

Board of Civil Authority
Town of Hartland Vermont
PO BOX 349
Hartland VT 05048-0349

August 27, 2025

Meeting started at 6:30

Bettina Read started the meeting and asked the inspection committee to speak about their site visit and report. Thatcher Fields hands out additional information he is providing to the board.

Tom Kennedy explained the parts of the property that were toured. Tom Kennedy stated that the property, as explained on the lister card, appears accurate.

Bettina Read asked for clarification of the additional information Mr. Fields has submitted.

The board reviewed the material, Bettina Read asked if there were any questions from the board.

John Paulette asked stated that the terms building lot and subdivision seemed to be used interchangeably.

Thatcher Fields responded that the terms also seem to be used interchangeably in the town guidelines. He also stated that based on the listers guidelines, a subdivision wouldn't be the highest and best use of the property.

John Paulette asked Bob Quaderer how a building lot is created and when is the building lot specified as outlined in the lister guidelines.

Mr. Fields pointed out that the exclusions listed in the lister guidelines and believes that based on these exclusions, the creation of the second building lot is not correct.

Bob Quaderer responded that a building lot is one of the metrics used to evaluate a property and that the property *could* be subdivided. Bob finished his remark, that in the end, regardless of the metrics used, the assessment must be fair and accurate. There are 2 dwellings on the and the property *can* be subdivided. The creation of the second building lot is done by the judgement of the assessors.

Pat Richardson asked why Mr. Fields is re-presenting information from the first meeting.

Clyde Jenne said he believes it is state statute to allocate 2 acres of land to a building lot for every dwelling. Also, in this case, there is a natural subdivision on the property as the two dwellings are separated by a town road.

John Paulette restated the importance of using the terms building lot and subdivision correctly. The letter Mr. Fields submitted from LandVest states that the best use of the property wouldn't be to create two residential parcels. John Paulette confirmed with Bob Quaderer that two parcels have not been created. Bob confirmed that is not the case.

Andrea Farrington states that she is an appraiser and that LandVest is not qualified to provide this letter.

Bettina Read asked if any other BCA members have questions. There were none.

The BCA entered deliberative session at 6:46

The BCA returned from deliberative session at 6:55.

Bettina Read announced the BCA would be reviewing the voter checklist.

John Paulette explained how voter rolls are maintained and that he is seeking approval from the BCA to purge 211 voters who have not voted in the timespan of 2 general elections and send letters to all other challenged voters.

Jim Rielly asked for clarification on the timeframe for purging voters.

John Paulette explained that is the timeframe between 2 general elections.

The BCA has unanimously approved the Town Clerk to purge voters, send challenge letters, and report our voter checklist maintenance to the Secretary of State's office.

Jim Rielly made a motion to adjourn the meeting at 7:01.