

**WILMINGTON BOARD OF ABATEMENT
WEDNESDAY, APRIL 23, 2025, AT 4:00PM
MINUTES OF MEETING**

The Wilmington Board of Abatement convened at 4:00pm on April 23, 2025, in the Town Hall and via a remote meeting.

IN ATTENDANCE: A quorum was achieved with 10 members present.

Justices of the Peace – Andrew Kirkman, Meg Streeter, Nicki Steel, Bonnie Lorimer; Selectboard – John Lebron, Tony Tribuno, Charlie Foster, Tom Fitzgerald; Town Clerk –Therese Lounsbury; Finance Officer – Christine Richter. (Joining via Zoom were Charlie Foster, Tom Fitzgerald, John LeBron)

Also in attendance: Bonnie LeMay

1. CALLED TO ORDER at 4:00pm by Chair Meg Streeter. No changes to the agenda were declared.
2. Motion to approve the minutes of March 29, 2025, was made by Nicki Steel, seconded by Tony Tribuno. Motion carried.
3. The Chair opened the hearing for Bonnie LeMay, Howes Loop – Open Land, Parcel ID 00CHA128.000 and had the applicant take an oath. The Board was asked to disclose any conflicts of interest and/or ex parte communication and none were revealed. The applicant said that she did receive the Wilmington Board of Abatement Rules of Procedure and had no questions. The applicant agreed that the statutory category for the request was “Taxes or charges of persons who are unable to pay their taxes, charges, interest, and/or collection fees. 24 V.S.A. § 1535 (a)(3).”

HEARING SCHEDULE:

4. Bonnie LeMay presented that her parcel has been deemed useless and is unable to make sense of the unbuildable designation. She also has an ongoing probate court issue in Connecticut in trying to remove a toxic trustee or dissolve a trust. That proceeding is going into a third hearing, and her resources are tied into that process. The parcel in Chimney Hill is not connected to the trust issue. If the court situation could be resolved, she would have more resources available to pursue a solution with Chimney Hill. Bonnie shared that she is discussing with Chimney Hill the option to purchase an additional lot to potentially get a positive testing response from the engineer and then be able to sell the double lot. She has had the property on the market three different times. Merrill Mundell did the testing. The latest offers bowed out because of a failure to get the necessary permitting from the State of Vermont. The specific information has not been shared with her, but with the realtor and subsequently the lot was taken off the market. She is residing in different places right now. Her mother purchased the lot in the late 1960s; she has owned it since 2010. Bonnie shared that she had set up a payment plan before but got overwhelmed. The amount of taxes owed is all of 2024 plus some of 2023 plus penalties and interest. It would be a minimum of \$551.60 plus the additional taxes and penalties owed. In response to questions from the Board, Bonnie stated that the Raymond James account is her life savings; she plans to sell the parcel as it is not the best place for her because she would like gallery space from her home; she is behind with Chimney Hill Owners Association fees as well. The Board clarified that if the amount was abated, the town would still be responsible for the Education Tax.
5. The Board entered a deliberative session at 4:26pm. Returned to regular session at 4:37pm.
6. A written decision will be issued within 30 days of the hearing.
7. MOTION TO ADJOURN was made by Tom Fitzgerald, seconded by Bonnie Lorimer. Adjourned at 4:37pm.

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 ABATEMENT MEETING HELD, APRIL 23, 2025.

ATTEST: _____
Therese M. Lounsbury, Wilmington Town Clerk

ATTEST: _____
Meg Streeter

ATTEST: _____
Bonnie Lorimer

ATTEST: _____
Nicki Steel

ATTEST: _____
Andrew Kirkman

ATTEST: N/A _____
Matthew Moore

ATTEST: _____
John Lebron

ATTEST: _____
Tony Tribuno

ATTEST: _____
Charlie Foster

ATTEST: _____
Tom Fitzgerald

ATTEST: N/A _____
Vince Rice

ATTEST: _____
Christine Richter

ATTEST: N/A _____
Russ Beaudoin