

TOWN of WILMINGTON  
Minutes of the Development Review Board

Meeting Date: 20 September 2021

DRB Members:

Cheryl LaFlamme  
Charlie Foster  
Chrystal Holt  
Justin Linder  
Diane Abate

Others Present:

Mike Tuller (ZA)  
Mike Eldred I(Press)  
Chris Mays (Press)  
Gretchen Havreluk  
Hamilton Hodgeman  
Bill Benneyan  
Victor Derosia  
Tammy Derosia  
Scott Cole  
Edith Molner  
Cathy Quigley  
John Quigley

General Business:

1. The meeting was called to order at 5:00pm by Cheryl LaFlamme
2. Additions to the agenda- None.
3. Approval of minutes from Aug 23<sup>rd</sup> meeting- motion made by Chrystal Holt, second by Charlie Foster, motion carries unanimously.
4. Diane Abate recused herself from the meeting due to conflict of interest with the first hearing.
5. Begin Hearing for Application #2021-063  
Owner: Hermitage Members Club, Inc c/o Bill Benneyan, Agent: Ham Hodgman, PE,  
Steven and Associates, Inc  
Address: 183 Gatehouse Trail  
Applicant proposes to construct the remaining six homes #19, 22, 25, 27, 26, and 38

Stags Leap Lane. New driveways will be built with retaining walls and improvements to stormwater infrastructure. Power, wastewater, and water services will be connected to existing infrastructure.

Applicable Code Sections:

Article II- Sections: 222, 223, 224, 226, 228

Article IV- Sections: 420, 423, 440, 450 D F

Article VII- Sections: 710, 721 A B E F, 730, 731

6. Meeting went into hearing at 5:02pm
  - Administered oath to Bill Benneyan and Ham Hodgman
  - No conflicts of interest on board (Diane Abate recused herself prior to the start of the hearing)
  - Cheryl LaFlamme read the application information
  - Charlie Foster reviewed the applicable ordinances
  - Testimony received from Bill Benneyan and Ham Hodgman
7. Motion to close this case at 5:43pm made by Chrystal Holt, second by Charlie Foster, motion carries unanimously.
8. Diane Abate returned to hearing for participation in the next case.
9. Open Hearing for Application #2021-064
  - Owner: Victor L. and Tammy J. Derosia
  - Address: 41 Country Club Road
  - Applicant proposes to temporarily utilize the property for a single motor home to be located on the parcel for full-time use over a two-year period.

Applicable Code Sections:

Article II- Sections: 222, 223, 224, 226, 227

Article IV- Sections: 420, 423, 430, 431, 440, 450 C

Article VII- Sections: 700, 706, 708, 710, 720, 721, 722, 730 F G H, 732 E

Article X- Definitions: Campground/Recreational Vehicle Park, Recreational Vehicle

10. Meeting went into hearing at 5:48pm
  - Administered oath to Victor and Tammy Derosia, as well as Edith Molner, John Quigley, Cathy Quigley, and Scott Cole
  - No conflicts of interest on board
  - Cheryl LaFlamme read the application information
  - Cheryl LaFlamme reviewed the applicable ordinances
  - Testimony Received from Victor and Tammy Derosia, as well as Edith Molner, John Quigley, Cathy Quigley, and Scott Cole.

11. Motion to close the hearing at 6:29pm by Charlie Foster, second by Justin Linder, motion carries unanimously.
12. Motion to move to deliberation at 6:30pm by Charlie Foster, second by Justin Linder, motion carries unanimously.
13. Motion to end deliberation at 7:01pm for Application #2021-064 made by Charlie Foster, second by Justin Linder, motion carries unanimously.
14. Motion to approve Application #2021-064 with conditions made by Cheryl LaFlamme, second by Chrystal Holt, motion carries unanimously.
15. Diane Abate recused herself from the room due to a conflict of interest to allow deliberation on the next case.
16. Move to deliberation at 7:04pm for Application #2021-063.
17. Motion to end deliberation at 7:09pm by Charlie Foster, second by Cheryl LaFlamme, motion carries unanimously.
18. Motion to approve Application #2021-063 with conditions, by Charlie Foster, second by Cheryl LaFlamme, motion carries unanimously.
19. Meeting Adjourned at 7:10pm.

Respectfully submitted,  
Chrystal Holt  
Clerk