

**STATE OF VERMONT  
SECRETARY OF STATE  
OFFICE OF PROFESSIONAL REGULATION**

**IN RE:  
WILLIAM F. HILL  
License Number 57-0273**

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**Docket No. AU01-1101**

**STIPULATION AND ORDER**

Now comes the State of Vermont, by and through Robert H. Backus, prosecutor for the Office of Professional Regulation, Secretary of State and Respondent William F. Hill, represented by Vince Illuzzi, Esq., and stipulate to the following.

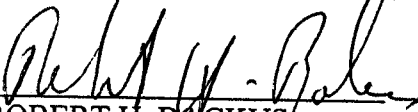
- 1) The Secretary of State has jurisdiction to investigate complaints and discipline auctioneer licensees pursuant to 3 V.S.A. §§129, 129a, 814; 32 V.S.A. §§7601 to 7606; and the Office of Professional Regulation's Procedures.
- 2) Respondent William F. Hill of Hardwick Vermont is an auctioneer holding license number 57-0273, issued by the State of Vermont. Respondent's license was originally issued about 1957 and is currently active.
- 3) Respondent admits that at all times relevant he was the auctioneer for an approximately 38 acre property on Factory Street located (in whole or in part) in the town of East Montpelier, Vermont and owned by D.M. and/or S.M. (the Sellers) that had been subdivided into five lots.
- 4) Respondent admits that before October 5, 1999 no Act 250 land use permit was approved for the subject property.
- 5) Respondent admits that on October 5, 1999 he auctioned the property at a public auction.
- 6) Respondent admits to a violation of 10 V.S.A. §6001a which required an Act 250 land use permit because more than four lots from one parcel were sold at auction and no such permit had been obtained.
- 7) Respondent made efforts to determine the need for permits for this auction. He did not hire an attorney but he did contact several employees of appropriate state agencies. He was erroneously informed that no permit was required for this transaction.
- 8) Respondent agrees that the administrative law judge assigned to this matter may enter the following order.

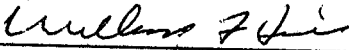
**ORDER**

Based on the facts above it is ordered as follows:

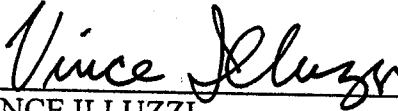
- A. Respondent acted in a manner contrary to the public good as required by 32 V.S.A. §7601 (the Secretary of State may revoke, or otherwise discipline a license (26 V.S.A. §4601) when in his or her judgment the public good requires).
- B. The Respondent's license is hereby warned.
- C. This stipulation and order is a matter of public record and may be reported to other licensing authorities as provided in 3 V.S.A. §129(a).
- D. This stipulation and order will remain part of Respondent's licensing and file and may be used for purposes of determining sanctions in any future disciplinary matter.

Respectfully presented this 20<sup>th</sup> day of November, 2003.

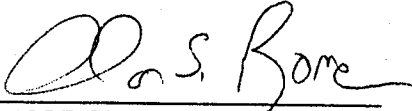
  
ROBERT H. BACKUS  
Office of Professional Regulation  
Prosecutor

  
WILLIAM F. HILL  
Respondent

Approved as to form:

  
VINCE ILLUZZI  
Attorney for Respondent

So Ordered: This 20<sup>th</sup> day of Nov., 2003

  
ALAN ROME  
Administrative Law Judge

Date of Entry 12/3/03