

**WILMINGTON BOARD OF ABATEMENT  
TUESDAY, AUGUST 5, 2025, AT 5:00PM  
MINUTES OF MEETING**

The Wilmington Board of Abatement convened at 5:00pm on August 5, 2025, in the Town Hall and via the remote meeting service Zoom.

**IN ATTENDANCE:** A quorum was achieved with 8 members present.

Justices of the Peace – Nicki Steel, Bonnie Lorimer, Matthew Moore; Selectboard – Tony Tribuno, Charlie Foster, Vince Rice (via Zoom); Town Clerk –Therese Lounsbury; Finance Officer – Christine Richter.

Also in attendance: Matthew Cole, Edward Erhard

1. CALLED TO ORDER at 5:00pm by Clerk Therese Lounsbury to ask for nominations for Vice Chair in the absence of Chair Meg Streeter. Tony Tribuno nominated himself, Bonnie Lorimer seconded. Hearing no other nominations, the board voted to appoint Tony Tribuno as Vice Chair.
2. Changes to the agenda included the nomination of a Vice Chair and the scheduling of a Board of Civil Authority meeting for next week.
3. Vice Chair Tony Tribuno opened the hearings for Matthew Cole, 311 Stowe Hill Rd, Parcel ID 00701018.000 and Super Main Structures, LLC represented by Edward Erhard, 27-29 West Main St, Parcel ID 02020067.000 and had the applicants take an oath. The Board was asked to disclose any conflicts of interest and/or ex parte communication and none were revealed.

**HEARING SCHEDULE:**

4. Matthew Cole said that he received a copy of the Board's Rules of Procedure and that he did not have any questions as to how the hearing would proceed. Matt shared that the statutory abatement category that the request was being made under was 24 V.S.A. § 1535(a)(5) – Taxes or charges upon real or personal property lost or destroyed during the tax year. Eight photographs were presented that showed the original barn and its subsequent demolition. Matt said that the barn had served its purpose but was no longer useful and he was unable to maintain it any longer. He had it insured at a \$50,000 value and was looking for relief for the tax year of July 1, 2025, to June 30, 2026, based on that value. Wilmington Town Assessor Russ Beaudoin shared ahead of the hearing that the assessed value of the barn was \$43,640. This hearing was closed. A decision will be mailed within 30 days.
5. Edward Erhard represented Super Main Structures, LLC. Ed shared that the statutory abatement category that the request was being made under was 24 V.S.A. § 1535(a)(10) – Sewer, water, utility, or service charges caused by circumstances that were difficult to foresee or outside of the person's control. Ed said he was looking for consideration regarding the water bill received after a leaking pipe. He stated that it is a commercial building on West Main Street and that there has been no trouble for fifteen years. During the winter there was a pipe break, and the basement flooded. They had to access a special trap door to find the leak. He wasn't aware of a problem until the business tenants made a complaint of "no water". The businesses affected were Hayseed Gifts and Fashion Plate. A Water & Sewer Bill for 27 West Main Street was provided that showed an inflated water usage rate of 792,000 units at a charge of \$6,850.80. Ed was unable to pinpoint when the leak was found nor when the repair was made – it was suggested at some point in February/March. The businesses are retail stores so there is no regular usage that would have alarmed him sooner. He was told the pipe at the bottom of the meter blew out to start the leak. When asked, Ed said he was looking to restore the charge to its normal usage. It was asked if he had a repair invoice to share, but he did not have one, it would be with the management company. This hearing was closed. A decision will be mailed within 30 days.
6. Motion was made to approve the minutes of April 23, 2025, by Christine Richter and seconded by Charlie Foster. Motion carried.

7. Members of the meeting that are also Board of Civil Authority discussed and chose Monday, August 11, 2025, at 10:30am for a meeting of the BCA to schedule tax appeals and review the Biennial Purge of the voter checklist.
8. The Board entered a deliberative session at 5:26pm.
9. A written decision will be issued within 30 days of the hearing.
10. MOTION TO ADJOURN was made by Bonnie Lorimer, seconded by Matthew Moore.  
Adjourned at 5:50pm.

*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 August 5, 2025.*

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

ATTEST: N/A \_\_\_\_\_  
Meg Streeter

ATTEST: \_\_\_\_\_  
Bonnie Lorimer

ATTEST: \_\_\_\_\_  
Nicki Steel

ATTEST: N/A \_\_\_\_\_  
Andrew Kirkman

ATTEST: \_\_\_\_\_  
Matthew Moore

ATTEST: \_\_\_\_\_  
John Lebron

ATTEST: N/A \_\_\_\_\_  
Tony Tribuno

ATTEST: \_\_\_\_\_  
Charlie Foster

ATTEST: N/A \_\_\_\_\_  
Tom Fitzgerald

ATTEST: \_\_\_\_\_  
Vince Rice

ATTEST: \_\_\_\_\_  
Christine Richter

ATTEST: N/A \_\_\_\_\_  
Russ Beaudoin