

TOWN of WILMINGTON
Minutes of the Development Review Board

Meeting Date: 1 April 2024

DRB Members:

Cheryl LaFlamme

Charlie Foster

Chrystal Holt

Diane Abate (present via zoom)

John Gannon (present via zoom)

Others Present:

Matthew Moran

Melissa Nebelski

Jessica Roberts

Present via Zoom:

Volodymyr Hartsen

General Business:

1. The meeting was called to order at 5:00 pm by Jessica Roberts.
2. Reorganization of the DRB
 - a. Chair- A nomination for Cheryl LaFlamme as Chair was made by Charlie Foster, seconded by Chrystal Holt, vote passes unanimously.
 - b. Vice Chair- A nomination for Charlie Foster as Vice Chair was made by Chrystal Holt, seconded by Cheryl LaFlamme, vote passes unanimously.
 - c. Clerk- A nomination for Chrystal Holt as Clerk was made by Cheryl LaFlamme, seconded by Charlie Foster, vote passes unanimously.
3. Determine day/time of meetings- meetings to remain on first and third Mondays at 5:00pm.
4. Visitors or Public Comments- None
5. Additions to the agenda- Explanation from Jessica Roberts regarding Fire Department's role and the clarification that Fire Marshall inspection cannot be a condition of DRB decisions.
6. Approval of Minutes from 18 Dec 2023 meeting, motion made by Cheryl LaFlamme, second by Charlie Foster, motion passes unanimously (Chrystal Holt, Charlie Foster, Cheryl LaFlamme)

7. Approval of AMENDED Minutes from 5 Feb 2024 meeting, motion made by Charlie Foster, second by Diane Abate, motion passes unanimously (Charlie, Chrystal, Diane, John) **Minutes amended to correct item #4 which previously stated, "Motion to Approve the minutes from 18 Dec 2023, motion by Chrystal Holt, second by Charles Foster, motion carries unanimously". Amended version to state, "Due to a lack of quorum from the 18 Dec 2023 meeting, approval of those minutes will be added to the next meeting agenda."
8. Open Hearing on Application 2023-139 (parcel ID 21-21-29, 2 Lisle Hill by Nicholas Johnson) at 5:08pm to reconsider Conditions from Decision dated 2/23/2024.
9. Determination that Conditions #2 and #4 will be removed.
10. Motion to approve updated conditions made by Diane, second by Charlie, motion passes unanimously. (Diane, Charlie, John)
11. Hearing on Application 2023-139 is closed at 5:10pm.
12. Open Hearing on Application 2023-113 (parcel ID 21-20-10, 155 Route 100 North by Supergirl LLC/Nebelski) at 5:10pm to reconsider Conditions from Decision dated 2/23/2024.
13. Determination that Condition #2 will be removed.
14. Motion to approve updated conditions made by Chrystal, second by Charlie, motion passes unanimously. (Chrystal, Diane, John, Charlie)
15. Hearing on Application 2023-113 is closed at 5:11pm.
16. Open Hearing for Application #2024-014 at 5:11pm.
Property address: 12 Fairview Avenue, Wilmington
Owner: Matthew Moran
Proposal: Change of Use adding lodging in the Village District

Applicable Code Sections:
Article II- Sections: 222, 223, 224, 226, 227, 272
Article IV- Sections: 420, 423, 424, 440, 450 B
Article VII- Sections: 710, 720, 721, 722, 730 A, B, D
17. Meeting went into hearing as follows-
 - Administered oath to Matthew Moran
 - No conflicts of interest from the Board
 - Cheryl LaFlamme read the application information
 - John Gannon reviewed the applicable ordinances

18. Closed Hearing for Application #2024-014 at 5:24 pm.
19. Open Hearing for Application #2024-007 at 5:25 pm.
Property address: 157 Route 100 North, Wilmington
Owner: Super Girl LLC/ Nebelski
Proposal: Change of use adding Dwelling, two family, to multiple existing uses on lot in the Commercial/Residential District

Applicable Code Sections:
Article II- Sections: 222, 223, 224, 226, 227, 272
Article IV- Sections: 420, 423, 424, 440, 450 E
Article VII- Sections: 710, 720, 721, 722, 730 A, B, C, D, F, H
20. Meeting went into hearing as follows-
 - Administered oath to Melissa Nebelski
 - No conflicts of interest on the Board
 - Cheryl LaFlamme read the application information
 - Charlie Foster reviewed the applicable ordinances
21. Closed hearing for Application #2024-007 at 5:45 pm.
22. DRB went into deliberation at 5:46 pm.
23. Motion to adjourn meeting at 5:53 pm by Chrystal, second by Charlie, motion carries unanimously.

Respectfully submitted,
Chrystal Holt
Clerk