* DRAFT MINUTES *
5-18-2026 MEETING OF ALBURGH BOARD OF ABATEMENT
1 NORTH MAIN ST ALBURGH, VT

Members: Loretta Knight, Connie Boutin, Jim Hokenberg, Danielle James Choiniere, Terry Tatro, Gina Lewis, John Goodrich, Cheryl Dunn, Chris Higgins

Guests: Gilles Vezina, Kristen Curtis, Marie Eve Faust and son

Town Clerk Danielle James Choiniere called the meeting to order at 10:02am so the election of a chair and vice-chair could be done.

· CHAIR & VICE-CHAIR NOMINATIONS

- *Terry Tatro nominated Jim Hokenberg for board chair. Connie Boutin seconded. No other nominations, all in favor of Jim Hokenberg as chair. So voted.*

- *Jim Hokenberg nominated Chris Higgins for board chair. Terry Tatro seconded. No other nominations, all in favor of Chris Higgins as vice-chair. So voted.*

· ABATEMENTS

KF030: Property owners used 1-day mail last year to pay their taxes and they did not arrive on time and got late fees added. Board unanimously voted in April 2025 to deny request. It was revived for this meeting, and the following motion was upheld:

- *Cheryl Dunn motioned to deny request. Loretta Knight seconded the motion, all in favor. So voted.*

WS391: Property taxes were mailed before the deadline but came in the mail after 4/10. Mail delays and strikes have been common and property owners should plan accordingly for lengthier delivery times.

- *Chris Higgins motioned to deny request. Loretta Knight seconded. All in favor, so voted.*

WS455: Property owner dropped off taxes on Friday after 5pm on 4/10 in mailbox and were received on 4/13. Marie Eve Faust said they've always paid on time since they've lived in town and dropped them off in the evening while driving by from Montreal to their Alburgh home. She asked for clemency on the almost $700 penalty.

- *Terry Tatro motioned to abate the late fee penalties. John Goodrich seconded. One abstention, eight in favor. Motion approved.*

RO216: One property owner was ill and passed away. He took care of all bills and taxes were missed. The board asked if they were primary residents, which they are. The requester's name was also on the tax bill and many notices were placed in many locations when taxes were due.

- *Chris Higgins motioned to deny request. Terry Tatro seconded, all in favor. So voted.*

SA282: Homeowner in person paid his taxes on 4/30 and disagreed with the $500+ late fee. He'd forgotten to pay earlier in the year and also used to pay in postdated checks which are not accepted. He also didn't agree with how our accounting software applies a portion of taxes paid to principal, penalty and interest.

- *Terry Tatro motioned to waive the interest for this property. Loretta Knight seconded. One abstention, eight in favor, so voted.*

GP144: Mailed taxes before the deadline, faulted the mail for its late arrival on 4/13.

- *Chris Higgins motioned to deny request. Loretta Knight seconded, all in favor. So voted.*

TW006: The resident was in the audience summarizing her father did not place the property in her name before he passed away and his name was solely on the deed. There were two lawsuits on the property that the resident inherited. She cannot place the property in her name through probate because of the lawsuits and cannot file for a mortgage to pay off the 3 years of back taxes. The board asked when the lawsuits might be settled but that's hard to predict. Terry

Tatro said the property could go to tax sale and the creditors could pay off the taxes but the property owner did not want it sold at tax sale as it is her family's inheritance. Discussion occurred on what amounts were owed for each fiscal year.

- *Gina Lewis motioned to recommend to the selectboard and delinquent tax collector to remove the property from tax sale and make a payment plan. Terry Tatro seconded. All in favor, so voted.*

MR118: Current Use error.

- *Danielle James Choiniere motioned to abate due to error. Chris Higgins seconded, all in favor. So voted.*

SA190/SA136: Owned by a religious entity. Several town residents questioned its tax-exempt authenticity. Listers could not find tax-exempt documents and sent out two tax bills. They were returned to the office from a bad address. Tax exempt paperwork was received in March 2026.

- *Chris Higgins motioned to abate due to error. Gina Lewis seconded, all in favor. So voted.*

AD020: Office error in application of a timely credit card payment. The office asked to have the $207.63 late fees waived.

- *Terry Tatro motioned to abate due to error. John Goodrich seconded, all in favor. So voted.*

MB002: The childcare center voted to be tax exempt at 2025's town meeting was taxed in error.

- *Danielle James Choiniere motioned to abate due to error. Chris Higgins seconded, all in favor. So voted.*

ATC39: This trailer was gone in August 2025 from the park with listers confirmed.

- *Gina Lewis motioned to abate. Loretta Knight seconded, all in favor. So voted.*

GP054/GP110/ATG19: These trailers were gone last summer and fall, listers confirmed.

- *Terry Tatro motioned to abate these three trailers. John Goodrich seconded, all in favor. So voted.*

GP149: Trailer moved each winter, gone September 2025.

- *Gina Lewis motioned to abate. Connie Boutin seconded, all in favor. So voted.*

· APPROVAL OF PRIOR MINUTES

- *Gina Lewis motioned to approve February 23, 2026 minutes. Chris Higgins seconded. John Goodrich noticed a typo in the third paragraph, second sentence, 'isn't cost prohibited' to 'is'. All in favor with correction, so approved.*

· OTHER BUSINESS AS PRESENTED

Nothing to present.

· ADJOURN MEETING

- *Cheryl Dunn motioned to adjourn at 11:30am. Terry Tatro seconded, all in favor. So adjourned!*

Respectfully submitted -- Danielle James Choiniere

ABATEMENT DISCUSSION MAY 18, 2026

PARCEL ID	NAME	REASON	AMOUNT	TAX YEAR
KF030	Lachtrupp	Follow-up from April 2025 abatement request	$451.04	2024-25
WS391	Berry	Abatement request	$471.24	2025-26
WS455	Trahan/Faust	Abatement request	$628.78	2025-26
RO216	Seguin	Abatement request	$426.01	2025-26
SA282	Vezina	Abatement request	$538.27	2025-26
GP144	Goldfield	Abatement request	$21.71	2025-26
TW006	Curtis	Abatement request	$20,568.26	2023-24 2024-25 2025-26
MR118	Reynolds	Grand list/Current Use adjustment	$7,409.87	2025-26
SA190	Palden Shangpa VT	Tax exemption	$14,317.37	2025-26
SA136	Palden Shangpa VT	Tax exemption	$12,249.50	2025-26
AD020	Dutils, Aubin	Interest/penalty. Office error.	$207.63	2025-26
MB002	Alburgh Family Clubhouse	Tax exemption. Voted Town Meeting 2025	$1,185.81	2025-26
ATC39	Messier	Trailer gone August 2025	$14.36	2025-26
GP054	Moran	Sold June 25. New owners then moved out of campground.	$306.67	2025-26
GP110	Lacroche	Gone August 2025	$479.49	2025-26
ATG19	Bellefleur	Gone October 2025	$107.08	2025-26
GP149	Bates	Trailer moved each winter, gone in September 2025	$227.81	2025-26