

Tax Abatement Hearing Wheeler

Date: 06/23/2022

Hearing Time: 4:00 p.m.

Present: Rich Carlson, Larry Courcelle, Lindsey MacCuaig, Betsy Reddy, Jim Reddy, Val Taylor, Ann Singiser, Al Wakefield – BOA members, Nancy Gondella – Town Clerk, Jesse Bridge – Secretary/Assistant Town Clerk, Dayle Wheeler – Appellant.

Call to Order: Nancy called the meeting to order at 4:00.

Case Introduction: Nancy introduced the property as 854 Meadowlake Drive, parcel ID 03-01-42.000. Nancy asked if anyone on the board has any conflicts of interest, A. Singiser says she knows Dayle from when their daughters were friends. No one has any problems with A. Singiser participating.

Appellant Testimony: D. Wheeler presented three exhibits. The first is her application for abatement which has selected the option "Taxes or charges upon real or personal property lost or destroyed during the tax year. 24 V.S.A. § 1535(a)(5)" (marked A1 Wheeler). The second exhibit is a Mold / Moisture Inspection report (marked A2 Wheeler). The third exhibit is a letter from her attorney to Green Mountain Power and Tesla (marked A3 Wheeler). D. Wheeler stated that in October 2017 a Tesla Power Wall was installed in the home mainly to keep sump pumps going during a power outage. In March 2021 there was a power outage and the Power Wall failed to work. Tesla was contacted for service and a technician never showed up. In May 2021, when new sump pumps were being installed, there was a power surge and all the basement lights burned out. GMP and Tesla were contacted, representatives were sent to inspect and it was recommended that she contact an electrician because everything appeared proper and secure. The master electrician that came said that the panel was incorrectly connected to the ground bar in the main breaker instead of the neutral bar and therefore breakers were not tripped and the power surge caused the furnace, water heater, water pump, electrical panel, circuit board and motor to burn out, along with all the appliances which are not safe to use and must be replaced. D. Wheeler stated the house has not been safe to occupy since May 10, 2021 and has been vacant. A mold problem has developed since the pumps are not able to run.

Discussion: N. Gondella asked D. Wheeler how much she would like to be abated. D. Wheeler didn't really have an idea but said it has been unusable since May 2021. A. Singiser asked if there had been any communication since the September 2021 email from Tesla. D. Wheeler replied not really. R. Carlson asked if there was any litigation pending and is she going to try and recover taxes in that settlement. D. Wheeler replied that she didn't think that was part of the settlement.

There being no further discussion the meeting adjourned at 4:20pm.

Date approved _____

Nancy Gondella - Town Clerk

Jesse Bridge - Secretary