

TOWN of WILMINGTON
Minutes of the Development Review Board

Meeting Date: 17 March 2025

DRB Members:

Cheryl LaFlamme

Chrystal Holt

John Gannon (via zoom)

Charlie Foster

Others Present:

Chris Mays (press)

George Suddell

John Boyd

Bonnie Lorimer

Matt Horn

Ronnie Horn

Matthew Moore

Present via Zoom:

Open Meeting

1. The meeting was called to order at 4:32pm by Cheryl LaFlamme.
2. Motion to enter Executive Session at 4:32 pm to include Ed Adrian (Town Attorney), Matthew Moore (Chair of Planning Commission), and Jessica Roberts (Zoning Administrator) for the purpose of attorney-client communications. Motion made by Cheryl LaFlamme, second by Chrystal Holt, vote carries unanimously.
3. Motion to adjourn Executive Session at 4:53pm by Cheryl LaFlamme, second by Chrystal Holt, vote carries unanimously. (Charlie, Cheryl, Chrystal, John)
4. Regular meeting continues at 4:58 pm

General Business:

5. Visitors or Public Comments- None
1. Additions to the agenda- None
2. Motion to Approve the Minutes from 3 Mar 2025 by Chrystal Holt, second by John Gannon, motion passes unanimously (Cheryl, Chrystal, Charlie, and John).
3. Open Hearing on Application #2025-007 at 4:59pm.
Property Address: 5 North Main St

Owner: George and Mary Suddell, 224 Laurel Avenue, Northport, NY 11768

Proposal: Change of Use, adding after-the-fact Single Family Dwelling to the upper floors and then adding Five (5) bedrooms for Short-Term rental use in the Village District and the Historic Design Review Overlay District as well as the Flood Hazard Zone.

Applicable Code Sections:

Article II – Section 221, 222, 223, 224, 226, 227, 271, 272

Article IV – Section 420, 440, 450 E

Article V – Section 510, 511, 512, 520, 521, 522

Article VI – Section 602, 603, 606, 608, 609, 620

Article VII – Section 710, 720, 721, 722, 730 A, D, H

4. Meeting went into hearing as follows-

- Administered oath to George Suddell (applicant), No abutters present
- No conflicts of interest from the Board
- Cheryl LaFlamme read the application information
- Chrystal Holt reviewed the applicable ordinances

5. Close Hearing for Application #2025-007 at 5:15 pm.

6. Open Hearing on Application 2025-018 at 5:16 pm.

Property Address: 7 North Main Street

Owner: Matt and Veronica Horn, 786 Howes Corner Rd, Turner, ME 04282

Proposal: additional signs in the Village District and the Historic Design Review Overlay District, and the Flood Hazard Zone.

Applicable Code Sections:

Article II – Section 213, 221, 222, 223, 224, 226, 227, 229, 233, 234, 240, 246, 271, 272

Article IV – Section 420, 440, 450 E

Article V – Section 510, 511, 512, 520, 521, 522, 530 E, 540

Article VI – Section 602, 603, 606, 608, 609, 620

Article VIII – Section 801, 802, 803, 821, 822 H, 823 K, 830, 831, 832, 833, 842, 843, 844, 850, 860, 870, 871, 873, 874, 880, 881, 890

7. Meeting went into hearing as follows-

- Administered oath to Veronica and Matt Horn (applicants), Abutter John Boyd present- representing Wilmington Baptist Church.
- No conflicts of interest from the Board
- Cheryl LaFlamme read the application information
- John Gannon reviewed the applicable ordinances

8. Continuation to a Site Visit for Application #2025-018 – Site Visit to take place on 31 March at 11:00AM at 7 North Main St.

9. Continuation of the hearing for Application #2025-018 to the next scheduled DRB meeting on 7 April 2025 at 5:00pm.

10. New or Old Business- None.

11. Motion to adjourn meeting at 6:31pm by Charlie Foster, second by Chrystal Holt, motion carries unanimously (Cheryl LaFlamme, John Gannon, Chrystal Holt, Charlie Foster).

Respectfully submitted,
Chrystal Holt
Clerk