

Town of Cabot Board of Abatement
HEARING Minutes
8 September 2005

The Town of Cabot Board of Abatement did meet as warned on 8 September 2005 at 7:00 p.m.

Attending: Tim King; Executive Director, Central Vermont Community Land Trust and Susan Carpenter and Judy Pransky, Blanche Lamore, Wayne Martin, Carla Payne, Phil Pike Jr, Harry Thompson, Carlton Domey, William Walters, Larry Gochey, Caleb Pitkin and Christopher Kaldor; Board of Abatement members.

Larry Gochey called the Hearing to order at 6:05 p.m. Larry resigned as Chairperson and nominated Caleb Pitkin for Chairperson of the 2005 Board of Abatement; Phil Pike seconded. No further nominations, no discussion. Caleb Pitkin is the Chairperson of the 2005 Board of Abatement.

Caleb noted all Board members acknowledged the Oath at the Hearing of 3 May 2005; Judy Pransky, Susan Carpenter and Tim King acknowledged the Oath. Judy reviewed the history of the Cabot Commons project development and budget figures. Judy noted the original Notice of Change of Appraisal was sent to the Cabot Commons property manager; subsequently, the Cabot Commons Board members didn't have an opportunity to grieve the appraisal. General discussion ensued. Caleb noted there are nine reasons enabling abatement; Cabot Commons is requesting a partial abatement of their 2005 property tax pursuant to V.S.A. Title 24 § 1535 (a) (3) and (4). Tim King explained the request for 1535 (a) (3), submitted copies of a *Calculation of Restricted Value Cabot Commons Senior Housing* and read aloud a letter from James M Libby Esquire; Vermont Housing and Conservation Board dated September 7, 2005. General discussion ensued about rent and rent subsidies for Cabot Commons tenants. Carlton Domey submitted copies of correspondence from Lister Robert Willcutts. Carlton noted that as of 1 April 2006, the Cabot Commons property will be appraised on the income basis. Caleb asked Carlton about the methodology for appraising the Cabot Commons building. Carlton explained the use of physical measurements of the building along with State guidelines provided for Listers. General discussion ensued. William Walters moved to abate 2005 property taxes of \$7,256.68 for Cabot Commons, pursuant to V.S.A. Title 24 § 1535 (a) (3); Phil seconded. William, Carla Payne, Caleb, Larry, Phil, Carlton and Harry Thompson discussed the motion. Caleb asked if any Board Member would require a site visit; no one requested a site visit. No further discussion, Caleb read aloud the motion. Larry, Blanche, Harry, Carla, Wayne Martin, Phil, William and Caleb voted in favor of the motion; Carlton and Christopher abstained. Motion passed.

Phil moved to adjourn the hearing; Larry seconded. No further discussion, motion passed unanimously. Hearing adjourned at 7:15 p.m.

Respectfully submitted:

Christopher Kaldor, Town Clerk - Treasurer