

**TOWN OF WILMINGTON
BOARD OF CIVIL AUTHORITY
WEDNESDAY, SEPTEMBER 3, 2025, at 5:00pm
IN TOWN HALL AND VIA ZOOM
MINUTES**

BOARD ATTENDANCE: A quorum was achieved with John Lebron, Charlie Foster, Nicki Steel, Meg Streeter, Tony Tribuno, Bonnie Lorimer, Andrew Kirkman, and Matthew Moore (via Zoom).

ALSO IN ATTENDANCE: Carol Bois, Roman Madeja, Myron Madeja, and Assessor Russ Beaudoin (via Zoom).

1. **CALLED TO ORDER** – Chair Meg Streeter called the meeting to order at 5:00pm.
CHANGES TO THE AGENDA – Board Clerk Therese Lounsbury shared that the Kirouac appeal was withdrawn, The Schultz appeal is postponed to 9/24; the 9/24 meeting will be virtual only – there is room in the Town Clerk's office if you do not have good connectivity, and before recessing the board should choose a date after 9/24 to hear the inspection report for Schultz and deliberate that appeal.
2. **APPROVAL OF MINUTES** – Hearing no changes, Nicki Steel made the motion to approve the minutes of the meeting of the Board of Civil Authority held on August 11, 2025. The motion was seconded by Tony Tribuno. Motion carried.
3. **OATHS** were administered ahead of each hearing to swear in Russ Beaudoin, Carol Bois, Roman Madeja, and Myron Madeja. Clerk Therese Lounsbury led the board in swearing to the BCA Member Oath.
4. **CHAIR FOLLOWED THE MEETING SEQUENCE FOUND IN THE WILMINGTON BOARD OF CIVIL AUTHORITY RULES OF PROCEDURE FOR PROPERTY TAX ASSESSMENT APPEAL HEARINGS.**
5. **CONFLICTS OF INTEREST:** Meg Streeter recused herself from the Bois Appeal, so Vice Chair Tony Tribuno led that hearing. No other conflicts of interest were expressed.
6. **TAX ASSESSMENT APPEALS** were heard regarding the following:

Property Owner	Street Address	Tax ID#	Span#	Value
Bois	Lake Raponda Rd	02321012.000	762-242-11006	\$75,000
Madeja	35 Miller Rd	00302048.700	762-242-13689	\$146,840

7. **BOARD TO ASSIGN INSPECTION TEAMS** – the inspection team of John Lebron, Bonnie Lorimer, and Nicki Steel chose Friday, September 5th at 9:00am to visit the Bois parcel on Lake Raponda Road. The inspection team of Andrew Kirkman, Meg Streeter, and John Lebron chose Friday, September 5th at 11:00am to visit the Madeja parcel at 35 Miller Road.
8. **ADDITIONAL HEARING DATE** – the board chose Thursday, October 9th at 5:00pm to hear the inspection report from Schultz, and to deliberate before concluding the hearings.
9. **RECESS** - having no other business, the Board recessed until Wednesday, September 24, 2025, at 5:00pm.

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 SEPTEMBER 3, 2025.

ATTEST:

Therese M. Lounsbury, Wilmington Town Clerk

ATTEST:

Meg Streeter, Chair

ATTEST: _____
Bonnie Lorimer

ATTEST: _____
Matthew Moore

ATTEST: _____
Andrew Kirkman

ATTEST: _____
Nicki Steel

ATTEST: _____
John Lebron

ATTEST: N/A _____
Thomas Fitzgerald

ATTEST: _____
Tony Tribuno, Vice Chair

ATTEST: N/A _____
Vince Rice

ATTEST: _____
Charlie Foster