

TOWN of WILMINGTON
Minutes of the Development Review Board

Meeting Date: 7 July 2025

DRB Members:

Cheryl LaFlamme
Chrystal Holt
Charlie Foster
Diane Abate

Others Present:

Katy Whatley
Sheila Osler
Andrew Christo
Elizabeth Christo
Tina Thurber
James Thurber

Present via Zoom:

Jessica Roberts (ZA)
Robin Hodgkins
William "Bill" Bazyk

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 16 June 2025 by Cheryl LaFlamme, second by Chrystal Holt, motion passes unanimously (Cheryl, Chrystal, Diane).
5. Open Hearing on Application #2025-091 at 5:01pm.
Property Address: 6 South Main Street
Owner: Tina Thurber, PO Box 103, Wilmington, VT 05363
Proposal: After-the-fact application for approval of shed and landscaping modifications in the Village and Historic Design Review Overlay Districts

Applicable Code Sections:

Article II – Section 221, 222, 223, 224, 226, 227, 240, 246, 271, 272

Article IV – Section 420, 440, 450 B

Article V – Section 520, 521, 522, 530, 540

Article VII – Section 710, 720, 721, 722, 723, 730 A, F

6. Meeting went into hearing as follows-
 - Administered oath to Tina and Jamer Thurber, Abutters: None present
 - No conflicts of interest from the Board
 - Cheryl LaFlamme read the application information
 - Charlie Foster reviewed the applicable ordinances

7. Close hearing for Application #2025-091 at 5:23 pm.

8. Open Hearing on Application #2025-088 at 5:23pm.

Property Address: 360 VT Route 100 North

Owner: Town of Wilmington/School District, PO Box 1924, Wilmington, VT 05363

Proposal: After-the-fact application for approval of 90 feet of additional fencing to current fencing in the Commercial/Residential and flood hazard overlay districts.

Applicable Code Sections:

Article II – Section 221, 222, 223, 224, 226, 227, 232, 235, 240, 271, 272

Article IV – Section 420, 440, 450 E

Article VI – Section 602, 603, 606, 608, 610 L, 611 C, 620

Article VII – Section 710, 720, 721

9. Meeting went into hearing as follows-

- Administered oath to William “Bill” Bazyk(applicant), Abutters: None present
- No conflicts of interest from the Board
- Cheryl LaFlamme read the application information
- Chrystal Holt reviewed the applicable ordinances

10. Close hearing for Application #2025-088 at 5:33 pm.

11. Chrystal Holt recused from the board.

12. Open Hearing on Application #2025-094 and #2025-095 at 5:34 pm.

Property Address: 24 West Main Street

Owner: Christo Holding LLC (Andrew Christo), PO Box 127, Wilmington, Vermont 05363

Proposal: Change of Use from Office/Design to Gift and Vermont Product Retail, Food and Beverage Restaurant Space to include indoor seating and a Drive-thru and a sign permit in the Village and Historic Design Review and Flood Hazard District Overlay Zones

Applicable Code Sections:

Article II – Section 221, 222, 223, 224, 226, 227, 229, 233, 234, 235, 240, 271, 272

Article IV – Section 420, 440, 450 B

Article V – Section 520, 521, 522, 530, 531, 540

Article VI – Section 602, 603, 606, 608, 610 A, L, 611 C, 620

Article VII – Section 710, 720, 721, 722 A, 723

Article VII – Section 803, 830, 831, 832, 833, 850, 870

13. Meeting went into hearing as follows-

- Administered oath to Andrew and Elizabeth Christo (applicant), Abutters: None present
- No conflicts of interest from the Board
- Cheryl LaFlamme read the application information

- Diane Abate reviewed the applicable ordinances

14. Close hearing for Application #2025-088 at 6:20 pm.

15. Chrystal Holt returned to the board.

16. New or Old Business- Confirmation of attendance of DRB members for continuation of cases on 21 July and 4 August.

17. Motion to adjourn meeting 6:21pm by Chrystal Holt, second by Cheryl LaFlamme, motion carries unanimously (Cheryl LaFlamme, John Gannon, Chrystal Holt, Diane Abate).

Respectfully submitted,
Chrystal Holt
Clerk