

**TOWN OF WILMINGTON  
BOARD OF CIVIL AUTHORITY  
WEDNESDAY, FEBRUARY 17, 2021 at 5:30pm  
MINUTES**

Called to order at 5:34pm. This session failed to be recorded via Zoom.

IN ATTENDANCE: Selectboard – Tom Fitzgerald (also as JOP), Vince Rice, Tony Tribuno, Sarah Fisher, and John Gannon; Justices of the Peace – Elizabeth McEwen, Rhea Clark, Patti Long, and Linda Green; Town Clerk - Therese Lounsbury. Absent: Tom Consolino, and Fred Houston.

FOR THE LISTERS: Jerry Osler, Deb Kingsley, and Brian DeCesare

FOR THE APPELLANTS: David Schlatka, Diane & Ken Cavitt.

1. **CALLED TO ORDER** - Chair Elizabeth McEwen gave a brief explanation of the quasi-judicial hearing process and information was shared on how to participate in the virtual meeting.
2. **CHANGES TO AGENDA** – Add to Other Business the reading of inspection reports for Wheeler and Haystack Highlands 2 Level Units.
3. **MOTION TO APPROVE** minutes was tabled for review.
4. **CONFLICTS OF INTEREST:** None expressed.
5. **OATHS** were administered to appellants, witnesses, and agents; and the Board was reminded of their oath.
6. **TAX ASSESSMENT APPEALS** were heard for the following:

Property Owner	Street Address	Tax ID#	Span#	Value	Hearing Time
David Schlatka	126 West Lake Rd	02221057.500	762-242-13953	\$116,050	5:37pm
Diane Cavitt	92 West Lake Rd	02221013.000	762-242-10491	\$525,990	6:08pm

In lieu of COVID restrictions for on-site inspections, the Town Clerk will share invites to each appellant to upload photos or video to DropBox. Photos should represent each room of the home interior and exterior as if listing the house on a service. Photos are to be placed within 7 days of receipt of the link. BCA members will do a drive-by of each property.

Committees were established as follows, first name is lead writer:

*Schlatka* – John, Rhea, Linda, Vince; *Cavitt* – Tom, Sarah, Patti, Elizabeth.

7. **COMMITTEE REPORTS** – The Haystack Highlands 2 Level Unit inspection report was read by Tom, and Elizabeth read the Wheeler Farm reports.
8. **OTHER BUSINESS** – Reiterated that the appellant bears the burden of persuasion in this appeal process. Elizabeth to check with town attorney regarding residential versus agricultural designations. Sarah asked about a timekeeper for presentations.
9. **DELIBERATIVE SESSION** – Motion to enter deliberative session was made by Vince Rice and seconded by Tony Tribuno. Motion carried. The Board entered deliberative session at 6:56pm. The Board returned to regular session at 7:51pm.

**COMMITTEE DUE DATES:**

Lane – Decision

Flynn – Inspection Report & Decision

Tryjankowski – Decision

North Branch – Decision

Palmiter – have Decision, need Inspection Report

Wheeler – Decision

Redd – Haystack Highlands – Inspections then Decisions for first three groups

Schlatka – Inspection then Decision

Cavitt – Inspection then Decision

The Board recessed at 8:02pm, until its next meeting on February 24, 2021.

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE MINUTES ARE A TRUE AND OFFICIAL RECORD OF ALL ACTION TAKEN AT THE BOARD OF CIVIL AUTHORITY MEETING HELD FEBRUARY 17, 2021.

ATTEST: \_\_\_\_\_  
          Therese M. Lounsbury, Wilmington Town Clerk

DATE: FEBRUARY 24, 2021

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE MINUTES ARE A TRUE INDICATION OF THE BUSINESS OF THE BOARD OF CIVIL AUTHORITY MEETING HELD FEBRUARY 17, 2021.

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