

**Town of Westfield  
Reconvene Board of Civil Authority  
Tax Appeal Hearing for Richard & Lolita Allard  
Minutes  
October 5, 2021 – 6 p.m.  
Westfield Community Center, 59 North Hill Road**

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**BCA Members Present:** Jacques Couture (BCA Chair & Selectboard); Mike Piper (Vice-Chair & JP); Yvan LaPlume (JP); Joyce Crawford (JP); and LaDonna Dunn (Town Clerk)

**Listers Present:** Scott Dunn (Lister); Danny Young (Lister, Chair); and Shelley Martin (Lister)

**Appellant Present:** Richard Allard

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1. **Call the Meeting to Order:** Jacques called the meeting to order at 5:55 p.m.
2. **Changes to the Agenda:** There were no changes to the agenda.
3. **Approve Minutes from the 8-24-21 Meeting:** There was a motion by Yvan and second by Mike to approve the minutes with no changes. The motion passed unanimously.
4. **Reconvene Tax Appeal Hearing for Richard and Lolita Allard ♦ Parcel ID 05-000-09; 139 acres; 989 Ballground Road:**
  - A. **Reminder BCA, Listers & Appellant are still under Oath and Hearing is Recorded:** Jacques reminded the group.
  - B. **Review Procedures and Speaking Order:** Jacques reviewed the hearing procedure.
  - C. **Review and Accept (Motion/Second) Site Inspection Report from Inspection Committee (Jacques, Yvan and Mike):** The Site Inspection Report was reviewed (see Exhibit C) There was a motion by Mike and second by Joyce to accept the report with no changes. Motion passed unanimously.
  - D. **New Evidence from Listers:** The Listers did not have any new evidence to submit.
  - E. **New Evidence from Appellant:** Richard said he wanted to apologize to the Listers for the misunderstanding about the square footage that he was being taxed on. He said he now understands he has been being taxed on 32' x 50'.
  - F. **Listers Respond to New Evidence from Appellant:** The Listers said they had nothing to add.
  - G. **Questions from Board Members:** Joyce asked if the porch was discussed at the last meeting. Jacques responded the Site Inspection Committee noted the size of the porch in their report. Richard stated the porch had been there since the house was built.
  - H. **Explain once Deliberations are Complete a Written Decision will be Issued:** Jacques explained the decision of the BCA will be available within 15 days. The Clerk will email the decision to Richard Allard. It was explained the taxes should be paid by the October 12<sup>th</sup> deadline to avoid penalty. If the BCA grants a change, a refund will be issued to the Allard's by the Town Treasurer. Jacques also

explained an appeal from the BCA decision needs to be filed within 30 days of the date of the mailing of the BCA decision.

**I. Motion/Second to Close the Public Hearing and Enter Deliberative Session:** There was a motion by Joyce and second by Yvan to close the public hearing and enter Deliberative Session at 6:05 p.m.

**J. Deliberative Session (not open to the public or recorded):** The Board deliberated.

**K. Motion/Second to Exit Deliberative Session and Reopen Public Hearing:** There was a motion by Mike and second by Joyce to exit Deliberative Session and reopen the meeting at 6:35 p.m.

**5. Conduct Other Business of the Board:**

**A. Reapportionment:** LaDonna mentioned a BCA meeting may need to be called in late October, depending on the results of the Reapportionment Board.

6. Motion/Second to Adjourn: Following a motion by Mike and second by Yvan, all agreed to adjourn the meeting at 6:40 p.m.

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**Westfield Board of Civil Authority Approval:**

Date: \_\_\_\_\_ with \_\_\_\_\_ changes

\_\_\_\_\_  
**Jacques Couture, BCA Chair/Selectboard**

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**Mike Piper, Vice Chair/JP**

\_\_\_\_\_  
**Joyce Crawford, JP**

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**LaDonna Dunn, Clerk of the Board**

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**Anne Lazor, Selectboard & JP**

\_\_\_\_\_  
**Yvan LaPlume, JP**

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**Pat Sagui, JP**



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Board of Civil Authority (BCA) Tax Grievance Hearing for  
Richard & Lolita Allard -- **SITE INSPECTION REPORT**

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**EXHIBIT C**

Property Owners: Richard and Lolita Allard

Property address: 989 Ballground Rd., Westfield, VT 05874

Parcel ID: 05-000-09

SPAN: 717-228-10241

Total Acreage: 139 acres

Assessed value: \$212,200 including a current use exemption of \$62,300

The review committee consisted of Anne Lazor, Mike Piper, Yvan LaPlume and Jacques Couture.

We visited the property on Monday, August 30 at 4:30 pm.

The owners were not present but had been made aware that we would be coming and had given the Site Inspection Committee verbal permission ahead of time to enter the property. Our visit was only on the exterior because nobody was home.

We measured the house foundation which is 32' 7" x 50'. There is also an attached, enclosed, and roofed wrap-around porch which goes the full length of the north side of the house and the east end of the house. Porch measurements are 58' X 8' (north side) and 32' 7" X 8' (east side). We saw 2 chimneys, firewood, and some fuel oil fill-pipes, so we assume there is wood and oil heat.

The building and the entire homestead are very well maintained.

A couple days later, Yvan LaPlume, also a member of the BCA, accompanied by Mike Piper, returned to the site because Yvan couldn't join us for the first visit. Yvan agreed with the findings of the rest of the committee.

Jacques Couture, Chair  
Westfield BCA Committee