

**WILMINGTON BOARD OF ABATEMENT
TUESDAY, AUGUST 4, 2026, AT 4:00PM
MINUTES OF MEETING**

The Wilmington Board of Abatement convened at 4:00pm on August 4, 2026, 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 – Bonnie Lorimer, Meg Streeter, Andrew Kirkman; Selectboard – John Lebron, Tony Tribuno; Town Clerk –Therese Lounsbury; Finance Officer – Christine Richter; Assessor – Russ Beaudoin (via Zoom).

Also in attendance: Joyce Spiegel (via Zoom).

1. CALLED TO ORDER at 4:00pm.
2. Motion was made to approve the minutes of June 10, 2026, by Christine Richter and seconded by Meg Streeter. Motion carried with Andrew and Tony abstaining.
3. Chair Meg Streeter opened the hearing for Joyce & Spiegel, for 71 West Main Street, and had the applicant Joyce Spiegel and Assessor Russ Beaudoin take the oath. The Board was asked to disclose any conflicts of interest and/or ex parte communication, and none were revealed.
4. Applicant Joyce Spiegel identified that she and her husband were applying under the statutory abatement category of: *Taxes in which there is a clear or obvious error. 24 V.S.A. § 1535(a)(4)*. Russ felt that it should have been under the category of *Taxes in which there is a mistake of the Assessor. 24 V.S.A. § 1535(a)(4)*. The process for the assessor's office would be to submit this change to an unfinished attic under the Errors & Omissions Report to the Selectboard affecting the Grand List. The adjustment was made too soon and was a mistake of the assessor. Joyce expressed that her communication from Sarah Kociela, Assessor Clerk, was that the change had been made based on the photos she had shared and an adjustment was made to the 2026 tax bill. Russ responded that it should not have been changed for 2026 until the Selectboard approves the Errors & Omissions Report in December. He also said that there are other issues with the property card based on the real estate listing that needed review and that he is obligated to research. He found that it should be 2.5 baths, and that there is less square footage in the basement. It was suggested that Joyce contact Sarah Kociela, Assessor Clerk, to work through the necessary changes and upon a new assessment would be allowed the opportunity to grieve any changes. Russ also felt that the Board of Abatement could only go back to the last assessment for abating taxes/charges, which would be 2024. Joyce felt blindsided by the whole process and was disappointed in this new information coming to light in the hearing and not before. It was agreed that Joyce's next step would be to meet with Sarah/Russ. Chair Meg Streeter closed the hearing at 4:36pm.
5. The Board entered a deliberative session at 4:36pm, excusing all others.
9. MOTION TO ADJOURN was made by Tony Tribuno, seconded by Bonnie Lorimer.
Adjourned at 4:53pm.

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 4, 2026.

ATTEST:

Therese M. Lounsbury, Wilmington Town Clerk

ATTEST: _____
Meg Streeter

ATTEST: _____
Bonnie Lorimer

ATTEST: N/A _____
Nicki Steel

ATTEST: _____
Andrew Kirkman

ATTEST: N/A _____
Matthew Moore

ATTEST: _____
John Lebron

ATTEST: _____
Tony Tribuno

ATTEST: N/A _____
Charlie Foster

ATTEST: N/A _____
Tom Fitzgerald

ATTEST: N/A _____
Vince Rice

ATTEST: _____
Christine Richter

ATTEST: _____
Russ Beaudoin