

TOWN of WILMINGTON
Minutes of the Development Review Board

Meeting Date: 18 Sept 2023

DRB Members:
Cheryl LaFlamme
Chrystal Holt
Charlie Foster

Alternate:
John Gannon

Others Present:
Mike Eldred (press)
Chris Mays (press)
Jill Adams Mancivalano
Joanne Yankura
Alan Aubin
Deborah Boyd
Gordan Boyd
Jeremy White
Jeff A Menges
Darlyna Rott
Jenevieve Penk
Vincent Yeo
Cliff Leinonen
Todd Gareiss
Gretchen Havreluk
Samantha Kondracki
Matthew Cole
John Langran
Sharon Adams
Olivia Mancivalano
Amy Adams
Steven Adams
Scott Tucker
Janet Boyd

Present via Zoom:
Carol Bois
Will Galway
Susan Keen

General Business:

1. The meeting was called to order at 5:00 pm by Cheryl LaFlamme.
2. Additions to the agenda- None.
3. Motion to Approve the minutes from 21 Aug 2023 motion by John Gannon, second by Chrystal Holt, motion carries unanimously.
4. Open Hearing for Application #2023-093 at 5:01 pm.
Property address: 12 S Main Street
Owner: Jenevieve Penk and Vincent Yeo
Proposal: Change of Use to Art Studio, Gallery, and Event Space plus lounge and Retail

Applicable Code Sections:

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

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

Article V- Sections 520, 522, 530

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

5. Meeting went into hearing as follows-
 - Administered oath to Jenevieve Penk and Vincent Yeo
 - No conflicts of interest on the Board
 - Cheryl LaFlamme read the application information
 - Charles Foster reviewed the applicable ordinances
6. Closed Hearing for Application #2023-093 at 5:42 pm.
7. Open Hearing for Application #2023-099 at 5:43 pm.
Property address: Fairview Avenue, Parcel ID 05-2-17
Owner: Great River Hydro LLC
Proposal: An upgrade to the Hoot, Toot, and Whistle Trail, plus a parking lot on parcel ID 05-2-17

Applicable Code Sections:

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

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

Article VI- Sections 602, 605

Article VII- Sections: 721, 730 C, D, G

8. Meeting went into hearing as follows-
 - Administered oath to Matthew Cole and Joanne Yankura
 - No conflicts of interest on the Board
 - Cheryl LaFlamme read the application information
 - Chrystal Holt reviewed the applicable ordinances

9. Closed Hearing for Application #2023-099 at 6:15 pm.
10. Continue Hearing for Application #2023-039 at 6:16 pm.
11. 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. Closed Hearing for Application #2023-039 at 6:47 pm.
13. DRB went into deliberation at 6:51 pm.
14. Motion to adjourn meeting at 7:14 pm by Chrystal Holt, second by John Gannon, motion carries unanimously.

Respectfully submitted,
Chrystal Holt
Clerk