

**HARTFORD BOARD OF ABATEMENT**  
**Thursday, October 2, 2025**  
**Hartford Town Hall, Room 2**  
**171 Bridge Street, White River Jct., VT 05001**

**MINUTES (DRAFT)**

**Members present:** Sara Blood, Vice-Chair; Lynn Bohi; Pat Cook; Tim Fariel; Scott Farnsworth; Ida Griesemer; Jen Horn; Nancy Howe, Chair; Susan Kirincich; Joe Major, Treasurer; Brett Mayfield; Linda Miller; Lisa O'Neil, Town Clerk; Rick Vincent, Assessor; and Ryan Walther.

**5:32pm:** Nancy Howe, Chair, called the meeting to order. She provided an overview of the Rules of Procedure.

5:48pm. Ms. Stocker was not present for the first scheduled hearing, but Ms. Mason was present for the second scheduled hearing, so the Board moved Ms. Mason's hearing.

**Hearing #1: April Mason (fka April Zullo)**  
**Property Location: 171 Stonecrest Avenue**  
**Parcel ID #9-111/SPAN #285-090-14099**

The Chair opened the hearing and identified the property. April Mason was present and affirmed the oath & acknowledged she had received a copy of the Rules of Procedure. Ms. Mason's water had been turned off while she was on surgery leave. Her water was turned back on the following day. The next bill was over \$500.00. She explained her average quarterly bill is \$250.00; The applicant is requesting a \$250.00 abatement due to a high water usage reading. The Department of Public Works staff installed a new meter. The chair closed the hearing.

**Hearing #2: Kathy Stocker**  
**Property Location: 100 Talbert Street**  
**Parcel ID #45-16/SPAN #285-090-12511**

The Chair opened the hearing and identified the property. The applicant was not present. The applicant is requesting an abatement of \$480.00 toward the sewer charges. The high water usage was due to a leak in a pipe, but the water did not go into the sewer. The Department of Public works staff investigated and confirmed the water did not go into the municipal sewer system. The Chair closed the hearing.

**Hearing #3: Susan Barrett**  
**Property Locations: 361 South Street**  
**Parcel ID #24-89/SPAN #285-090-10243**

The Chair opened the hearing. Susan Barrett was present and affirmed the oath & acknowledged she had received a copy of the Rules of Procedure. Ms. Barrett explained they had owned the property for 35 years. The property is located opposite the ravine below Cumberland Farms; the ravine bank has eroded and washed out close to the foundation of their home. In November 2024 the Fire Marshal determined it was not safe for the Barretts to occupy the property and required them to vacate the property. They applied for the FEMA buyout program; they have been approved and the Town received money to remove the house. They were required to conduct a Brownfield test before the process can move forward and completed. According to Ms. Barrett the test came back okay. Ms. Barrett will be meeting with the Planning Department on Tuesday, October 7<sup>th</sup> to get a status update and determine the next steps. Ms. Barrett is requesting an abatement in the amount of \$501.25. The chair closed the hearing.

**Hearing #4: Nancy L. Scott**  
**Property Location: 235 Fairbanks Turn**  
**Parcel ID #11-5-1/SPAN #285-090-15255**

The Chair opened the hearing and identified the property. Ms. Scott was not present. Rick Vicent, Assessor, provided some background information; he explained Vermont Tel installed a cell tower on the property decades ago. Ms. Scott received some compensation for an easement for the installation. He said typically the utility pays a monthly lease amount to the landowner, but that is not the case with the Scott property. He said the market rate is \$3,000/month. He said during the townwide reappraisal process, Tyler Technologies, based the assessment for the cell tower on the assumption there were four paying "tenants"/utilities on the cell tower. In August, Mr. Vincent, presented an Error and Omission adjustment to the Select Board; he went back to the Select Board on September 30, 2025 to adjust the valuation from \$2,292,200 to \$420,600 to reflect the value of her home and acreage not used for the cell tower. He indicated the property taxes will be adjusted to reflect the change. He said he had spoken with Ms. Scott and her daughter. They indicated they are satisfied with the action of the Assessor and Select Board. He noted Ms. Scott's daughter indicated they had paid a late fee. The Assessor said the issue of the late fee is still undetermined. The Chair closed the hearing.

**Hearing #5: Christopher L. Hughes**  
**Property Location: 17 Walnut Street**  
**Parcel ID #20-7-14/SPAN #285-090-11164**

The Chair opened the hearing and identified the property. The applicant and his father, John Hughes, were present. Both affirmed the oath and Christopher Hughes acknowledged receipt of the Rules of Procedure. C. Hughes said he was out of a work for a while; he said he mows lawns for a living and is back to work. The applicant requested an abatement in the amount \$6,674.57. J. Hughes said the upkeep of the 1970's Mobile Home is financially difficult. They indicated the electric bill is excessive and they have not determined why despite efforts to work with Green Mountain Power to figure it out. They have also reached out to SEVCA in the past for assistance. C. Hughes said the furnace is not working and they are using a propane Rinal heater that is costly. At one point he had established a payment plan; he made one payment then he fell behind on park rent which he said continues to increase; it recently went from \$473.00-\$513.00, so he was unable to continue with the payment plan with the Town for taxes. Lisa noted the property had been up for tax sale in August and the Town successfully bid on the property. The Board encouraged the applicant to look into filing for Homestead and to talk with Town Manager's Office to see if it is possible to establish a payment plan toward the amount owed to redeem the property during the one-year tax sale redemption period. The Chair closed the hearing.

**7:15pm:** The Board entered deliberative session.

**7:57pm:**

**Decisions:**

**Hearing #1 (Mason fka Zullo: 171 Stonecrest Ave):** Sara Blood moved to grant an abatement in the amount of a **\$250.00** refund for water high usage due to a faulty meter. Lynn Bohi seconded the motion. The motion passed unanimously.

**Hearing #2 (Stocker: 100 Talbert Street):** Ids Griesemer made a motion to grant an abatement in the amount of a \$480.00 refund for sewer charges. Jennifer Horn seconded the motion. The motion passed unanimously.

**Hearing #3 (Barrett: 361 South Street):**

Susan Kirincich made a motion to grant an property tax abatement in the amount of a **\$501.25** refund. Linda Miller seconded the motion. The motion passed unanimously.

**Hearing #4 (Scott: 235 Fairbanks Turn):** Susan Kirincich made a motion to deny the request for property tax abatement. Ryan Walther seconded the motion. The motion passed unanimously.

**Hearing #5 (Hughes: 17 Walnut Street):** Sara Blood made a motion to apply a credit in the amount of \$6,674.57 toward the property tax redemption amount due for Christopher Hughes to redeem the property at 17 Walnut Street. Jennifer Horn seconded the motion. The motion passed unanimously.

**8:05pm** Brett Mayfield moved to adjourn. Sara Blood seconded the motion. The motion carried.

Respectfully Submitted by Lisa M. O'Neil, Hartford Town Clerk