

TOWN of WILMINGTON  
Minutes of the Development Review Board

Meeting Date: 6 December 2021

DRB Members:  
Cheryl LaFlamme  
Chrystal Holt  
Diane Abate  
Justin Linder

Others Present:  
Mike Tuller (ZA)  
Mike Eldred (press)  
Chris Mays (press)  
Gretchen Havreluk  
Christian Engel  
Jennifer Betit-Engel  
Robert Mongno  
Eric Craven  
Jessica Lee Smith

General Business:

1. The meeting was called to order at 5:00pm by Cheryl LaFlamme
2. Additions to the agenda-
  - Administrative Notes – need to finalize previous hearing documents amongst DRB.
3. Approval of minutes from November 1<sup>st</sup> meeting- motion made by Diane Abate, second by Cheryl LaFlamme, motion carries unanimously.
4. Begin Hearing for Application #2021-083  
Owner: Christian Engel & Jennifer Betit-Engel  
Address: 861 Vermont Rt 9 East, Wilmington  
Change of use for a legally non-conforming use (Lodging) to also include a restaurant for public patronage on the subject property.

Applicable Code Sections:

Article II- Sections: 222, 223, 224, 226, 227, 229, 231, 234  
Article IV- Sections: 430, 431, 440, 450 C  
Article VII- Sections: 705, 706, 710 A B, 720, 721 F, 730 F H

5. Meeting went into hearing at 5:04 pm.
  - Administered oath to Christian Engel, Jennifer Betit-Engel and Eric Craven

- No conflicts of interest on board
- Cheryl LaFlamme read the application information
- Justin Linder reviewed the applicable ordinances
- Testimony received from Christian Engel, Jennifer Betit-Engel and Eric Craven

6. Open Hearing for Application #2021-084

Owner: Robert and Bonnie Mongno

Address: 74 West Lake Road, Wilmington

Waiver request for a proposed encroachment within the prescribed front yard setback for a new enclosed porch area and a deck on the side of the primary dwelling.

Applicable Code Sections:

Article II- Sections: 222, 223, 224, 226, 227, 229, 231, 234

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

Article VII- Sections: 705, 706, 710 A B, 720, 721 F, 730 F H

7. Meeting went into hearing at 5:34pm

- Administered oath to Robert Mongno
- No conflicts of interest on board
- Cheryl LaFlamme read the application information
- Chrystal Holt reviewed the applicable ordinances
- Testimony received from Robert Mongno

8. Motion to close the hearing at 6:08pm by Chrystal Holt, second by Justin Linder, motion carries unanimously.

9. Motion to move to deliberation at 6:10pm by Chrystal Holt, second by Justin Linder, motion carries unanimously.

10. Motion to end deliberation at 6:48pm made by Chrystal Holt, second by Cheryl LaFlamme, motion carries unanimously.

11. Motion to approve Application #2021-083 with conditions made by Cheryl LaFlamme, second by Justin Linder, motion carries unanimously.

12. Motion to approve Application #2021-084 with conditions made by Chrystal Holt, second by Cheryl LaFlamme, motion carries unanimously.

13. Motion to adjourn meeting at 6:49pm by Chrystal Holt, second by Cheryl LaFlamme, motion carries unanimously.

Respectfully submitted,  
Chrystal Holt  
Clerk