

Wilmington Selectboard Meeting Minutes

April 1, 2025

Present: Tom Fitzgerald, Vince Rice, Tony Tribuno, John Lebron **Absent:** Charlie Foster

Others Present: Scott Tucker, Jessica Archambault, Gretchen Havreluk, John Lazelle, Kristy Corey, Jessica Roberts, John Haeckel, Chad Bullock

Meeting called to order at 6:00 pm

1. Visitors, Public Comments, Possible Changes to the Agenda
 - Move # 6 to just after minutes
 - There are amendments to the minutes
2. Approve minutes of March 18 and 28, 2025
 - Tribuno moved to approve the minutes of March 18, 2025, Rice second; all in favor
 - Amend minutes of March 28th by adding Selectboard member names and “meeting called to order”. Tribuno Moved to approve the minutes of March 28, 2025 as amended, Rice second; 3-0, Lebron abstained
3. School Board Vacancy
 - The Selectboard consulted with the Twin Valley Unified Union School Board, regarding the appointment of John Haeckel. Tribuno moved to approve the appointment of John Haeckel to the school board for the remainder of the term, recommended by the school board, Rice second; all in favor.
4. Municipal Ordinance
 - This ordinance replaces the “Town Owned Lands Guidelines” previously approved by the Selectboard. Rice moved to approve the proposed Municipal Property Policy, Lebron second; all in favor.

Fitzgerald moved to enter into Sewer Commission at 6:10 pm, Rice second; all in favor.

5. Sewer Commission
 - Fitzgerald moved to approve preliminary allocation for 3-bedrooms at 420 gpd at 29 Ray Hill Rd, Rice second; all in favor.

Out of Sewer Commission at 6:11 pm

6. Tax Stabilization
 - Melissa Nebelski (Super Girl, LLC) is requesting tax stabilization for what was formerly the C&S Store. Havreluk informed the Board that the state is working on a tax stabilization for housing projects which would give owners a break on the education portion of their tax bill. This parcel has two buildings on it; this application is only for the old store. Although these applications are typically done prior to any construction, there has been no revaluation on this property since construction started. It has been gutted and reframed. There are no facilities, flooring or anything else. Lebron moved to approve a tax stabilization application for Super Girl LLC at 157 Route 100 N, Rice second; all in favor.

Fitzgerald moved to enter into Cannabis Commission at 6:32 pm.

7. Cannabis Commission

- Fitzgerald moved to approve a renewal for S-000011793, Outdoor Cultivator Tier 1 Small Cultivator for Owl Forest LLC, Rice second; all in favor.

Out of Cannabis Commission at 6:35 pm.

Fitzgerald moved to enter into Liquor Commission at 6:35 pm, Rice second; all in favor.

8. Liquor Commission

- Tribuno moved to approve a First- Class and Outside Consumption renewal for The Village Roost, Rice second; all in favor.

Out of Liquor Commission at 6:35 pm

9. Other Business/Correspondence

10. Select Board Members Comments

- Lebron is glad to see the push on incentives for long-term housing such as tax stabilization. He would like to see the Selectboard possibly spend some funds on promoting the growth of residents, even if it means taking funds away from marketing.

11. Town Manager's Updates

- Another pot hole appeared on Bridge #31 that has been patched. We should have a scoping report soon and another visit from the state is expected.
- East Main St sidewalk; utility companies are starting to move their lines off the old poles
- Town Hall has damage on two roofs; over the main doors and on the east side second floor porch area.
- Lake Raponda Dam; received an initial estimate of \$300,000 +/- to improve the dam classification from "poor" to "good."
- Transfer station recertification has been submitted.
- Lacombe property appeal is with the court.

12. Executive Session

- Fitzgerald moved to find that premature general public knowledge of the land purchase would place the town at a substantial disadvantage, all in favor.
- Fitzgerald moved to enter into executive session at 6:54 pm, to include the Town Manager, for a possible land purchase or lease agreement, Rice second; all in favor.

Out of executive session at 7:05 pm

Meeting adjourned at 7:05 pm

Respectfully submitted,
Jessica Archambault

Approved by the Wilmington Selectboard:

Thomas Fitzgerald, Chair

Vince Rice, Vice Chair

Tony Tribuno, Clerk

Charlie Foster

John Lebron