the meeting to order at 9:06 AM noting this was a Tax Assessment Hearing requested by Donna Dzugas for her property at 214 Goodwin Mountain Lane.

Elaine motioned to nominate Bill Perkins as a Temporary Chair for this Hearing. Linda seconded. Motion passed. BCA members took the BCA Oath

Linda motioned to approve the minutes of August 19th with corrections. Bill seconded. Motion passed.

Both the lister and the appellant took the oath.

Donna stated she did not get the Rules of Procedure in her Certified mail nor could she open the email with the information but when asked if she wanted a copy, she stated she was familiar with the Rules having been here before.

The BCA members were asked to disclose any Conflicts of Interest or ex parte. There were none

Mary Bushey presented information on Land Schedules and how land is graded for highest and best use as well as assigned a Neighborhood which depending on location, access to services, roads, views, etc may affect an assessment. Mary presented the Listers cards showing the appraisal changes to Donna's property due first to contiguous lots, second to changing notation to additional building lot and third to finding additional acreage. She presented change of appraisal notices sent to Donna noting the right to grieve the appraisal. With the three changes, the appraisal value increased from 278,000 to 316,000. Maree presented as evidence an email from the Property Valuation and Review Division (VT Dept of Taxes. She presented as evidence surrounding land and comparable lister cards.

When asked, Donna stated the basis of her appeal was because there were so many errors on her property card over the years. She added it began with the second lot she bought and a mistake was made by the attorney. Donna presented emails from and to the listers as evidence. She presented the Survey she had done. She had a note with comparables of total acreage and assessed value of neighboring parcels. She presented the lister notes as evidence. As well as the findings from the listers of the additional acreage. She presented the Current Use Allocation of her property. Donna expressed frustration with the process and the fact that she received three changes of appraisals within a short period of time, all dated 4/1/25. She asked that the listers look at her property and correct every mistake and tell her what her land is worth.

A site visit was set for Friday, September 26th at 10 AM at 214 Goodwin Mountain Road.

Linda motioned to recess the meeting at 10:55 to reconvene on October 7th at 9AM. Elaine seconded. Motion passed.

Site visit was rescheduled to October 6 at 8AM due to BCA member illness.

Meeting reconvened at 9:13 AM on October 7th.

Neither Appellant nor Lister were present.

Bill read the Inspection Report.

Linda motioned to close the hearing at 9:15 AM. Bill seconded. Motion passed.

Elaine Cashin BCA Clerk

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