

TOWN of WILMINGTON  
Minutes of the Development Review Board

Meeting Date: 16 June 2025

DRB Members:

Cheryl LaFlamme

Chrystal Holt

John Gannon

Diane Abate (via Zoom)

Others Present:

Jessica Roberts (ZA)

Erin Robinson (agent, #2025-077)

Dmitry Ulyanov (applicant, #2025-012)

John Dupras (applicant's engineer, #2025-012)

Dale Doucette (abutter, #2025-012)

Present via Zoom:

Ian Fier

General Business:

1. The meeting was called to order at 4:58pm by Cheryl LaFlamme.
2. Visitors or Public Comments- None
3. Additions to the agenda- Update from Chair Cheryl LaFlamme, John Gannon's member status is being considered at the Selectboard meeting to be changed from "Alternate Member" to "Regular Member".
4. Motion to Approve the Minutes from 2 June 2025 by Chrystal Holt, second by John Gannon, motion passes unanimously (Cheryl, Chrystal, John, Diane).
5. Chrystal Holt recused from the board.
6. Open Hearing on Application #2025-077 and #2025-079 at 5:05 pm.  
Property Address: 103 W Main St  
Owner: 103 W Main- 2022 LLC, PO Box 216, West Orange, NJ 07052  
Agent: Erin Robinson  
Proposal: Change of Use from Bakery to Pottery Retail, Pottery Manufacturing, and Pottery Service Business (Classes to the public) and Sign Permit in the Village District  
Applicable Code Sections:  
Article II – Section 221, 222, 223, 224, 226, 227, 229, 233, 240, 246, 271, 272  
Article IV – Section 420, 440, 450 B  
Article VII – Section 710, 720, 721, 722, 730 A, D, H  
Article VIII – Section 803, 830, 831, 832, 833, 850, 870
7. Meeting went into hearing as follows-
  - Administered oath to Erin Robinson (agent), No abutters present
  - No conflicts of interest from the Board

- Cheryl LaFlamme read the application information
  - John Gannon reviewed the applicable ordinances
8. Close hearing for Application #2025-077 and #2025-079 at 5:21 pm.
  9. Chrystal Holt returned to the board.
  10. Open Hearing on Application #2025-012 at 5:22 pm.  
Property Address: 527 Boyd Hill Rd  
Owner: Dmitry Ulyanov, 527 Boyd Hill Rd, Wilmington, VT 05363  
Proposal: Add an additional Six Bedrooms of Short Term Rental Use to the current permitted Four Bedroom Short Term Rental Use bringing the total to Ten Bedroom Short Term Rental Use 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
  11. Meeting went into hearing as follows-
    - Administered oath to Dmitry Ulyanov (applicant), John Dupras (applicant's engineer), Dale Doucette (abutter), Ian Fier (abutter, via zoom).
    - No conflicts of interest from the Board
    - Cheryl LaFlamme read the application information
    - Chrystal Holt reviewed the applicable ordinances
  12. Continuation of Application #2025-012 to a site visit on 1 July 2025, at 9:00am.
  13. After completion of the site visit, the next hearing date for Application #2025-012 will be 21 July 2025, at 5:00pm.
  14. New or Old Business- None.
  15. Motion to adjourn meeting at 6:09 pm by Chrystal Holt, second by Cheryl LaFlamme, motion carries unanimously (Cheryl LaFlamme, John Gannon, Chrystal Holt, Diane Abate).

Respectfully submitted,  
Chrystal Holt  
Clerk