

Wilmington Selectboard Agenda
August 18, 2026

1. Visitors, Public Comments, Possible Changes to the Agenda
2. Approve minutes of July 21 and 30, 2026 (2 minutes)
3. Action Items (10 minutes)
 - *The Selectboard to possibly appoint a member to the Deerfield River Advisory Committee*
 - *The Selectboard to approve Errors & Omissions for the 2026 Grand List*
 - *The Selectboard to possibly approve a voting delegate for the VLCT annual meeting on October 6, 2026*
4. Beaver St Wall (20 minutes)
 - *The Selectboard to possibly authorize the Town Manager to issue an RFP for engineering services for the Beaver St/Restland Cemetery Wall and sidewalk improvement project.*
5. Riley Boyd Rd (20 minutes)
 - *The Selectboard to possibly approve Riley Boyd Road–Pent Road Resolution, classifying Riley Boyd as a Pent Road*
6. Liquor Commission (5 minutes)

The Liquor Commission to possibly approve

 - *A Second–Class renewal for Family Dollar;*
7. Other Business/Correspondence
 - *September meeting schedule*
8. Select Board Members Comments
9. Town Manager's Updates (5 minutes)

Wilmington Selectboard Meeting Minutes

July 21, 2026

Present: Tom Fitzgerald, Vince Rice, Tony Tribuno, Charlie Foster, John Lebron

Others Present: Scott Tucker, Jessica Archambault, Marshall Dix, Sarah Kociela, Russ Beaudoin, Bob Fisher, Wayne and Jennifer Corse, Sam Kondracki, Cory Ross, John Lazelle, Jim Wiesner, Jessica Smith, Jason Dubac, Pam Greene, Therese Lounsbury, Gretchen Havreluk, Andrea Haynes, Reed Fay, Christine and Dennis Richter, Sara Molina, Sam Twining, Randi Capitani, Lynn Barrett, Deb Abbott, Rich Abbott, Olga Peters, Ed Zobitz, Philip and Vera Eisenberg.

Meeting called to order at 6:00 pm

1. Visitors, Public Comments, Possible Changes to the Agenda
 - Jason Dubac commented on conflict of interest.
 - Add Memorial Hall storm windows to Action Items.
 - Add resolution request from Town of Brattleboro to Other Business
 - Add Chamber Banners to Action Items
2. Approve minutes of June 16 and July 9, 2026
 - Tribuno moved to approve the minutes of June 16, 2026, Rice second; all in favor
 - Fitzgerald moved to approve the minutes of July 9, 2026, Foster second; 4-0, Rice abstained.
3. Action Items
 - The Town appealed the COD last year, but they said they never received it. We were at 20.45%; anything over 20% triggers a reappraisal. Assessor Russ Beaudoin suggests sending out an RFP to do a reappraisal. There are very few companies to do them, and Russ will not be doing them in the coming years. Russ suggests following the state's request to go out to RFP and see if you happen to get any bidders. The Board must sign the Reappraisal Order (tonight) and then within 150 days a plan needs to be submitted to PVR. The state is looking to get towns on a 6-year reappraisal rotation by 2030.
 - Lebron moved to approve updates to the no parking section of the Traffic Ordinance (Section 19), Foster second; all in favor.
 - Fitzgerald moved to approve the Downtown Vibrancy Fund Letter of Attestation, Rice second; all in favor.
 - Foster moved to approve the increase of \$19,406.09 for storm windows at Memorial Hall as part of the MERP Grant, Tribuno second; all in favor.
 - The Chamber historically put banners across the state road for the bigger events in town. There are four main events that the Chamber is a part of; Chili Stroll, Fireworks, Wine and Harvest and Blueberry. The banners would be for these four events. Tribuno moved to authorize the annual installation of Southern Vermont Deerfield Valley Chamber of Commerce banners pursuant to 10 VSA 494 (18)(A)(B) for the Chili Stroll, Fireworks, Wine and Harvest Festival, and Blueberry Festival, Rice second; 4-0, Foster abstained.

4. 1% Local Option Tax

- Rice moved to approve \$200,000 for Memorial Hall capital projects, Tribuno second; all in favor.
- Lebron moved to approve Deerfield Valley News' request for \$30,000 from the 1% Local Option Tax Fund, Tribuno second; all in favor.

5. Green Mountain Beach

- The Lake Raponda Shoreline Erosion Control design is now at 90%; \$98,612 secured in grant funding. This request is for the balance to complete the project; \$61,000 was received to cover the design work. Tribuno moved to approve \$29,037.50 for the Lake Raponda Shoreline Erosion Control, Green Mountain Beach from the 1% Local Option Tax Fund, Lebron second; all in favor.

