

Town Of Elmore

Board of Civil Authority Meeting Minutes of August 10, 2026

Members: Bruce Olsson (Chair), Diane Cote, Trevor Braun, Connie Perlin, Sharon Fortune, Glenn Schwartz, Sandra Lacasse (Clerk)

Listers: June McKinley, Carla Blood

Appellant: Janet Brack and Rachael Farley (Join by Zoom) 468 Camp Road Parcel ID # 20/21/56.000

CALL MEETING TO ORDER:

Chair Bruce Olsson called the meeting to order at 4:00 PM at the Elmore Town Clerk's Office.

Chair, Bruce Olsson opened the hearing by stating the hearing was for Janet Brack located at 468 Camp Road, Parcel ID # 20/21/56.000.

Chair Olsson administered the oath to the Listers, the Appellants, and the BCA.

Chair Olsson asked the appellant if they received a copy of the rules of procedure and if they had any questions about how the hearing would proceed. The Appellant stated they had received them and did not read it. Olsson took the time to read the rules of procedure. The Appellant did not have any questions.

Chair Olsson asked the BCA members to disclose any conflicts of interest. There were none.

Chair Olsson asked the Listers to present their valuation and supporting evidence. The Listers indicated that as a result of the grievance that they had reduced land value by \$53,100, which resulted in a total land value of \$579,400. The Listers pulled comparable properties closest to the Brack property and found that the lowering of her land value by \$53,100 was more than fair and equitable with these neighboring properties. Listers looked at the size (acreage) depth and grade of many properties.

Chair Olsson asked the Appellant to present her valuation and supporting evidence. The appellant Janet Brack expressed her frustration with the listers, town clerk and NEMRC for not providing her with the documentation on how her property land value is set. Brack also explain that her property is a seasonal camp without heat. Brack stated that she had analyzed 22 properties on lake using the Town's assessment factors: land value, acreage, frontage, and grade. Of these properties her property is the highest land assessment of \$632,500, despite

having only 0.42 acres and 128 feet of frontage. Compared to one other property with grade 2.5 that has more than double acreage and more frontages is assessed at \$375,000. This property is year round. Appellant seeks a reduction in grade to 2.0 and a land valuation between \$375,000 and \$400,000.

An Inspection Committee was appointed of BCA members Bruce Olsson, Diane Cote, Connie Perlin and Glenn Schwartz. The Inspection Committee will inspect the property on August 20, 2026 at 3:00PM.

The BCA recessed and will meet again on August 20, 2026 to hear the report of the Inspection Committee.

The BCA reconvened on August 20, 2026 for the report of the Inspection Committee. The Listers and Appellant were not in attendance. After the Inspection Committee Report, The closed the hearing and went into deliberative session.
