

Wells Board of Listers
Town of Wells
PO Box 585
Wells, VT 05774

February 6, 2017

Special Meeting of the Board of Listers

A special meeting of the Wells Board of Listers was held on Monday, February 6, 2017 in the Wells Office Building in the rear meeting room. The meeting was called to order by Chairman Ronald F. Dreher at 10AM. Board members present were Winnie Witherbee and Kirk Dennison. The Warning for the meeting and Agenda are attached.

1. Estate of Allen Wilcox, parcel 000830, located at West Lake Rd., Wells, VT 05774

Ron Dreher made a motion, seconded by Kirk Dennison, to review the assessment for this parcel. The purpose of this review was to remove the assessment for the water front land. After a review of the deed, it was found that the land was only a right of way and not owned by the Estate of Allen Wilcox. The deed is attached to these minutes. The deed is in book 76, pages 102B to 102C. The revised lister assessment sheet is attached showing the revised corrected assessment.

The vote was unanimous by all Board members present.

2. The Chair asked that 2 questions be added to the agenda for review and consideration. A motion to add the 2 questions to the agenda for consideration and to act on was made by Kirk Dennison, seconded by Winnie Witherbee. The vote was unanimous to approve. The two questions were added to the agenda and are as follows.
 - a. Do we want to accept Dean Russell's conclusion on the new location for the Gleason property now located on Bull Frog Hollow?
 - b. Shall we accept major changes by Dean Russell's for new acreage figures and for Hilltop Slate, parcel 000332, which is a reduction of 7 acres?

Discussion followed on **question a**. Kirk Dennison made a motion to accept and adopt Dean Russell's interpretation as to the new location for the Gleason property, now located on Bull Frog Hollow, Wells, VT 05774. This 7 acre parcel is now located next to the Dunbar property. Kirk Dennison felt he had confidence in Dean Russell as our tax mapper to conclude on this parcel with accurate information. The vote on **question a**, was Kirk Dennison and Winnie Witherbee voted yes. Ron Dreher did not vote at all due to a fear of a conflict of interest. The motion to accept Dean Russell's conclusion passed by a majority vote with 2 votes for yes.

Discussion and motion for **question b**. A motion was made by Winnie Witherbee to accept Dean Russell's new acreage for Hilltop Slate, seconded by Kirk Dennison. Kirk Dennison felt comfortable with Dean Russell's action by reducing Hilltop Slate by 7 acres and putting the Gleason parcel in its new location, which was formerly Hilltop Slate property. Gleason property is 7 acres. Winnie Witherbee commented that she also could accept Dean Russell's new reduced acreage figure for Hilltop Slate, but commented that she wished that Dean Russell would make reference to the deeds that he used to reduce the total acreage by the 7 acres. At this point and as of this writing, Dean Russell has not commented to 2 e-mails requesting this additional information on Hilltop Slate.

The vote on **question b**. was Kirk Dennison and Winnie Witherbee voted yes. Ron Dreher did not vote at all due to a fear of a conflict of interest. The motion to accept Dean Russell's conclusion passed by a majority vote with 2 votes for yes.

3. The Board voted that no further action was necessary on Bull Frog Hollow Slate, parcel 000179 and Mammouth Slate, parcel 000677-5. The motion to take no further action was made by Kirk Dennison, seconded by Ron Dreher. The vote was unanimous with all 3 members voting yes.

4. A motion by Ron Dreher to review the assessment of Shawn Botsford, parcel 000086. Discussion followed. It was commented that Dean Russell had taken away 7 acres from Botsford because of the 7 acres for Gleason was moved within the Botsford property. After further review by Dean Russell, it was concluded that conclusion was incorrect. We as a board felt that the 7 acres should be moved back on to Shawn Botsford total acreage. The motion to add back the 7 acres passed by a unanimous vote. All three members of the board voted yes.

5. A motion by Kirk Dennison to accept the 2016 Data Book from Dean Russell that made reference to the Gleason property, parcel 000218 new location, which has a bearing on the Botsford property new acreage. This motion was seconded by Winnie Witherbee. This motion passed with Kirk and Winnie voting yes for this motion. Ron Dreher did not vote on this motion due to a potential of a conflict of interest. . The final vote was 2 votes for passing this motion.

6. A motion by Ron Dreher, seconded by Winnie Witherbee asking the question, should we as a Board of Listers accept any major changes of property from Dean Russell in the Town of Wells unless he supplies bonafide and accurate proof for the change. The vote was Ron Dreher and Winnie Witherbee voting yes and Kirk Dennison voting no. The Motion passed by a 2 to 1 vote in the affirmative.

7. A motion to adjourn at 11:50AM was made by Kirk Dennison, seconded by Ron Dreher. Motion to adjourn passed with 3 votes in the affirmative.

Sincerely,

Winnie Witherbee

Winnie Witherbee
Secretary and Lister
Wells Board of Listers
Wells, VT 05774