6. Riley Boyd Rd

- Corse would pay for and install the gates, if the town would install the signage. Abutters want to make sure the access remains real and not just in theory. The reason for the request is because the Corse's are trying to maintain the fields as prime hayfields. When people drive through the more impassable sections, they enter and rip up the hayfields. The town's ATV ordinance already prohibits ATV's on town roads. Mr. Abbott and Mr. Eisenberg are opposed to the Pent Road change and say there is no traffic. Jim Wiesner disagrees and says there is a lot of traffic every day. The Green Road side is impassable and people drive onto the fields to get around. GPS sends vehicles down the road through Green Road. If you want to leave it open, then the road needs to be maintained. The comments and discussion ended when Fitzgerald suggested the Board will take a field trip out to the area. Debra Abbott suggested a Dead-End sign. Mr. Radar is concerned about liability if someone gets hurt. The Selectboard will set a date for a site visit.

7. East Main Street Sidewalk/Sewer

- The East Main Street sidewalk project is on target to be completed by August 26th, although their contract extends through October 15th. Traffic continues to be a large complaint, and they are working on a solution directing traffic at the intersection. The retaining wall was engineered incorrectly, with the grade being too steep and the property owner would lose a parking space. Even with this change order of over \$26,000, we are still within budget. Two more houses need to connect to the sewer and all of the private lines will then be connected to sewer individually. An obstruction was discovered related to the water line, so a new manhole was installed by Family Dollar.

Entered Sewer Commission at 7:48 pm

8. Sewer Commission

- Rice moved to approve an additional 505 gpd at 117 West Main St for a 1-bedroom apartment and car wash, Tribuno second; all in favor.

Out of Sewer Commission at 7:50 pm

9. Highway

- Rice moved to approve \$31,492 from TRE for the second half of Truck #12 refurbishment, Tribuno second; all in favor.
- Foster moved to approve the purchase of a Ventrac in the amount of \$57,596.20 from MTE Equipment Solutions, Tribuno second; all in favor.

Entered Liquor Commission at 7:59 pm

10. Liquor Commission

Tribuno moved to approve, Rice second; all in favor

- A Second-Class renewal for Mill & Whistle;
- A Limited Event permit for Brandon Reilly for an event at Brook Bound Inn on 8/14/26 from 2pm-10pm
- A Request to Cater for La Casita for the Blueberry Block party on 8/8/26 from 4-9 pm
- A Special Event Permit for Vermont Distillers for the Blueberry Block Party on 8/8/26 from 4:30-8:30 pm
- An Open Container Exemption Permit for the Blueberry Block Party on 8/8/26 from 4-9 pm
- Tribuno moved to approve a request to Cater for WI Foster at the Brook Bound Inn on 8/21/26 from 4:30-9 pm, Rice second; 4-0, Foster abstained.

Out of Liquor Commission at 8:01 pm

11. Other Business/Correspondence

- Fitzgerald moved to acknowledge the letter from the Town of Brattleboro and adopt a resolution in support of keeping its birthing center, Foster second; all in favor.

12. Select Board Members Comments

13. Town Manager's Updates

- Police Dept has hired all full-time positions. Sergeant Kirkman received a thank you card for assisting someone with a ride home after breaking down.
- Bridge #31; state is working on drafting a utility relocation plan.
- Memorial Hall Floodproofing; this grant project is complete, and it will hopefully be closed out next week.
- Lake Raponda Dam Inspection; the state is recommending a preliminary design meeting.
- Zahringer; still waiting for a decision. 3-5 Main St; waiting on a schedule. Wilson; no oral argument, just waiting for a decision.

Meeting adjourned at 8:19 pm

Respectfully submitted,
Jessica Archambault

Approved by the Wilmington Selectboard:

Thomas Fitzgerald, Chair

Vince Rice, Vice Chair

Tony Tribuno, Clerk

Charlie Foster

John Lebron

Selectboard Special Meeting
Thursday, July 30 at 9 am at Riley Boyd Road

Present: Tom Fitzgerald, Tony Tribuno, Charlie Foster, John Lebron

Others Present: Scott Tucker, Jessica Archambault, Marshall Dix, Bob Fisher, Wayne Corse, Leon Corse, Richard Abbott, Jennifer Roy, Jim Wiesner, Vera & Philip Eisenberg, Deborah Abbott

