

**TOWN OF WILMINGTON  
BOARD OF CIVIL AUTHORITY  
WEDNESDAY, SEPTEMBER 24, 2025, at 5:00pm  
IN TOWN CLERK OFFICE AND VIA ZOOM  
MINUTES**

BOARD ATTENDANCE: A quorum was achieved with Bonnie Lorimer, Nicki Steel, Therese Lounsbury, Meg Streeter, and the following on Zoom: Matthew Moore, Tony Tribuno, Charlie Foster, Andrew Kirkman, and Tom Fitzgerald.

ALSO IN ATTENDANCE: Ed Adrian, Danielle Schultz, Evan Chadwick, David Buckley, and Assessor Russ Beaudoin (all via Zoom).

1. **CALLED TO ORDER** – Chair Meg Streeter called the meeting to order at 5:02pm.  
**CHANGES TO THE AGENDA** – None
2. **APPROVAL OF MINUTES** – Therese shared that she failed to list herself as in attendance. Nicki Steel made the motion to approve the minutes of the meeting of the Board of Civil Authority held on September 3, 2025, with the inclusion of Therese in attendance. The motion was seconded by Tony Tribuno. Motion carried.
3. **OATHS** were administered ahead of the hearing to swear in Russ Beaudoin, Evan Chadwick, and David Buckley.
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:** No conflicts of interest or ex parte were expressed.
6. **TAX ASSESSMENT APPEALS** were heard regarding the following:

| Property Owner | Street Address     | Tax ID#      | Span#         | Value     |
|----------------|--------------------|--------------|---------------|-----------|
| Schultz        | 11 Green Tee Place | HSHIGHLN.T02 | 762-242-13750 | \$665,390 |

7. **BOARD TO ASSIGN INPECTION TEAM** – the inspection team of Tony Tribuno, Charlie Foster, and Tom Fitzgerald chose Tuesday, September 30<sup>th</sup> at 9:30am to visit 11 Green Tee Place, Unit T-2.
8. **ADDITIONAL HEARING DATE** – the next board meeting was changed to Wednesday, October 8<sup>th</sup> at 4:00pm to hear the inspection report from Schultz, and to deliberate before concluding the hearings. Town Hall was not available to the BCA for October 9<sup>th</sup> as originally warned.
9. **INSPECTION REPORTS** – The inspection report for Bois was read into record by Bonnie Lorimer at 6:08pm. The inspection report for Madeja was read into record by Meg Streeter at 6:11pm.
10. **DELIBERATIONS** – the Board entered a deliberative session at 6:13pm – everyone was excused from the meeting except members of the Board of Civil Authority.
11. **RECESS** - having no other business, the Board recessed at 6:45pm until Wednesday, October 8, 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 24, 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: \_\_\_\_\_  
N/A  
John Lebron

ATTEST: \_\_\_\_\_  
Thomas Fitzgerald

ATTEST: \_\_\_\_\_  
Tony Tribuno, Vice Chair

ATTEST: \_\_\_\_\_  
N/A  
Vince Rice

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