

TOWN OF PEACHAM
Board of Abatement Meeting
Wednesday, October 23, 2024 at 6:30pm
Peacham Library Community Room and via zoom

Members of the Board of Abatement in attendance: Sam Kempton, Chair, Sabrina Kaufman, Diana Senturia, Nathan Colpitts, Jean Dedam, Alfred Dedam, Will Kempton, Rebecca Washington

Applicants in attendance: Jenny Mackenzie, Rachael Moragues

1. Call to order by Rebecca Washington at 6:39pm
2. Elect Chair of the Board of Abatement
 - a. Rebecca Washington was nominated by Sabrina Kaufman but declined the nomination.
 - b. Sam Kempton was nominated by Rebecca Washington, all in favor, Sam Kempton elected chair.
3. Adopt Rules of Procedure
 - a. The board reviewed VLCT's model Rules of Procedure.
 - b. Diana Senturia moved that the rules be adopted with one clarification: under section 6 in the Rules of Procedure, the rules may be amended by a majority vote of the Board of Abatement. Seconded by Sabrina Kaufman, all in favor.
4. Chair Sam Kempton opened the abatement hearings:
 - a. Jennifer & John Mackenzie, 86 Governor Mattock's Road, Parcel #05302.000
 - i. Chair Sam Kempton administered the oath to Jenny Mackenzie.
 - ii. Jenny Mackenzie explained that the flooding on July 10, 2024 destroyed their home and it is no longer habitable. The septic system is gone and cannot be restored because the land is gone. The barn also washed away and the interior of the home was destroyed. The house no longer has a functioning electric system or heating system. The parcel was 0.24 acres before the flood and now the front yard and side yard are gone. The only land that remains is a small strip of land near the neighbor's property and about 20 square feet behind the house. Diana Senturia moved to close the hearing, seconded by Sabrina Kaufman, all in favor.
 - b. Rachael Moragues, 52 Governor Mattock's Road, Parcel #05301.000
 - i. Chair Sam Kempton administered the oath to Rachael Moragues.
 - ii. Rachael Moragues explained that the flooding on July 10, 2024 damaged her house, primarily the foundation and septic system. There were sinkholes that were discovered by ground-penetrating radar by a geo-technical engineer. The house is sinking, a lot of the yard was destroyed, and the leech field is under moving water. The safety of the electric system is unknown. The front yard and part of the driveway washed away and the basement completely flooded out. The fire marshal deemed the house unsafe to occupy and two FEMA inspectors concurred that it was no longer

habitable. The parcel was 0.44 acres before the flood and it was estimated that about 40% of the land is now gone or is now part of the brook. Nathan Colpitts moved to close the hearing, seconded by Will Kempton, all in favor.

5. Deliberative session

- a. The board went into deliberative session at 6:54pm on the motion of Rebecca Washington, seconded by Diana Senturia, all in favor.
- b. The board came out of deliberative session at 7:19pm on the motion of Diana Senturia, seconded by Will Kempton, all in favor.
- c. The following decisions were made in deliberative session and written decisions will be mail to the applicants within 30 days:
 - i. Jennifer & John Mackenzie, 86 Governor Mattock's Road, Parcel #05302.000
 1. Abatement on the value of the structures and land for the 2024 property taxes in the amount of \$3,783.61.
 - ii. Rachael Moragues, 52 Governor Mattock's Road, Parcel #05301.000
 1. Abatement on the value of the structures and land for the 2024 property taxes in the amount of \$3,071.33

6. Adjourn

- a. Will Kempton motioned to adjourn, seconded by Sabrina Kaufman, all in favor. Adjourned at 7:20pm.

Minutes submitted by Rebecca Washington