

TOWN of WILMINGTON  
Minutes of the Development Review Board

Meeting Date: 2 June 2025

DRB Members:

Cheryl LaFlamme

Chrystal Holt (via zoom)

John Gannon

Charlie Foster

Diane Abate

Others Present:

Jessica Roberts (ZA)

Joseph Garra (applicant, #2025-030)

Gretchen Havreluk

Meg Streeter (agent, #2025-058)

Chris Brown (applicant, #2025-064)

Samantha Kondracki

Present via Zoom:

Tom Fitzgerald

Jessica Lee Smith

General Business:

1. The meeting was called to order at 5:00pm by Cheryl LaFlamme.
2. Visitors or Public Comments- None
3. Additions to the agenda- None
4. Motion to Approve the Minutes from 21 Apr 2025 by John Gannon, second by Charlie Foster, motion passes unanimously (Cheryl, Chrystal, John, Charlie, Diane).
5. Continuation of the hearing for Applications #2025-022 and #2025-023 is delayed to 4 August 2025 due to the applicant being unable to attend this hearing.
6. Continuation of the hearing for Application #2025-030 at 5:06pm.  
Property Address: 211 Vt Rte 9E  
Owner: VT 211 LLC, 1076 Fairfield Beach Road, Fairfield, CT 06824  
Proposal: An After-the-Fact Eleventh (11) Unit and twenty-four (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. Additional testimony was received from the applicant.
8. Close Hearing for Application #2025-030 at 5:09pm.

9. Open Hearing on Application #2025-058 at 5:10 pm.

Property Address: 1 School Street

Owner: Old Enrichment Council

Agent: Meg Streeter, Vice Chair

Proposal: A variance for after-the-fact approval of Field Sign and electronic Scoreboard to correct a violation for unpermitted sign and scoreboard in the Village District and Design Review and Flood Overlay Districts

Applicable Code Sections:

Article II – Section 221, 222, 223, 224, 226, 227, 228, 229, 233, 235, 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, L, 611 C, 620

Article VIII – Section 803, 832, 850, 874

10. Meeting went into hearing as follows-

- Administered oath to Meg Streeter (no abutters were present)
- No conflicts of interest from the Board
- Cheryl LaFlamme read the application information
- Chrystal Holt reviewed the applicable ordinances

11. Close hearing for Application #2025-058 at 5:30 pm.

12. Open Hearing on Application #2025-064 at 5:31 pm.

Property Address: 874 Vt Rte 100 North

Owner: Cozy VT Properties LLC

Agent: Chris Brown PO Box 1261, Wilmington VT 05363

Proposal: A new 35x20 foot structure constructed from modified shipping containers and a new Storage Facility Use 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 V – Section 510, 511, 512, 530

Article VII – Section 710, 730 F

13. Meeting went into hearing as follows-

- Administered oath to Chris Brown (no abutters were present)
- No conflicts of interest from the Board
- Cheryl LaFlamme read the application information
- John Gannon reviewed the applicable ordinances

14. Close hearing for Application #2025-064 at 5:46 pm.

15. New or Old Business- Cheryl LaFlamme confirmed with DRB members that a quorum will be present for the 16 June DRB meeting.
16. Motion to adjourn meeting at 5:48 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