BOARD OF CIVIL AUTHORITY MEETING
Held on November 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 9:02 am 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), Tom Kelly (JP), Sonya Spaulding (JP/Councilor), Tess Taylor (JP), Sharon Toborg (JP), Peter Anthony (JP), Patti Bisson (JP), Michael Deering II (Councilor), Sarah Helman (JP), Tabitha Tant (JP), Cheryl Metivier (City Clerk), Assessor Larry Martin, Assessor Carly Martin

Approve minutes of the November 18th, 2026, meeting

Motion to approve the minutes of November 18th was moved by Patti Bisson, seconded by Tom Kelly, approved

Assessment Appeal Hearings;

Hearing 2026-27; **35 Branch St.**
Owner; Susan Kelly
(Start time 9:07am)

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 Amanda Gustin, seconded by Sarah Helman, approved.

Hearing close time; 9:26am

Inspection Team ; Michael Deering II
Sonya Spaulding
Peter Anthony
Assessors

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Hearing 2026-25; **5 Second St.**
Owner; Susan Kelly
(Start time 9:27am)

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

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A motion to close the hearing was moved by Patti Bisson, seconded by Amanda Gustin, approved.

Hearing close time; 9:53am

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Hearing 2026-27; **515 N. Main St.**
Owner; Susan Kelly – Steven Sayers
(Start time 9:54am)

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 Peter Anthony, approved.

Hearing closed time; 10:06am

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Hearing 2026-28; **7 Hawes Pl.**
Owner; Ricky Rich – Susan Kelly
(Start time 10:07am)

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 Peter Anthony, approved.

Hearing closed time; 10:17am

Inspection Team for all (3) Properties; Amanda Gustin
Tabitha Tant -Lead
Sarah Helman
Assessors

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Hearing 2026-29; **0 Burnham**
2026-30**; 20 Burnham**
2026-31; **32 Burnham**
2026-32; **36 Burnham**

Owner; George W. Burnes / Capital Candy Co. (no representation)

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(Start time 10:25am)
Assessors reviewed all properties consecutively for review later.
BCA was able to ask questions of the assessors.

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

Hearing closed time; 10:47am

Inspection Team; Sharon Toborg
Rosemary Averill – Lead
Tom Kelly

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Hearing 2026-33; **214 N. Main St.**
Owner; Donnel Dexter
(Start time 10:50am)
Appellant was sworn in.
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 Peter Anthony, approved.

Hearing closed time; 11:24am

Inspection Team; Chrysta Murray – Lead
Michael Boutin
Rosemary Averill
Assessors

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Recess called for lunch @ 11:28am

Motion to recess for lunch was moved by Sarah Helman, seconded by Sonya Spaulding, approved.

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Hearing 2026-34; **6 North St.**
Owner; William L Koch
(Start time 12:43pm)
Appellant was sworn in.
Each side was given 3-5 minutes to prove and rebut their case.
BCA was able to ask questions of both parties

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A motion to close the hearing was moved by Tess Taylor, seconded by Peter Anthony, approved.

Hearing closed time; 1:05pm

Inspection Team will be named after all properties are reviewed and discussed.

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Hearing 2026-35; **51 Perry St.**
Owner; William L Koch
(Start time 1:06pm)

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; 1:26pm

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Hearing 2026-36; **61 Perry St.**
Owner; William L Koch
(Start time 1:27pm)

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 Peter Anthony, approved.

Hearing closed time; 1:41pm

Inspection teams; Amanda Gustin- Lead
Tess Taylor
Sharon Toborg
Assessors

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Hearing 2026-37; **12 Camp St.**
Owner; Cheryl Anderson & Candace Thomas
(Start time 1:44pm)

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Appellants were sworn in
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 Patti Bisson, seconded by Sarah Helman, approved.

Hearing closed time; 2:08 pm

Inspection teams; Patti Bisson- Lead
Sonya Spaulding
Tess Taylor

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Hearing 2026-38; **35 Franklin St.**
Owner; Laurie Lucchina & Sarah Lucchina
(Start time 2:09 pm)
Appellants were sworn in
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 Peter Anthony, approved.

Hearing closed time; 2:24 pm

Inspection teams; Patti Bisson- Lead
Michael Deering
Peter Anthony
Assessors

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Hearing 2026-39; **14 Fecteau Cir. Unit 10**
Owner; Carol Mielke
(Start time 2:25pm)
Appellant were sworn in
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 Sonya Spaulding, approved.

Hearing closed time; 2:47 pm

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Inspection teams; Michael Deering II- Lead
Michael Boutin
Chrysta Murray
Assessors

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Hearing 2026-40; **14 Fecteau Cir. Unit 9**
Owner; Cassandra Majors (Deceased) No representaion
(Start time 2:48pm)

The Assessors reviewed the property
BCA was able to ask questions of Assessors

A motion to close the hearing was moved by Sonya Spaulding, seconded by Peter Anthony, approved.

Hearing closed time; 2:55 pm

Inspection teams; Michael Deering II- Lead
Michael Boutin
Chrysta Murray
Assessors
With permissions from property owners sister.

All parties will resume these hearings with completed reports on December 19 th.

A motion to move to recess was made by Tess Taylor, seconded by Peter Anthony, approved.

Respectfully submitted,

Cheryl A. Metivier, Clerk of the Board

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