

**TOWN OF WESTON**  
**Board of Abatement Hearing Agenda**  
**November 24, 2020 6:15 pm**  
**VIA ZOOM**

**Present:** Wayne Granquist (Chair), Kim Seymour (Clerk), Denis Benson, Greg Carroll, Bruce Downer, Ann Fuji'i, Charles "Tim" Goodwin, Dan Hanenberg, Bill Hoyt, Jim Linville

**Absent:** Shirley Knowlton

**Public:** Linda Aldrich, Bill Dakin, Sandra Goodwin

1. Meeting was opened (Hoppert) and reconvened (Aldrich) at 6:15 pm. Members of the public having been previously sworn, remained under oath.
2. No changes to the agenda other than a correction to Patricia Hoppert's name (from Pauline) on the printed agenda.
3. Approved minutes from October 19, 2020 – Motion by Charles "Tim" Goodwin with 2<sup>nd</sup> by Bruce Downer.
4. Abatement request by Cheryl Shuler (Care Guardian Services) on behalf of Patricia and Grace Hoppert in letter dated October 15, 2020. Ms. Shuler requested the abatement of the penalty and interest. She also requested the property not be put up for tax sale as the vacant land has been listed for sale; balances to be paid once land sells. Per Sandra Goodwin, CDT, \$1,300 was paid in 2020 and applied to the 2018 balance; current balance of \$2,949.24 on amounts overdue since October 2018. Charles "Tim" Goodwin reviewed some of the extenuating circumstances (Grace Hoppert passed away; Patricia Hoppert affected by Alzheimer's, now resides in a nursing home) and he questioned whether anything we abated now just gives up our 1<sup>st</sup> position to an agency or other state when the property sells. Further discussion and decision was made to do one deliberative session rather than individually.
5. Chair asked Mrs. Aldrich to summarize the current status of the sale of the properties located at 7 Mill Lane, 630 Main Street, and 631 Main Street for the Board. Per Mrs. Aldrich:
  - She has a signed Purchase & Sales Agreement (\$1 million) with a buyer who intends to purchase the Inn (630 Main) and the residence (7 Mill Lane), but not the Coleman House. The closing would be sometime in late December. Bill Dakin, attorney for Linda Aldrich and [BobLin Hospitality] Corporation, stated buyer has usual conditions (title & ability to implement plans after closing). He has a much higher level of confidence in this transaction; buyer still doing due diligence until mid-December. No movement on sale of Coleman House. There is an interested party, but a sale price has not been set due to it being preliminary. Jim Linville asked if liabilities are against home, Inn and Coleman House or separate. Per Mr. Dakin, the liabilities against are all 3 properties; some are corporate and some are personal. Chair asked if the sale price would cover all the liabilities and Mrs. Aldrich indicated it would not. Per Mr. Dakin, the debt can't be separated between the

properties. Chair stated the taxes due to town are in a superior position to the mortgages, though State and Federal liabilities are not. Sandra Goodwin advised she usually goes to SB for approval to start tax sale process and had understood that the sale was set for December 4, 2020. She asked the Board what do about timing of tax sales. Chair advised that it wasn't a BOA role to determine whether or not to start the tax sale process; it is more a decision for the CDT. Mr. Dakin asked that the CDT postpone a tax sale until after the sale of the Inn and by then the Coleman House would, hopefully, also be under contract. Clarification question from Charles "Tim" Goodwin as to when the end of due diligence period would be and the anticipated closing date. Mr. Dakin stated the contracted due diligence period ends mid-December with the closing expected to occur before year end. Sandra Goodwin stated she would prefer to postpone starting the tax sale process until early January based on the stated timeline. Mr. Dakin suggested that moving to end of January to start tax sale would allow some flexibility for changes to closings. Denis Benson suggested that Mrs. Goodwin play it by ear as to when she goes to Selectboard since by January 1st she will have some idea as to when the closing has or will occur. Mrs. Aldrich will know more by mid-December as to the actual closing date.

6. At 6:50 pm Chair closed testimony and move Board into deliberative session. At 7:05 pm motion was made by Bill Hoyt to move out of the deliberative session with 2<sup>nd</sup> by Jim Linville.
7. Returned to Open Meeting with the following decisions:
  - Motion to deny the interest and penalty abatement request for Hoppert 2<sup>nd</sup> by Charles "Tim" Goodwin; all in favor.
  - Motion made by Chair to recess Aldrich hearing and reconvene on January 12, 2021; moved by Bill Hoyt with 2<sup>nd</sup> by Denis Benson; all in favor.
8. Motion for adjournment made by Charles "Tim" Goodwin with 2<sup>nd</sup> by Jim Linville; all in favor. Meeting adjourned at 7:07 pm.

**Call in instructions were:**

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**+1 646 558 8656 US (New York)**

**Meeting ID: 886 1182 0378**

**Passcode: 468449**

**OR**

**Email the Town Clerk ([clerk@westonvt.org](mailto:clerk@westonvt.org)) for a link to join via computer**