

TOWN of WILMINGTON
Minutes of the Development Review Board

Meeting Date: 3 July 2023

DRB Members:
Cheryl LaFlamme
Chrystal Holt
Charlie Foster

Alternate:
John Gannon

Others Present:
Chris Mays (press)
Thelma Boyd
Joe Corrison
Raymond Reed
Jill Adams
Sharon Adams

Present via Zoom:
Cliff Leinonen

General Business:

1. The meeting was called to order at 5:00pm by Cheryl LaFlamme.
2. Public Comments- NONE
3. Additions to the agenda-
 - a. Re-Order the cases to be heard.
 - b. Discussion of Interested Parties
4. Motion to Approve the minutes from 5 June 2023 motion by Chrystal Holt, second by John Gannon, motion carries unanimously.
5. Begin Hearing for Application #2023-060 at 5:05pm
Owner: Corrison-Reed Dev Group LLC/Ray Reed
Property address: 210 VT Rt 9E, Wilmington
Proposal: Add four additional affordable housing apartments for increased density in the Commercial/Residential District.

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

Article IV- Sections: 440, 450 E

Article VII- Sections: 710, 730 A, D, F

6. Meeting went into hearing as follows-

- Administered oath to Raymond Reed and Joe Corrison
- No conflicts of interest on the board
- Cheryl LaFlamme read the application information
- Chrystal Holt reviewed the applicable ordinances as the case manager

7. Hearing closed by Cheryl LaFlamme at 5:30pm

8. Begin Hearing for Application #2023-061 at 5:31pm.

Property address: 143 VT Rt 9 West, Wilmington

Owner: Corrison-Reed Dev Group LLC/Ray Reed

Proposal: Add seven additional affordable housing apartments for increased density in the Village District.

Applicable Code Sections:

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

Article IV- Sections: 440, 441, 444, 450 B

Article V – Sections: 510, 511, 512, 530 E, 540

Article VII- Sections: 710, 720, 730 A, C, D, F

9. Meeting went into hearing as follows-

- Administered oath to Raymond Reed and Joe Corrison
- No conflicts of interest on the board
- Cheryl LaFlamme read the application information
- Charles Foster reviewed the applicable ordinances as the case manager

10. Hearing closed by Cheryl LaFlamme at 5:49pm

11. Begin Hearing for Application #2023-039 at 5:51pm.

Property address: 15 Higley Hill Rd, Wilmington

Owner: William and Sharon Adams Revocable Trust, Agent: Jill Adams Mancivalano

Proposal: Change of Use for Lodging Use, two food truck spaces and two additional RV campsites in the Commercial/Residential District.

Applicable Code Sections:

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

Article IV- Sections: 420, 423, 440, 450 E

Article VII- Sections: 710, 720, 721, 722, 730 A, B, C, D, F, G, H, 732 H, J

12. Meeting went into hearing as follows-

- Administered oath to Jill Adams Mancivalano and Sharon Adams
- No conflicts of interest on the board

- Cheryl LaFlamme read the application information
- John Gannon reviewed the applicable ordinances as the case manager

13. Site Visit scheduled for Application #2023-039 on July 16, 2023 at 1:30pm.

14. Continuation of Application # 2023-039 to 24 July 2023 at 6:00pm.

15. Board went into deliberation at 6:56pm.

16. Motion to adjourn meeting at 7:25pm by Chrystal Holt, second by Charlie Foster, motion carries unanimously.

Respectfully submitted,
Chrystal Holt
Clerk