

TOWN of WILMINGTON  
Minutes of the Development Review Board

Meeting Date: 17 June 2024

DRB Members:  
Cheryl LaFlamme  
Chrystal Holt  
Diane Abate  
John Gannon

Others Present:  
Jessica Roberts (ZA)  
John Langran  
Jennifer Lair  
Dennis Heberlein  
Sharron Heberlein  
Margaret Wargo  
Peter Wargo

Present via Zoom:  
Peter Dunham  
Piro Lera  
Kate Luarasi  
Will Galway  
Tom Elkind  
James Walker  
Joanna (last name unknown)  
Edward Erhard (via phone)

General Business:

1. The meeting was called to order at 5:00 pm by Cheryl LaFlamme.
2. Visitors or Public Comments- None
3. Additions to the agenda- None
4. Approval of Minutes from 3 June 2024 meeting, motion made by Chrystal Holt, second by Diane Abate, motion passes unanimously (Chrystal Holt, Cheryl LaFlamme, Diane Abate, John Gannon)
5. Open Hearing on Application #2024-056 at 5:02 pm.  
Property Address: 20 East Main St, Wilmington  
Owner: Edward J. Erhard III  
Proposal: Bedroom expansion in the Historic Design Review District Overlay of the Village District

Applicable Code Sections:

Article II – Section 221, 222, 223, 224, 226, 227, 271, 272  
Article IV – Section 420, 424, 440, 450 B  
Article V – Section 520, 521, 522, 530  
Article VII – Section 710, 720, 721, 722, 723, 730 A, H

6. Meeting went into hearing as follows-
  - Administered oath to Edward Erhard (attendance via phone)
  - No conflicts of interest from the Board
  - Cheryl LaFlamme read the application information
  - Diane Abate reviewed the applicable ordinances
7. Close Hearing for Application #2024-056 at 5:28 pm.
8. Open Hearing on Application #2024-048 at 5:29 pm.  
Property Address: 42 Bear Lair Lane, Wilmington  
Owner: Piro Lera and Kate Luarasi  
Proposal: for 5-bedroom Short Term Rental (STR) Use in the Residential District  
  
Applicable Code Sections:  
Article II – Section 221, 222, 223, 224, 226, 227, 271, 272  
Article IV – Section 420, 424, 440, 450 C  
Article VII – Section 710, 720, 721, 722, 730 D, H
9. Meeting went into hearing as follows-
  - Administered oath to Kate Luarasi, Piro Lera, and Dennis Heberlein
  - No conflicts of interest from the Board
  - Cheryl LaFlamme read the application information
  - Chrystal Holt reviewed the applicable ordinances
10. Close Hearing for Application #2024-048 at 6:01 pm.
11. Open Hearing on Application #2024-069 at 6:02 pm.  
Property Address: 7 South Main St, Wilmington  
Owner: John Langran  
Proposal: a Unit Remodel in the Historic Design Review District of the Village District in the Special Flood Hazard Area.  
  
Applicable Code Sections:  
Article II – Section 221, 222, 223, 224, 226, 227, 271, 272  
Article IV – Section 420, 424, 440, 450 B, HDRD, FLOOD  
Article V – Section 520, 521, 522, 530  
Article VI – Section 601, 602, 603, 605, 606, 608, 609, 610, 620  
Article VII – Section 710, 720, 721, 722, 723, 730 A, G, L
12. Meeting went into hearing as follows-
  - Administered oath to John Langran
  - No conflicts of interest from the Board
  - Cheryl LaFlamme read the application information
  - John Gannon reviewed the applicable ordinances

13. Close Hearing for Application #2024-069 at 6:30 pm.

14. DRB entered into deliberation at 6:31 pm.

15. Motion to adjourn meeting at 6:43 pm by Chrystal Holt, second by Diane Abate, motion carries unanimously (Chrystal Holt, Cheryl LaFlamme, Diane Abate, John Gannon).

Respectfully submitted,  
Chrystal Holt  
Clerk