

**WILMINGTON BOARD OF ABATEMENT
WEDNESDAY, OCTOBER 29, 2025, AT 4:00PM
MINUTES OF MEETING**

The Wilmington Board of Abatement convened at 4:00pm on October 29, 2025, in the Town Hall and via the remote meeting service Zoom.

IN ATTENDANCE: A quorum was achieved with 7 members present.

Justices of the Peace – Nicki Steel, Bonnie Lorimer, Meg Streeter; Selectboard – Tony Tribuno, Tom Fitzgerald (via Zoom); Town Clerk –Therese Lounsbury; Finance Officer – Christine Richter.

Also in attendance: Craig Zuckerman (via Zoom), Lynn Black (via Zoom – did not identify themselves)

1. CALLED TO ORDER at 4:16pm once all parties were settled into Zoom.
2. Chair Meg Streeter opened the hearing for G&P VT House, LLC, and had applicant Craig Zuckerman take the oath. The Board was asked to disclose any conflict of interest and/or ex parte communication, and none were revealed.
3. Applicant Craig Zuckerman identified that he was applying under the statutory abatement category of: *Taxes in which there is a clear or obvious error. 24 V.S.A. § 1535(a)(4)*. He then shared that the property was originally owned by his father, and when he died in 2021, his mother became the trustee. Upon her death in 2023, he became the trustee. There was trouble getting the mail forwarded to him and he lost track of the property taxes but paid as soon as he received the delinquent notice that was re-directed when the property went into the LLC on July 7, 2025. Felt the town held some responsibility in attempting to deliver the tax bill when the mail was returned by physically placing a bill on the door of the property. Looking for the abatement of \$667.66 in penalties. Tom asked if other bills had been accumulating to which Craig responded that they were all done on-line. There were no probate proceedings because the property was in a trust. Tom asked if the change of address had been shared with all the creditors now, and Craig said that it had not. He was waiting for the change of title to the LLC. Christine asked who made the payment in January 2024, to which Craig replied that he had.
4. Motion was made to approve the minutes of August 5, 2025, by Bonnie Lorimer and seconded by Nicki Steel. Motion carried.
5. The Board entered a deliberative session at 4:30pm, excusing all others.
9. A written decision will be issued within 30 days of the hearing.
10. MOTION TO ADJOURN was made by Nicki Steel, seconded by Meg Streeter.
Adjourned at 4:42pm.

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 October 29, 2025.

ATTEST: _____
Therese M. Lounsbury, Wilmington Town Clerk

ATTEST: _____
Meg Streeter

ATTEST: _____
Bonnie Lorimer

ATTEST: _____
Nicki Steel

ATTEST: N/A _____
Andrew Kirkman

ATTEST: N/A _____
Matthew Moore

ATTEST: N/A _____
John Lebron

ATTEST: _____
Tony Tribuno

ATTEST: N/A _____
Charlie Foster

ATTEST: _____
Tom Fitzgerald

ATTEST: N/A _____
Vince Rice

ATTEST: _____
Christine Richter

ATTEST: N/A _____
Russ Beaudoin