

**TOWN OF POULTNEY  
BOARD OF CIVIL AUTHORITY  
TUESDAY, JULY 29, 2025  
MEETING MINUTES**

Link to Zoom Recording:

[https://us02web.zoom.us/rec/share/luGKrXrrhNehm04TpSiZ5V06YNtmE8XD9g1lt3eJgWzpKlb7jZsXyPc8zSMmUJs.Glt\\_UPkMSE9zt\\_K9](https://us02web.zoom.us/rec/share/luGKrXrrhNehm04TpSiZ5V06YNtmE8XD9g1lt3eJgWzpKlb7jZsXyPc8zSMmUJs.Glt_UPkMSE9zt_K9)

Present: Selectboard Members—Sheryl Porrier, Valerie Broughton, and Mark Teetor Justices of the Peace—Bonnie Gray, Dick Gray, Kathleen Hutson, Carol Bunce, Barbara Betit, Andrew Ohl, Eric Hier, Richard Rupe, and Michael Liberatore and Town Clerk Betsy Wescott

Town Clerk Betsy Wescott asked for nominations for Chair. Carol Bunce nominated Andrew Ohl for Chair, there were no other nominations, seconded by Sheryl Porrier. Motion carried.

Town Clerk Betsy Wescott asked for nominations for a Vice Chair. Mark Teetor nominated Dick Gray, but Dick declined. Carol Bunce nominated Kathleen Hutson, there were no other nominations, seconded by Bonnie Gray. Motion passed.

Chair Andrew Ohl started with an overview of how the Tax Appeal Hearings will go.

Chair Andrew Ohl started the Tax Appeal Hearing earlier as Assessor and Appellant were present.

Chair Andrew Ohl started the Tax Appeal Hearing with Appellant #1: Tasteful Station LLC. Owner Nicole Bower Parcel #215258 at 6:12 pm.

Chair Andrew Ohl stated the Clerk would give the oath to the Assessor and Appellant. The Clerk read the oath to them and all said I do. They also signed the Assessor and Appellant oath sheet.

Clerk read the oath to the Board. All Board members stated I do. They also signed the Board oath sheet.

Chair Andrew Ohl asked the Board to disclose any conflicts of interest that they might recuse themselves.

Mark Teetor recused himself for the Tax Appeal Hearings as he is married to the Assessor.

Chair Andrew Ohl stated that the Assessor has 15 minutes or less to give her information on the property, the Appellant has 15 minutes or less to give her information then the Assessor can reply.

Chair Andrew Ohl asked the Assessor Mary Jo Teetor to introduce the property.

Assessor Mary Jo Teetor handed out her information to each Board Member and Appellant.

Town Clerk Betsy Wescott handed out the information for the appeal out to all Board Members, Appellant, and Assessor.

Assessor Mary Jo Teetor went over the information she handed out to everyone.

Appellant Nicole Bower stated that she was allowing Attorney Tracee Oakman Rupe to represent her.

Attorney Tracee Oakman Rupe stated that Richard Rupe was her brother-in-law and wasn't sure if that was a conflict. Richard Rupe stated he didn't have a conflict. Attorney Tracee Oakman Rupe stated she just wanted it to be fair for her client.

The Board decided that Richard should recuse himself. Richard agreed.

Attorney Tracee Oakman Rupe handed out several exhibits and went over each one as she handed them out to the Board and Assessor regarding the property.

Assessor Mary Jo Teetor responded to the Appellant's information stating that nothing changed except for the change of use from school to restaurant. All properties as assessed at the same schedule which is from the 2011 reappraisal.

Attorney Tracee Oakman Rupe stated that there was one inaccurate piece of information that may have caused the problem. The permit on the property when it was purchased was school and restaurant. They had students operating a restaurant at the building. When Nicole purchased the property, we filed with the Town a clarification of the use that it wouldn't be education and restaurant but just restaurant. If it was a change of use, it would have had to go before the DRB and didn't. They were told by Paul Donaldson only needed clarification of use.

Assessor Mary Jo Teetor stated that the is was put in as 100% school and is no longer a school.

Chair Andrew Ohl asked the Board if there were any questions.

The Board asked questions.

There was discussion back and forth with the Assessor, Appellants, and Board members.

Chair Andrew Ohl stated needed to complete an inspection of the property. There will need to be 3 volunteers on the inspection committee and will need to inspect the interior and exterior. Do I have any volunteers. Inspection committee will be Sheryl Porrier, Valerie Broughton, and Eric Hier. Chair Andrew Ohl asked if Assessor Mary Jo Teetor could be there as well. The inspection committee needs to contact property owner to set up a date and time to complete the inspection before 30 days as the Board needs to reconvene on or before the 30 days to hear and receive information regarding the inspection.

Chair Andrew Ohl started the Tax Appeal Hearing for Appellant #2: Rooster Real Estate, LLC. Owner Nicole Bower Parcel #272176 at 6:43 pm.

Clerk Betsy Wescott asked the Board if needed to do the oath for the Assessor and Appellant again since they were the same individuals.

Chair Andrew Ohl stated no that didn't need to be completed again.

Chair Andrew Ohl asked the Assessor Mary Jo Teetor to introduce the property.

Assessor Mary Jo Teetor handed out information and introduced the property to the Appellant and Board members.

Town Clerk Betsy Wescott handed out the information for the appeal out to all Board Members, Appellant, and Assessor.

Assessor Mary Jo Teetor went over the information she handed out to everyone.

Appellant's Attorney Tracee Oakman Rupe stated that it is the same argument as the Tasteful Station LLC Property.

Assessor Mary Jo Teetor responded that the assessment has been the same, \$512,000, since it was built in 2016. I did lower the assessed value to \$500,000 after the grievance meeting due to the water system not being completed.

The Board asked questions.

There was discussion back and forth with the Assessor, Appellants, and Board members.

Chair Andrew Ohl asked for volunteers to be on the Inspection Committee. Sheryl Porrier, Kathy Hutson, and Dick Gray volunteered to be the Inspection Committee. The inspection committee will reach out to Appellant to set up a date and time to complete the inspection. The inspection needs to be completed 30 days before as the Board needs to reconvene on or before the 30 days to hear and receive information regarding the inspection.

Chair Andrew Ohl stated that we need to recess to a date and time no more than 30 days from now. The reconvening date is set for August 18, 2025, at 6pm.

Meeting recessed at 7:03 pm until reconvened on August 18, 2025.

Respectfully Submitted,

  
Betsy J. Wescott  
Town Clerk