

Town of Fairfax



12 BUCK HOLLOW ROAD FAIRFAX, VERMONT 05454

BOARD OF ABATEMENT MEETING MINUTES

Wednesday August 3, 2022, at 4:00 PM

The duly warned Board of Abatement meeting was held in person at the Fairfax Town Office, 12 Buck Hollow Road, Fairfax, Vermont 05454, on Wednesday, August 3, 2022. The meeting was called to order by Gary Gilbert, Vice Chair, at 4:00 P.M.

In attendance were the Applicants: Bruce Corliss and Teresa Corliss, members of the Board of Abatement: Steve Cormier, Stephen Bessette, Marjorie Ellsworth, James McGuinness, Robert Horr, Judith Cleary, Randy DeVine, Susan Mitchell, Gary Gilbert – Vice Chair, Peggy Gilbert, Johanna Blake – Delinquent Tax Collector, Patricia McNall – Assistant Assessor, Deborah Woodward – Town Treasurer, and Lynn Parah – Town Clerk.

Gary Gilbert – Vice Chair opened the Abatement Hearing requested by Bruce H Corliss for the property located at 145 Cherrierville Road, Parcel ID CV0145, Fairfax, Vermont. The Applicant took an Oath, and the board members were asked to disclose any conflict of interest and/or ex parte communication. Bruce Corliss identified the statutory abatement category as “Taxes or charges in which there is a mistake of the listers. 24 V.S.A. § 1535(a)(4)”.

Bruce Corliss provided a powerpoint presentation with his findings including maps and deeds of the property as summarized below:

1. A survey of the region provided no support for the Buck Hollow swamp being at 145 Cherrierville Road or anywhere in the general area.
2. An extensive search of the Fairfax land records documented the 150-year history of the Buck Hollow swamp, but the original deed did not adequately describe the parcel to determine its location or establish a clear title.
3. As a result, no documentation that the parcel was at 145 Cherrierville Road or in the general area.

The Board thanked Bruce Corliss for the in-depth presentation, the Vice-Chair closed the hearing and advised Bruce Corliss that the Board of Abatement would enter deliberative session and issue a written decision within 30 days of the hearing.

The Board entered deliberative session to discuss Bruce Corliss’s presentation; reviewed the letter dated July

18, 2022 from Lisa Truchon, NEMRC’s Assessor – Reappraisal Project Supervisor recommending that the

property remain as an inactive parcel until such time as clear location, physical description, and ownership of the property could reliably be determined; and reviewed the request from Patricia McNall , Assistant Assessor for the removal of property CV0145 owned by Bruce & Teresa Corliss from the Grand List Title 32 VSA Section 4261 Correcting Errors and Omissions on the Grand List which was approved and signed by the Fairfax Selectboard on July 18, 2022.

Sue Mitchell made a motion for Reimbursement of 2007 to FY2021 Property Taxes for \$1,588.63; Robert Horr seconded the motion; all were in favor.

James McGuinness made a motion to Abate the FY2022 Property taxes that had not been paid and turned over to the Delinquent Tax Collector for \$154.77 (tax amount of \$139.47 and \$15.30 Penalties and Interest). Judith Cleary seconded the motion; all were in favor.

Peggy Gilbert made a motion to Adjourn the meeting at 4:37 P.M.; James McGuinness seconded the motion; all were in favor.



Gary Gilbert

Justice of the Peace/Vice - Chair



Attested on August 29, 2022

Lynn Parah

Town Clerk/Assistant Treasurer