

**TOWN OF WILMINGTON  
BOARD OF CIVIL AUTHORITY  
MONDAY, JULY 19, 2021 at 5:00pm  
MINUTES**

Called to order at 5:07pm with a hybrid meeting of on-site and Zoom participants.

**IN ATTENDANCE:** A quorum was achieved with 9 members present. Selectboard – Vince Rice, John Gannon, and Tony Tribuno; Justices of the Peace – Patti Long, Elizabeth McEwen, Fred Houston, John Lebron, and Linda Green; Town Clerk - Therese Lounsbury. Absent: Rhea Clark, Sarah Fisher, and Tom Fitzgerald.

**FOR THE APPELLANTS:** Ginny Read, Chris Neuner, Toni Girardi, Rich Caplan, Bryn Harder, Wendy Manners Seaman, and Kevin Seaman.

**FOR THE LISTERS:** Jerry Osler, Deb Kingsley, Diane Schlipke, and Len Chapman.

1. **CALLED TO ORDER** - Chair Elizabeth McEwen called the meeting to order at 5:07pm.
2. **CHANGES TO AGENDA** – Appellant Kellaheer & Voter Challenge Approval tabled to Thursday, July 22.
3. **VOTER CHALLENGES APPROVAL** – tabled to July 22, 2021 agenda.
4. **BIENNIAL VOTER PURGE APPROVAL** – Elizabeth & Therese explained the purpose of the Biennial Purge. Motion to approve the list for the Biennial Purge made by Tony, seconded by John Lebron. Motion carried.
5. **MOTION TO APPROVE** minutes of March 18, 2021, made by Vince Rice, and seconded by Linda Green. Motion carried.
6. **REAFFIRMATION OF THE RULES OF PROCEDURE FOR TAX ASSESSMENT APPEAL HEARINGS** – discussed the need to meet in-person as directed by the rules, but that it could be warned differently if the need arises for a hybrid meeting such as tonight. Motion made to reaffirm the Rules of Procedure for Tax Assessment Appeal Hearings made by Tony, seconded by Patti. Motion carried.
7. **CHAIR PRESENTED MEETING PARTICIPATION INSTRUCTIONS**
8. **CONFLICTS OF INTEREST:** None
9. **OATHS** were administered to the Board, Listers, and appellants Ginny Read, Rich Caplan, Toni Girardi.
10. **TAX ASSESSMENT APPEALS** were heard for the following:

| Property Owner                      | Street Address           | Tax ID#      | Span#         | Value       | Hearing Time |
|-------------------------------------|--------------------------|--------------|---------------|-------------|--------------|
| Ginny Read, agent for Barlow        | Boyd Hill Rd – Land Only | 02022041.000 | 762-242-10845 | \$54,300    | 5:30pm       |
| Chris Neuner / Toni Girardi         | 339 Coldbrook Rd         | 00202072.200 | 762-242-11975 | \$775,000   | 5:39pm       |
| Rich & Laurie Caplan                | Brown Rd – Land Only     | 00302034.200 | 762-242-13694 | \$98,100    | 5:59pm       |
| Vida Holdings / Bryn Harder         | 453 Coldbrook Rd         | 00202048.100 | 762-242-13373 | \$1,247,150 | 6:14pm       |
| Kevin Seaman & Wendy Manners Seaman | 261 Old Mill Lane        | 00901055.100 | 762-242-12284 | \$737,730   | 6:30pm       |

Chris Neuner, Bryn Harder, Kevin Seaman, and Wendy Manners Seaman took the oath before the start of each of their hearings.

11. **INSPECTION ASSIGNMENTS** – Patti will lead John, Fred, Elizabeth, and Lebron for Neuner, Vida Holdings, and Seaman. Tony will lead Linda, Vince, and Elizabeth for Barlow, Caplan, and Kellaheer (to be heard at next meeting). Therese will share the contact list again with the board. Elizabeth gathered phone numbers for the appellants during the hearings.

12. **RECESS** – the hearing recessed until Thursday, July 22 @ 5:30pm in the Town Hall.