

TOWN of WILMINGTON
Minutes of the Development Review Board

Meeting Date: 15 May 2023

DRB Members:
Cheryl LaFlamme
Diane Abate
Chrystal Holt

Alternate:
John Gannon

Others Present:
Jessica Roberts (Zoning Administrator)
Mike Eldred
Chris Mays
Travis Wendell
Meg Streeter
Gretchen Havreluk
Patricia Morris
Eloise M Carina
Len Chapman
Diane Chapman
Julie Moore
Cindy Hayford

Present via Zoom:
Tom Fitzgerald
Eric Silverstein

General Business:

1. The meeting was called to order at 5:00pm by Cheryl LaFlamme.
2. Public Comments- NONE
3. Additions to the agenda- NONE
4. Motion to Approve the minutes from 1 May 2023 motion by Chrystal Holt, second by Diane Abate, motion carries unanimously.
5. Discussion on Application #2023-022 40 East Main Street, owner: Corrison-Reed Dev Group LLC – advice from VLCT and whether to reopen Hearing and continue to June 5, 2023

6. Reopen Application #2023-022 40 E Main Street and continue to next scheduled DRB hearing- 5 June 2023.
7. Begin Hearing for Application #2023-023 at 5:03pm.
Owner: 3-5 E Main Street LLC, Agent: Eric Silverstein
Property address: 3-5 E Main St, Wilmington, VT
Proposal: permit for restoration to the historic exterior including windows and a change of use to residential at 5 E Main St in the Village District, with a Historic Design Review District overlay

Applicable Code Sections:

Article II- Sections: 222, 223, 224, 226, 227, 272

Article IV- Sections: 420, 440, 450 B

Article V – Sections: 520, 521, 522, 530, 540

Article VII- Sections: 710, 720, 721 F, 722, 723, 730 A, H

8. Meeting went into hearing as follows-
 - Administered oath to Eric Silverstein
 - No conflicts of interest on the Board
 - Cheryl LaFlamme read the application information
 - Chrystal Holt reviewed the applicable ordinances
9. Hearing closed by Cheryl LaFlamme at 5:29pm
10. Begin Hearing for Application #2023-029 at 5:32pm.
Owner: Carolyn Palmer, Agent: Veronica Horn- Matterhorn Apothecary
Property address: 7 N Main St, Wilmington, VT
Proposal: Change of Use expansion, structures, and signs- this includes changes to a previous permit as well as new conditional use permitting in the Village District with a Historic Design Review District Overlay.

Applicable Code Sections:

Article II- Sections: 222, 223, 224, 226, 227, 229, 232, 233, 272

Article IV- Sections: 420, 423, 440, 444, 450 B

Article V – Sections: 520, 521, 522, 530, 540

Article VII- Sections: 705, 706, 708, 710, 720, 721 B, F, 722, 723, 730 A, B, C, D 9, F, H, L, 732 J

Article VIII- All Sections

11. Meeting went into hearing as follows-
 - Administered oath to Ronnie Horn, Matt Horn, Eithne Eldred, and Mike Eldred
 - Chrystal Holt recused from this hearing due to status as an abutter
 - Cheryl LaFlamme read the application information
 - Cheryl LaFlamme reviewed the applicable ordinances

12. Board scheduled a site visit for application #2023-029 for 18 May 2023 at 5pm.
13. Hearing continued to 5 June 2023 by Cheryl LaFlamme at 6:50pm
14. Board went into deliberation at 6:53pm.
15. Motion to adjourn meeting at 7:04pm by Chrystal Holt, second by Diane Abate, motion carries unanimously.

Respectfully submitted,
Chrystal Holt
Clerk