MINUTES
ST. ALBANS BOARD OF ABATEMENT
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET
6:00 PM TUESDAY, NOVEMBER 19, 2024

DRAFT

Present: IN PERSON: Joe Luneau, Chair; Dianna Baraby; Erik Johnson; Helene Biggie; Kathleen Keenan; Megan Manahan Bliss; Mike Boulerice; Nicole Robtoy; Sara Bennett; Trudy Cioffi VIA ZOOM: Linda Pacheco; Trudy Cioffi

Members Absent: Jeremy Allard; Tim Hawkins; Newell Decker; Marty Manahan

City Staff present: IN PERSON: Sara Bennett (Property Services Manager); Nicole Robtoy (City Clerk & Treasurer); Katie Haseltine (Minute-Taker); Tim Smith (Mayor)

Members of the public present: IN PERSON: James Charron; Roger Parent; Lucy Parent VIA ZOOM: Chad Boudreau (City Council)

1. **Call to order**
    a. J. Luneau calls meeting to order at 6:01 PM
2. **Tax Abatement Appeal**
    a. 32 So. Main St. Unit #7 - James P. Charron
        a. J. Luneau opens the case and notes the parcel span number is 26279207. J. Luneau explains that this is a continuation of a previous appeal due to needing more information. There was clarification needed around taxes that were paid, when the tax sale transferred ownership responsibilities, and current taxes owed. The board has discussion to calculate what makes sense to abate and what should still be owed. J. Charron adds that he is seeking relief for part of what is owed and clarification around the misinformation of the back taxes and outstanding payments owed to the City.
        b. E. Johnson inquires whose responsibility it is to check liens on the property. J. Luneau is not sure. J. Charron shares that he did check for liens on the property with the City.
        c. M. Manahan Bliss motions to abate principal due from July 27, 2023 to the present, with credit for any payments J. Charron has already made, to include abatement of the interest and penalties. T. Smith seconds. Motion passes with all in favor.
    b. 239 No. Main St./Hefflon Ln. - Roger and Lucy Parent
        a. J. Luneau opens the case and notes the parcel span number is 11063239. J. Luneau reads a statement provided by Lucy Parent on November 15th. S. Bennett explains there was an error, noting that the 239-241 front property was not in a condo association at the time. Then 4 units were built, into 2 separate condos, and when each of those sold, they should have been splitting the value of the land on the tax bills. The land is not part of the condo, but the value should have been taxed to each condo unit owner. Instead, this was done in error and instead the full amount had been charged to the Parent Family Trust.
        b. The board discusses the calculations from the lister's office and from Lucy Parent. The consensus is all that is in error is the land value, not the entire tax bill.
        c. J. Luneau entertains a motion to abate lister's office calculations in the amount of $2864.28. D. Baraby motions. M. Boulerice seconds. Motion passes with all in favor.
3. **Approve Minutes of Previous Meeting - October 15, 2024**
    a. M. Manahan Bliss motions to approve. M. Boulerice seconds. Motion passes with all in favor. T. Smith abstains.
4. **Other Business -** None.

5. **Adjournment**
    a. J. Luneau adjourns meeting at 6:43 pm