MINUTES
ST. ALBANS BOARD OF ABATEMENT
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET
6:00 PM THURSDAY, NOVEMBER 20, 2025

DRAFT

Present: IN PERSON: Joseph Luneau, Chair; Helen Short; Lindsay Hunn; Richard Sthal; Jill Mullican; Suzanne Kenyon; Jeremy Allard; J. Lawrence Dugal; Joe Beaudry; Lynn Fitzgerald; Chad Boudreau; Linda Pacheo; Larry

Members Absent: Unknown

City Staff present: IN PERSON: Sara Bennett (Property Services Manager); Nicole Robtoy (City Clerk & Treasurer); Sarah Macy (Directory of Finance & Administration); Chip Sawyer (Directory of Planning & Development); Dominic Cloud (City Manager); Katie Haseltine (Minute-Taker)

Members of the public present: IN PERSON: Denis Lapointe; C. Jay West; Mike O'Brien; John Vickery; VIA ZOOM: Liam Murphy (MSK)

1. **Call to order**
    a. J. Luneau calls meeting to order at 6:00 PM.
2. **Tax Abatement Appeal**
    a. 14 Locations - City of St. Albans - Sarah Macy
        a. J. Luneau opens the case and turns it over to S. Macy. S. Macy explains they are requesting abatement consideration for delinquent personal property tax accounts where the business has closed. They've attempted to contact the businesses or owners via certified mail, calling numbers on record, and googling for other means of contact. On many accounts this has worked, but these have been unsuccessful.
        b. J. Luneau's understanding is that this is already
        c. H. Short motions to abate the taxes for the 14 personal property tax accounts totaling $3,359.12. J. Beaudry seconds. Motion passes with all in favor.
    b. 95 High St. - Denis & Nancy Lapointe
        a. H. Short recuses from this hearing.
        b. J. Luneau opens the case and notes the parcel span number is 11040095.
        c. D. Lapointe explains the situation (included in the packet) and shares that he is requesting abatement of $633.99 penalty for late filing of the Homestead Declaration as specified in Vermont Statutes Title 32 Chapter 135 sec 54.10. The late filing was not intentional, they were surprised when they received a letter from the State in the mail indicating they hadn't filed, so the State filed on their behalf. They've filed the declaration every year since 2015, on time.
        d. J. Luneau asks City Staff if they have anything to add. S. Bennett explains that they were aware of the situation at 95 High Street and had called the state to verify this information. J. Luneau reflects that this raises concerns of the penalty systems between the City and State, suggesting legislative work to be done.
        e. _____ understanding is that the change in the Grand List values is why the penalty is higher than it would normally be.
        f. J. Allard motions to reduce the penalty by half, to $316.99. R. Stahl seconds. Motion passes with all in favor.
    c. 2 Finn Avenue - C. Jay West
        a. Larry recuses from this hearing. H. Short returns.
        b. J. Luneau opens the case and notes the parcel span number is 22035002.

c. C. Jay West explains his concern around the significant increase in his property taxes from $466.61 to $739.12 per quarter, a rise of $272.51. J. Luneau asks for a dollar amount that seems fair. C. Jay West believes a reduction to around $500 would be fair.
d. S. Bennett explains that she met with C. Jay West and went over the reappraisal with him and he was in agreement of the condition of his home, which led to the reappraisal amount.
e. Larry asks if he receives any discount for being a veteran. C. Jay West explains that he doesn't and he was denied by the VA. J. Luneau knows of some programs that could help in these circumstances, and he can share those resources if they'd be helpful.
f. J. Luneau reminds that in the past year the reappraisals jumped for everyone based on a multitude of factors.
g. J. Allard motions to abate taxes for 2 Finn Avenue in the amount of $500. David seconds. Motion passes with all in favor. S. Bennett abstains.

3. **Other Business - None.**
4. **Adjournment**
    - J. Luneau adjourns meeting at 6:38 pm.

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