

TOWN of WILMINGTON  
Minutes of the Development Review Board

Meeting Date: 19 September 2022

DRB Members:

Cheryl LaFlamme  
Diane Abate  
Chrystal Holt  
Justin Linder

Others Present:

Jessica Roberts (Zoning Administrator)  
Chris Mays (press)  
Amelia Nick (press)  
Scott Tucker (Town Manager)  
Tom Fitzgerald  
Mike Eldred  
Carolyn Palmer  
John Boyd  
Jessica Lee Smith  
Gretchen Havreluk (Town Economic Development)  
John McLeod  
Gerry Osler  
Sheila Osler

Present via Zoom:

Brian Holt  
MaryAnn McLeod  
Betty Butchko  
David Wisniewski

General Business:

1. The meeting was called to order at 5:01pm by Cheryl LaFlamme.
2. Approval of minutes from 1 August 2022 meeting to be delayed due to a lack of quorum from that meeting in attendance.
3. Begin Hearing for Application #2022-075 at 5:02pm.  
Owner: Town of Wilmington, Agent: Scott Tucker  
Address: 18 Beaver Street, Wilmington, VT  
Change of Use from Fire Department to Mixed-Use for government, community room, office, incubator space, and storage. Building Exterior will remain unchanged.

Article II- Sections: 222, 223, 224, 226, 227, 228

Article IV- Sections: 420, 423, 426, 440, 450 B

Article V- Sections: 511, 512, 530, 540

Article VI- Sections: 602, 603, 604, 606, 610 C

Article VII- Sections: 721, 722 B

4. Meeting went into hearing as follows-
  - Administered oath to Scott Tucker and Tom Fitzgerald
  - No conflicts of interest on board
  - Cheryl LaFlamme read the application information
  - Chrystal Holt reviewed the applicable ordinances
5. Motion to close hearing for Application #2022-075 at 5:28pm made by Cheryl LaFlamme, second by Chrystal Holt, motion carries unanimously.
6. Chrystal Holt recused herself from the board at 5:30pm.
7. Begin Hearing for Application #2022-090 at 5:31pm.  
Owner: 18 N Main- 2022, LLC, Agent: Chrystal Holt  
Address: 18 N Main St, Wilmington VT 05363  
Conditional Use from an Inn, Restaurant, and Office Use to an Inn, Retail, and  
Brewpub/Restaurant Use within the Village District. Underlying zoning will remain  
Mixed-Use.

Article II- Sections: 222, 226, 227, 228

Article IV- Sections: 420, 423, 424, 425, 426, 440, 450 B

Article V- Sections: 500, 512, 521, 522, 530, 540

Article VI- Sections: 602, 603, 604, 606, 610 C

Article VII- Sections: 721, 722 B, 730 A, C, H, L

8. Meeting went into hearing as follows-
  - Administered oath to Chrystal Holt, Brian Holt, Mike Eldred, John McLeod, Jerry Osler, Carolyn Palmer and John Boyd
  - No conflicts of interest on board
  - Cheryl LaFlamme read the application information
  - Cheryl LaFlamme reviewed the applicable ordinances
9. Motion to close hearing for Application #2022-090 at 6:11pm by Cheryl LaFlamme, second by Diane Abate, motion carries unanimously.
10. Chrystal Holt returned to the Board at 6:12pm.
11. Meeting went into deliberation at 6:15pm.

12. Chrystal Holt recused from deliberations at 6:29pm.

13. Motion to end deliberations and adjourn meeting at 6:42pm by Cheryl LaFlamme,  
second by Justin Linder, motion carries unanimously.

Respectfully submitted,  
Chrystal Holt  
Clerk