BOARD OF CIVIL AUTHORITY MEETING
Held on October 21, 2026
Council Chambers, City Hall
Barre, Vermont

The Board of Civil Authority (BCA) meeting was called to order by BCA Chair Carol Dawes at 6:10 p.m.in Council Chambers of City Hall, Barre, Vermont. Board Members present: Rosemary Averill (JP), Michael Boutin (JP/Remote), Carol Dawes (JP), Amanda Gustin (JP/Councilor)(6:35pm), Tom Kelly (JP), Sonya Spaulding (JP/Councilor), Tess Taylor (JP), Beth Hilgartner (Councilor), Sharon Toborg (JP) Cheryl Metivier (City Clerk), Assessor Larry Martin (remote), Assessor Carly Martin, Contracted Assessor Matt Krajeski (New England Municipal Consultants, Ltd).

Approve minutes of the October 7, 2026, meeting

Motion to approve the minutes of October 7th was moved by Sharon Toborg, seconded by Tess Taylor, approved

Ratify the minutes from September 30, 2026.

Motion to ratify the minutes of September 30th was moved by Sharon Toborg, seconded by Tess Taylor, approved

*Note the hearings below have all been officially withdrawn;

2026-20 156 S. Main St
2026-22 188 S. Main St.
2026-23 192 S. Main St

**Note the inspection teams will be chosen at the end of all the hearings (two groups to inspect all properties)

Assessment Appeal Hearings;

Hearing 2026-15; **31 Brook St.**
Owner; Seventy Four South Main Limited Co c/o Oliver Twombly
(Start time 6:12pm)

Appellant was sworn in;(to be effective throughout all following hearings)
Each side was given 3-5 minutes to prove and rebut their case.
BCA was able to ask questions of both parties

A motion to close the hearing was moved by Sarah Helman, seconded by Rosemary Averill, approved.

Hearing close time; 6:31

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Hearing 2026-16; **25 S. Main St.**
Owner; Seventy Four South Main Limited Co c/o Oliver Twombly
(Start time 6:32pm)

Each side was given 3-5 minutes to prove and rebut their case.
BCA was able to ask questions of both parties

A motion to close the hearing was moved by Sarah Helman, seconded by Amanda Gustin, approved.

Hearing close time; 7:07

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Hearing 2026-17; **29 S. Main St.**
Owner; Seventy Four South Main Limited Co c/o Oliver Twombly
(Start time 7:08pm)

Each side was given 3-5 minutes to prove and rebut their case.
BCA was able to ask questions of both parties

A motion to close the hearing was moved by Sharon Toborg, seconded by Beth Hilgartner, approved.

Hearing closed time; 7:22

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Hearing 2026-18; **65 S. Main St.**
Owner; Seventy Four South Main Limited Co c/o Oliver Twombly
(Start time 7:24pm)

Each side was given 3-5 minutes to prove and rebut their case.
BCA was able to ask questions of both parties

A motion to close the hearing was moved by Sarah Helman, seconded by Sharon Toborg, approved.

Hearing closed time; 7:38

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Hearing 2026-19; **69 S. Main St.**
Owner; Seventy Four South Main Limited Co c/o Oliver Twombly
(Start time 7:39pm)

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Each side was given 3-5 minutes to prove and rebut their case.
BCA was able to ask questions of both parties

A motion to close the hearing was moved by Beth Hilgartner, seconded by Sarah Helman, approved.

Hearing closed time; 7:48

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Hearing 2026-21; **158 S. Main St.**
Owner; Seventy Four South Main Limited Co c/o Oliver Twombly
(Start time 7:54pm)

Each side was given 3-5 minutes to prove and rebut their case.
BCA was able to ask questions of both parties

A motion to close the hearing was moved by Sonya Spaulding, seconded by Sarah Helman, approved.

Hearing closed time; 8:07

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Hearing 2026-24; **75 Prospect St.**
Owner; Seventy Four South Main Limited Co c/o Oliver Twombly
(Start time 8:09pm)

Each side was given 3-5 minutes to prove and rebut their case.
BCA was able to ask questions of both parties

A motion to close the hearing was moved by Sonya Spaulding, seconded by Beth Hilgartner, approved.

Hearing closed time; 8:22

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(2) Inspection teams were chosen splitting the properties;

Team 1; Rosemary Averill, Michael Boutin, Sharon Toborg & Assessors
Assigned Properties;

25 S. Main St
29 S. Main St.
65 S. Main St.

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69 S. Main St.

Team 2; Sarah Helman, Beth Hilgartner, Sonya Spaulding & Assessors
Assigned Properties;

31 Brook St
158 S. Main St.
75 Prospect St.

All parties will resume these hearings with completed reports on November 18th.

A motion to move to recess was made by Sarah Helman, seconded by Tess Taylor, approved.

Respectfully submitted,

Cheryl A. Metivier, Clerk of the Board

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