

TOWN of WILMINGTON
Minutes of the Development Review Board

Meeting Date: 21 April 2025

DRB Members:

Cheryl LaFlamme

Chrystal Holt

John Gannon (via zoom)

Charlie Foster

Diane Abate

Others Present:

Jessica Roberts (ZA)

Joseph Garra (applicant, #2025-030)

Julie Koehler (agent, #2025-035)

Alex Koehler

Meg Streeter

Gretchen Havreduk

Present via Zoom:

Howard Sinott (abutter, #2025-030)

Jessica Lee Smith

Robin Sweet Apple (applicant, #2025-030)

Samantha Kondracki

Chris Mays (press)

General Business:

1. The meeting was called to order at 5:03pm by Cheryl LaFlamme.
2. Visitors or Public Comments- None
3. Additions to the agenda- None
4. Motion to Approve the Minutes from 7 Apr 2025 by Chrystal Holt, second by Charlie Foster, motion passes unanimously (Cheryl, Chrystal, John, Charlie, Diane).
5. Continuation of the hearing for Applications #2025-022 and #2025-023 to the next scheduled DRB meeting on 2 June 2025 at 5:00pm (applicant was unable to attend on this date and requested continuation to next available date).
6. Open Hearing on Application #2025-030 at 5:05pm.
Property Address: 211 VT Route 9E
Owner: VT 211 LLC, 1076 Fairfield Beach Road, Fairfield CT 06824
Proposal: An After-The-Fact Eleventh (11) Unit and 24 (24) Bedroom Short-Term Rental Use. (formerly lodging use) across the Eleven (11) units and correct Violation Case #159 regarding non-shielded and not downcast outdoor lighting as required by the Zoning Bylaw in the Commercial/Residential District.

Applicable Code Sections:

Article II – Section 221, 222, 223, 224, 226, 227, 228, 271, 272

Article IV – Section 420, 440, 450 E

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

7. Meeting went into hearing as follows-
 - Administered oath to Joseph Garra and Robin Sweet Apple (applicants), (abutter Hoard Sinott joined Zoom after the case was opened and did not provide testimony, only attended for awareness)
 - No conflicts of interest from the Board
 - Cheryl LaFlamme read the application information
 - Charlie Foster reviewed the applicable ordinances
8. Continuation to a Site Visit for Application #2025-030 at 5:56 pm. Site visit will take place on 29 April, at 8pm to all DRB members to see the lighting after dark.
9. Open Hearing on Application #2025-035 at 5:58 pm.
Property Address: 1 School Street
Owner: Old Enrichment Council
Agent: Julie Koehler, PO Box 1241, Wilmington VT 05363
Proposal: An open-bottom, anchored pavilion in the Village District and the Design Review and Flood Overlays District

Applicable Code Sections:
Article II – Section 221, 222, 223, 224, 226, 227, 228, 271, 272
Article IV – Section 420, 440, 450 B
Article V – Section 510, 511, 512, 530
Article VI – Section 602, 603, 606, 610 A, G, 620
Article VII – Section 710, 730 A, L
10. Meeting went into hearing as follows-
 - Administered oath to Julie Koehler (applicant's agent), (no abutters present to provide testimony)
 - No conflicts of interest from the Board
 - Cheryl LaFlamme read the application information
 - Chrystal Holt reviewed the applicable ordinances
11. Close hearing for Application #2025-035 at 6:14 pm.
12. New or Old Business- None
13. Motion to adjourn meeting at 6:15 pm by Chrystal Holt, second by Charlie Foster, motion carries unanimously (Cheryl LaFlamme, John Gannon, Chrystal Holt, Charlie Foster, Diane Abate).

Respectfully submitted,
Chrystal Holt
Clerk