

MAIDSTONE BOARD OF ABATEMENT
HEARING : Christopher & Alexandra Fay
NOVEMBER 24, 2025 In Person at Maidstone Town Hall

CTO: 7:10 PM

ATTENDANCE: Laurie Anne Snowman (Chair), Amy Pear, Sandy Gray, Brad McVetty, Cheryl McVetty, Scott Lovell, Sam Graham, Andy Champagne-Willis, and Bob Champagne-Willis OTHERS PRESENT: Alexandra & Christopher Fay (Applicants)

The oaths were taken by the Board and the Applicants.

The Chair confirmed that the Christopher & Alexandra Fay of 5785 VT Route 102, parcel Id 08-102-008.000 had received their Rules of Procedure and did not have any questions.

RECUSSAL: Bob Champagne-Willis recused himself from the hearing because he is the Delinquent Tax Collector. Andy Champagne-Willis recused himself as the spouse of the Delinquent Tax Collector. I (Amy Pear) divulged the ex-parte communication that were had with the Applicant Alexandra Fay due to my duties as the Town Clerk.

Christopher and Alexandra Fay presented their testimony to support the request for Abatement for (1) Taxes in which there is a clear or obvious error 24 VSA 1535(a)(4) and (2) Taxes in which there is a mistake of the Assessor 24 VSA 1535(a)(4).

Applicants both explained that the State of Vermont miscalculated their taxes and erroneously removed their property from the current use program. This error was made in approximately May of 2024, when one office of the state had the property status as not in good standing even after the Applicant had confirmed they did everything they needed to be in good standing. Applicants reported that one office (who controlled Good Standing) of the state did not advise the office of current use that the property was in good standing, current use removed the Fay property which effected the tax amount.

The Applicants reported that since the error was made, they have actively been pursuing a correction with the Current Use office. They reported this process was delayed due to retirements, short staffing,

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and difficulty getting good information. The applicants eventually figured out that the error was between two offices within the State of Vermont. The Applicant shared an email (from September 25th screenshot shared), where Michael Ramsey, State of VT Current Use, confirmed that, " We have reversed the decision made by the department and reimbursed you for benefits lost." Applicants reported receiving this decision and reimbursement from the State of VT Current Use, in October of 2025, at which time they started communication with the Town of Maidstone to start a request for Abatement. The Applicants requested that the Town of Maidstone waive the penalties and fees for the time that the State of Vermont took to correct their error. The Applicants just don't want to be penalized for the State of Vermont's error.

The Board asked several questions to confirm proof the State of Vermont's error resulted in the tax bill for the property being almost double the expected amount. The applicants confirmed that they had paid the first installment (for 2024) which equaled the expected entire years amount. Then they pursued corrective measures and did not expect it to take so long. The applicants confirmed that they are current with the 2025 taxes and the current use is now accurate. The Fay's requested of the board to only pay the remainder of the Property Tax due of \$4692.48. Thereby waiving \$868.11 in Penalty and Interest.

Laurie Snowman made a motion to close the public hearing and enter deliberative session to decide on the matter. Brad seconded the motion. Motion Carried.

The Board of Abatement came out of deliberative session and announced their decision. The board's decision was to waive all penalties and interest in the amount of \$868.11 for the year of 2024 as requested by Christopher and Alexandra Fay.

Motion to adjourn the meeting was made by Laurie Snowman, seconded by Scott Lovell. Motion carried.

Minutes submitted by Amy Pear.