Meeting called to order at 9:06 am

1. Site visit of Wayne Corse property along Riley Boyd Rd.
 - a. A gate was initially proposed to be installed where Corse owns on both sides of the road. Highway Supt. Dix recommends moving it up closer to the town turnaround near 62 Riley Boyd Road, because the other suggested location has no place for a turnaround. The gate would be installed across the road, but not tree to tree. There would be about a 3-foot opening on each side so that people, bikes & horses could pass easily, but ATV's could not.
 - b. Neighbors who live close to 62 Riley Boyd Road are asking for the gate to be placed a little further down the road, by the Rader property. Richard Abbott asked about a chain instead and Corse feels that a chain is a safety hazard.
 - c. The Green Road gate is recommended to be located on the Riley Boyd Road, 50-75 feet from the intersection to avoid an underground electrical power line and drainage, already in place.
2. The Selectboard to possibly approve a quote for HVAC heat pump replacement at Town Hall
 - a. Tribuno moved to approve the quote from AB Plumbing in the amount of \$68,000 and any corresponding change orders, Foster second; all in favor.

Meeting adjourned at 10:09 am

Respectfully submitted,

Jessica Archambault

Approved by the Wilmington Selectboard:

Thomas Fitzgerald, Chair

Vince Rice, Vice Chair

Tony Tribuno, Clerk

Charlie Foster

John Lebron

From: Christopher Curtis <chcurtis89@gmail.com>

Sent: Friday, July 31, 2026 10:46 AM

To: tapacre195@gmail.com <tapacre195@gmail.com>; Scott Tucker <stucker@wilmingtonvt.us>

Cc: Margo Ghia <mghia@windhamregional.org>; Wayne Feiden <wayne@feiden.org>

Subject: Deerfield River Advisory Committee

You don't often get email from chcurtis89@gmail.com. [Learn why this is important](#)

Dear Selectboard,

I'm writing to you on behalf of the Deerfield River Watershed Association. We are currently conducting a study of the Deerfield River and its tributaries to determine if it can be designated as a National Wild and Scenic River. We are partnering in this project with the Windham Regional Commission, with assistance from a Vermont Watershed Grant.

To assist us in and guide us in this process, we are forming a Deerfield River Advisory Committee. This group will meet three times over the course of the next six months to help guide and prepare the study. We are asking that you appoint one representative to serve on behalf of your town to join us on this committee.

Advisory Committee members will be asked to share their knowledge and expertise about the river in helping us to determine what is special about the Deerfield River that makes it eligible for national protection.

Our first meeting will be in early September, so we hope to have your representative on board by then. We expect that there will be an opportunity for remote participation in these meetings. Please let me know if you have any questions.

Thanks for your assistance in this matter,

Christopher Curtis

Vice President, Deerfield River Watershed Association

TOWN OF WILMINGTON

FROM: ASSESSOR'S OFFICE
MEMO TO: BOARD OF SELECTPERSONS
RE: CORRECTIONS TO THE 2026 GRAND LIST

DATE: AUGUST 18, 2026

These properties were not listed correctly in the Grand List for 2026 and are hereby submitted for your approval.

- | | |
|--|--|
| 1. <u>SPIEGEL MITCHELL & JOYCE</u>
SPAN 762-242-12051
WAS LISTED AS \$288,390
NOW LISTED AS \$282,650 | 4. <u>JELLEY JAMES J</u>
SPAN 762-242-10876
WAS LISTED AS \$108,460
NOW LISTED AS \$0 |
| 2. <u>GUY E NIDO INC</u>
SPAN 762-242-12003
WAS LISTED AS \$215,860
NOW LISTED AS \$191,030 | 5. <u>BOYD FAMILY FARM</u>
SPAN 762-242-10965
WAS LISTED AS \$143,040
NOW LISTED AS \$207,400 |
| 3. <u>SPAIN WILLIAM D JR & REGINA</u>
SPAN 762-242-11427
WAS LISTED AS \$75,000
NOW LISTED AS \$0 (DELETED) | 6. <u>BOYD FAMILY FARM</u>
SPAN 762-242-12787
WAS LISTED AS \$63,150
NOW LISTED AS INACTIVE |

APPROVED BY THE BOARD OF SELECTPERSONS

THOMAS FITZGERALD, CHAIRPERSON

cc: Therese Lounsbury, Town Clerk
Christine Richter, Finance Officer

We have corrections that need to be made to the 2026 Grand List. According to 32 VSA 4261 corrections can be made up until December 31st, 2026.

