

DRAFT MINUTES

WESTMINSTER BOARD OF CIVIL AUTHORITY

Meeting Minutes

August 21, 2025 –6:00 p.m. - Westminster, VT Town Hall

Present: Real Bazin, Charles (Chuck) Lawrence, John Ewald, Adrienne Major, Stephen Major, Susan Roman, Sarah Waldo, Millie Barry, Craig Allen, Francis (Nancy Dalzell), and Matt Conklin

Absent: K. Sheldon Beebe, Elizabeth Harlow, Jason Perry, Pauline O'Brien, Jackie Atwood, Rachael Cohen, Peggy O'Toole, Susan Harlow, Paul Banik

1. **Call to Order:** The meeting was called to order by Sarah Waldo, Chairperson of BCA at 6:00 p.m. The meeting was recorded by Zoom.
2. **Acceptance of Minutes:** Board of Civil Authority, July 30, 2025 – Craig Allen motioned to approve the minutes as printed, Nancy Dalzell seconded, minutes approved by unanimous voice vote. Real Bazin abstained.
3. **New Business:** None
4. **Old Business:** None
5. **Other Business:**

Sarah Waldo said the meeting was to review the inspection committee report of Great River Hydro LLC, parcel # 011046.USG. Stephen Major noted the inspection committee of Matt Conklin, Sarah Waldo and Stephen Major met on August 6, 2025. Jocelyne Barrett was invited to attend meeting and did not attend. The committee viewed several areas (photos included in report) of the 1,046-acre flowage easement. Parcels viewed were land used by Harlow Farm, Allen Brothers, the propane tank site opposite Allen Brothers Farm stand, Route 123 bridge over the CT River, Goodell Farm and Bazin Brothers. There were no landowner interviews. There was no information to answer Craig Allen's question regarding the formula used by the State to determine the assessed value. John Ewald said the State of VT was valuing all utilities and passing the information to individual towns. John Ewald (lister) excused himself. Sarah Waldo moved to deliberative session at 6:16 p.m. The BCA returned to regular session at 6:26 p.m. Craig Allen motioned to deny the appeal of assessment filed by Great River Hydro, LLC, Adrienne Major seconded, the decision to deny the appeal was approved by unanimous voice vote. Real Bazin abstained.
6. **Adjournment:** Nancy Dalzell motioned to adjourn the meeting at 6:25 p.m., Matt Conklin seconded, meeting adjourned.

Sarah Waldo, Chairperson

Date

