

**MEETING OF THE
ORWELL
BOARD OF CIVIL AUTHORITY
August 24, 2026
7:00 P.M.
Town Office**

Present: Richard O. Buxton, Jr, Chair
Mike Audet, JP
Mike Christian, SB
Joe Pouliot, SB
Hans Tudhope, SB
Andrea Treadway, SB
Les Wood, SB

Listers: Sharon Ronchetti, Chair

Virtual: Lisa Limoge, JP

Absent: Stephanie Corey, JP, Glen Cousineau, JP, Appellants- Jeffrey R Lesniak, Martine E Swain

Anna Golann, Clerk

The Orwell Board of Civil Authority meeting was convened at 7:02 p.m. by Richard O. Buxton, Jr., Chair.

Oath of Office for Appeals Hearing. All BCA members took their oath and signed their oath sheets.

A. Approve the minutes of the July 27, 2026, Board of Civil Authority Minutes.

Andrea Treadway moved to approve the minutes of July 27, 2026, as written. Mike Audet seconded the motion. The motion passed unanimously.

B. Inspection Committee Report - Lesniak/Swain - 12 Martin Hill Rd- Parcel #042006.001, 5.72 acres. The report was submitted by Hans Tudhope, Lisa Limoge and Les Wood and read aloud by Les Wood. The Inspection Report states:

“The tax payer was present.

This parcel was evaluated by myself, Hans Tudhope, Les Wood, and Lisa Limoge. At the time of viewing this committee finds the 192 square foot addition on an existing concrete slab to be of very good build quality. The addition consists of a standing seam roof, laminated beams, single pane windows as well as screened windows. The addition is unfinished but does also contain electricity to an overhead chandelier and fan. This addition also appears to cover the main entrance to the dwelling.

The inspection committee found no discrepancies made by lister Sharon Ronchetti. The pictures taken by the lister and submitted at the time of hearing were deemed accurate in the description of the addition. No additional pictures were deemed necessary or taken.

Respectfully submitted

Hans Tudhope, Les Wood, Lisa Limoge”

Hans stated that he was having difficulty with the appeal as the valuation seemed very reasonable for the build quality of the addition. He questioned whether the valuation should be brought back to its original value. Andrea inquired about the comps that were included from the appellants and Hans shared these with the group. Sharon Ronchetti, Lister Chair, stated that this appeal is based on the addition, not the fact that the appellants feel they over paid for the property originally. She also questioned whether the BCA could advise how to proceed with the name of the room, as this was part of the grievance. Hans clarified that Sharon would like the BCA to rule on a name for the room and it was agreed. Andrea stated that the appellants have two options after the decision. The appellants can go to the State of Vermont Department of Taxes and pay \$70 to appeal or pay \$295 to the Superior Court to appeal at that level. Rick stated that the BCA will have 15 days to issue a decision and it will be in writing.

C. Deliberation Session.

The Board went into deliberative session to review and discuss the Inspection Committee reports.

Hans Tudhope moved to approve the tax appeals decision of the BCA as discussed in the deliberative meeting based on the inspection reports at 7:15pm. Mike Audet seconded the motion. The motion passed unanimously.

The Boards' decision needs to be completed and signed by Richard O. Buxton, Jr., BCA Chair.

Andrea Treadway moved to come out of deliberative session at 7:22am accept the Inspection Report as written. Mike Christian seconded the motion. The motion passed unanimously.

Andrea Treadway moved to approve the Listers Report July 27, 2026. Joe Pouliot seconded the motion. The motion passed unanimously.

Andrea, Rick and Hans will meet to work on the report on September 3, 2026.

E. Member's Concerns.

Rick Buxton Jr. stated that he is concerned about vote counters for the general election. Anna stated that she is looking for volunteers for packing up materials after the last election. Andrea expressed concern about emergency exits at the Town Hall and discussion ensued about using the Firehouse as an alternation location.

F. Adjournment.

Andrea Treadway moved to adjourn the meeting. Mike Audet seconded the motion. Meeting closed at 7:30 PM.