

TOWN of WILMINGTON
Minutes of the Development Review Board

Meeting Date: 3 February 2025

DRB Members:

Cheryl LaFlamme

Chrystal Holt

Diane Abate (via zoom)

John Gannon (via zoom)

Others Present:

Meg Streeter

Raymond Reed

Jessica Roberts (ZA)

Chris Mays (press)

Andrew Morrissey

Lourdes Culnen

Present via Zoom:

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 16 Dec 2024 by Chrystal Holt, second by Cheryl LaFlamme, motion passes unanimously (Cheryl, Chrystal, Diane, and John).
5. Approval of the Minutes from 6 Jan 2025 deferred to next meeting when a quorum is present.
6. Open Hearing on Application #2024-304 at 5:02pm.
Property Address: 36 Twin Brook Road
Owner: Maria Luiza de Andrade Soares, PO Box 1631, Wilmington VT 05363
Proposal: Add two (2) bedrooms for Short-term rental Use for total of six (6) bedrooms in the Residential District for up to twelve (12) people in accordance with their Septic Plan.

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

7. Meeting went into hearing as follows-
 - Administered oath to Maria Soares and Richard Allen (applicants)
 - No conflicts of interest from the Board
 - Cheryl LaFlamme read the application information
 - Diane Abate reviewed the applicable ordinances
8. Close Hearing for Application #2024-304 at 5:18pm.
9. Open Hearing on Application 2024-320 at 5:19pm.
Property Address: 17 East Main Street
Owner: Corriston Reed Development Group LLC, PO Box 1456, West Dover VT 05356
Proposal: After the fact change of roofing materials in the Village District Historic Design Review Overlay

Applicable Code Sections:
Article II – Section 221, 222, 223, 224, 226, 227, 271, 272
Article IV – Section 420, 440, 450 B
Article V – Section 500, 520, 521, 522, 530, 540
Article VII – Section 710, 720, 721, 722, 723
10. Meeting went into hearing as follows-
 - Administered oath to Ray Reed
 - No conflicts of interest from the Board
 - Cheryl LaFlamme read the application information
 - Chrystal Holt reviewed the applicable ordinances
11. Close Hearing for Application #2024-320 at 5:31pm.
12. Chrystal Holt recused herself from the board.
13. Open Hearing on Application #2024-327 at 5:32pm.
Property Address 129 VT Route 9 E
Owner: Lane Property Management LLC, 10 Oceanside Ave West, York ME 03909
Agent: Chrystal Holt. PO Box 1395, Wilmington VT 05363
Proposal: Retain Restaurant Use in current Restaurant building and Add Change of Use in Detached building from Storage to Coffee Manufacturing in the Commercial/Residential District

Applicable Code Sections:
Article II – Section 221, 222, 223, 224, 226, 227, 271, 272
Article IV – Section 420, 440, 450 E
Article VII – Section 710, 720, 721, 722, 730 A, D
14. Meeting went into hearing as follows-

- Administered oath to Chrystal Holt
- No conflicts of interest from the Board
- Cheryl LaFlamme read the application information
- John Gannon reviewed the applicable ordinances

15. Close Hearing for Application #2024-327 at 5:51pm.

16. Chrystal Holt returned to the board.

17. New or Old Business- None.

18. Motion to adjourn meeting at 5:53pm by Diane Abate, second by Chrystal Holt, motion carries unanimously (Cheryl LaFlamme, John Gannon, Diane Abate, Chrystal Holt).

Respectfully submitted,
Chrystal Holt
Clerk