1. The owners came in to dispute living space in the attic which was found to be incorrect and there were other errors found – new kitchen (2017) extra bathroom, incorrect sqft in the basement that needed to be updated.
2. The mobile home that was on the property was removed prior to 04/01/2026.
3. This parcel was left active and created a tax bill in error after the owner did a lot merger.
4. The owner demolished his camp on leased land in Southern VT Boating Club area prior to 4/1/2026.
- 5 & 6. 2 Parcels needed to be combined to match their Current Use filing #5 is the parent parcel now and #6 is inactive.

Thank you,

Sarah Kociela
Administrative Clerk to the office of the Assessor

To: Wilmington Cemetery Commission and Wilmington Selectboard

From: Scott A. Tucker, Town Manager

Date: July 31, 2026

RE: Beaver Street / Restland Cemetery Wall and Sidewalk Improvement Project

The purpose of this memorandum is to provide an overview of the proposed Beaver Street / Restland Cemetery Wall and Sidewalk Improvement Project and request authorization to issue a Request for Proposals (RFP) for professional engineering services.

Adjacent to Beaver Street is an existing stone retaining wall, approximately 5 to 7 feet in height, which supports Restland Cemetery land above Beaver Street. The wall exhibits signs of failing, with stones protruding and, in some cases, falling out. Because the retaining wall supports an active historic cemetery, any improvements must be designed with sensitivity of existing graves, monuments, and the historic character of the site.

Beaver Street includes a curved section of roadway adjacent to Restland Cemetery where no sidewalk currently exists on either side of the road. Pedestrians - including visitors, a nursery school, and nearby residents - must walk within the travel lane, creating a safety concern due to limited sight distance and the narrow roadway corridor. A new asphalt sidewalk could naturally connect with the Veterans Park, continue past the former fire station, help define Church Street, and establish a more organized boundary for parking.

To accomplish these objectives, the town would retain a qualified engineering consultant to evaluate existing conditions, develop design alternatives, prepare construction documents, assist with permitting, and provide engineering support through bidding and construction. The goal is to reconstruct the wall using stone from the existing wall where practical.

Requested Action

Authorize the Town Manager to issue an RFP for engineering services for the Beaver Street / Restland Cemetery Wall and Sidewalk Improvement Project. Following evaluation of proposals, a recommendation for consultant selection and contract award will be presented to the Selectboard and Cemetery Commission for consideration and possible approval. As part of the process the land in the cemetery that will be affected by the shifting of the wall will be evaluated to ensure no graves are disturbed.

Riley Boyd Road - Pent Road Resolution

Resolved, that the Selectboard grants written permission for the segment of Riley Boyd Road between the properties of the Eisenberg Family Trust U/A/D, 62 Riley Boyd Road, past the town turnaround, and Vermont Sugar Wood, LLC, and Jennifer R. Roy at 47 Green Road, to be enclosed and occupied as a pent road pursuant to 19 V.S.A. §§ 301(4) and 304(a)(5) and authorizes the owner or owners or agents thereof of land adjoining that segment to install unlocked gates at locations on the segment designated or approved in writing by the Selectboard. The precise location of each gate, and any later relocation, may be designated or approved in writing by the Selectboard or the Highway Superintendent from time to time without further amendment of this Resolution.

The Town shall post signage at each end of the segment stating:

CLASS 4 TOWN HIGHWAY — PENT ROAD

ATVs and UTVs PROHIBITED

FOOT TRAVEL PERMITTED

UNLOCKED GATE — PLEASE CLOSE GATE

At each gate, the Town shall also post a secondary sign stating:

NO TURNAROUND BEYOND THIS POINT

DO NOT ENTER ADJOINING FIELDS

All costs associated with the installation, relocation, and maintenance of the gates and signage shall be borne by the adjoining landowner or landowners undertaking or requesting the work. All work shall be completed to the satisfaction of the Town. A certified copy of this Resolution, together with any later written designation or approval of a gate location, shall be recorded in the office of the Wilmington Town Clerk.

Dated at Wilmington, Vermont this 18th day of August 2026.

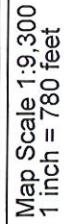
Approved by the Wilmington Selectboard:

Tom Fitzgerald	_____
Vince Rice	_____
Tony Tribuno	_____
Charlie Foster	_____
John Lebron	_____

Eisenberg Family Tr U/A/D -
5-28-14
PO Box 310
Wilmington, VT 05363-0310
4.07 acres Grand List
3.86 acres GIS

- Parcel Lines
- Building Locations
- Road Centerlines
- Streams & Ponds

The Town of Wilmington and CTI assume no liability as to the sufficiency, accuracy, or the user's interpretation of the data delineated herein. Current to April 1, 2025



Map Printed on
June 11, 2026