

TOWN of WILMINGTON  
Minutes of the Development Review Board

Meeting Date: 16 December 2024

DRB Members:

Cheryl LaFlamme

Chrystal Holt

Diane Abate

John Gannon (present via zoom)

Others Present:

Jessica Roberts (ZA)

Katy Whatley

Mike Eldred

Eithne Eldred

Present via Zoom:

Alison Coll

Jeff Rossi

Sam Kondracki

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. Motion to Approve the Minutes from 21 October 2024 by Chrystal Holt, second by Diane Abate, motion passes unanimously.
5. Motion to Approve the Minutes from 18 November 2024 by Chrystal Holt, second by Diane Abate, motion passes unanimously.
6. Approval of the Minutes from 2 December 2024 deferred to next meeting when a quorum is present.
7. Chrystal Holt recused herself from the board.
8. Open Hearing on Application #2024-299 at 5:01pm.  
Property Address: 18 N Main St  
Owner: 18 N Main-2022 LLC, PO Box 216, West Orange, NJ 07052  
Agent: Chrystal Holt, PO Box 902, Wilmington, VT 05363  
Proposal: Replace existing sign on property for current business in the Village District and Historic Design Review Overlay.

Applicable Code Sections:

Article II – Section 221, 225, 226, 227, 229, 234, 271, 272  
Article IV – Section 440, 450 B  
Article V- Section 520, 522, 530  
Article VIII – Section 830, 831, 832, 833, 850, 870, 871, 890

9. Meeting went into hearing as follows-
  - Administered oath to Chrystal Holt, Mike Eldred, and Eithne Eldred
  - No conflicts of interest from the Board
  - Cheryl LaFlamme read the application information
  - Diane Abate reviewed the applicable ordinances
10. Close Hearing for Application #2024-299 at 5:20 pm.
11. Open Hearing on Application #2024-300 at 5:20pm.  
Property Address: 99 Happy Haven Road  
Owner: Jeffrey Rossi, 6 Rock Ledge Road, Cold Spring, NY 10516  
Proposal: Short-term rental Use and Single Family Use for six (6) bedrooms in the Residential District  
  
Applicable Code Sections:  
Article II – Section 221, 222, 223, 224, 226, 227, 271, 272  
Article IV – Section 420, 440, 450 C  
Article VII – Section 710, 720, 721, 722, 730 A, D, H
12. Meeting went into hearing as follows-
  - Administered oath to Jeff Rossi
  - No conflicts of interest from the Board
  - Cheryl LaFlamme read the application information
  - Cheryl LaFlamme reviewed the applicable ordinances
13. Close Hearing for Application #2024-300 at 5:30 pm.
14. New or Old Business- None.
15. Motion to adjourn meeting at 5:35pm by John Gannon, second by Diane Abate, motion carries unanimously (Cheryl LaFlamme, John Gannon, Diane Abate).

Respectfully submitted,  
Chrystal Holt  
Clerk