

TOWN of WILMINGTON
Minutes of the Development Review Board

Meeting Date: 4 August 2025

DRB Members:

Cheryl LaFlamme
Chrystal Holt
Diane Abate
John Gannon
Charles Foster

Others Present:

Jessica Roberts (ZA)
Chris Mays (press)
Richard Lattanzi (applicant #2025-113 & #2025-114)
Courtanie Howe (applicant #2025-113 & #2025-114)
Michael Eldred (abutter #2025-113 & #2025-114)
Eithne Eldred (abutter #2025-113 & #2025-114)
Moriah Zink
Erin Robinson
James Alcombright
Amber Petriani
Chris McKay
Sean Barber
Amanda Pease
Matt Horn
Chelsea Fischer
Clara Edwarck

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- Elect Vice Chair of the DRB.
4. Motion to Approve the Minutes from 21 July 2025 by Chrystal Holt, second by John Gannon, motion passes unanimously (Cheryl, Chrystal, Diane, John).
5. Cheryl LaFlamme made a motion to nominate John Gannon to the position of Vice Chair, second by Charles Foster, motion carries unanimously (Cheryl, Diane, Charles, Chrystal voted YAY, John Gannon abstained).
6. Continuation of Hearing on Application #2025-022 and #2025-023 is delayed to 6 October 2025 at 5:00pm, after applicant requested an additional extension.
Property Address: 3 & 5 East Main Street
Owner: 3-5 East Main Street LLC/ Silverstein, 7 Seward Drive, Woodbury, NY 11797

Proposal: Demolition and Site Stabilization in the Village District, Flood Hazard, Historic and Design Review Overlay Districts

7. Chrystal Holt recused from the board.
8. Open Hearing on Application #2025-113 and #2025-114 at 5:05pm
Property Address: 18 N Main St
Owner: 18 N Main- 2022 LLC/Michael Culnen, PO Box 1213, Wilmington, VT 05363
Agent: Richard Lattanzi and Courtanie Howe
Proposal: Change of Use to Open a Licensed Tattoo Studio in an existing building with the current use of Brewery, Restaurant and Lodging, and an Application for two signs in the Village District and Historic Design Review Overlay District.

Applicable Code Sections:

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

Article IV – Section 420, 440, 450 B

Article V – Section 520, 521, 522, 540

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

Article VIII – Section 803, 821, 822, 830, 831, 832, 833, 844, 870, 871, 873, 874

9. Meeting went into hearing as follows-
 - Administered oath to Applicants: Richard Lattanzi and Courtanie Howe, Abutters: Michael and Eithne Eldred, Interested Party: Moriah Zink
 - No conflicts of interest from the Board
 - Cheryl LaFlamme read the application information
 - Charlie Foster reviewed the applicable ordinances

10. Close hearing for Application #2025-113 and #2025-114 at 5:26pm.

11. Chrystal Holt returned to the board.

12. Open Hearing on Application #2025-116 at 5:27pm- however applicant was not in attendance to answer questions. Chair Cheryl LaFlamme withdrew the application.

Property Address: 22 Kidner Lane

Owner: Anthony Lopez, 313 River Road, New Milford, NJ 07646

Proposal: After-the-Fact request for approval of a Short-Term Rental of a five-bedroom (5) house in the Commercial/Residential District

Applicable Code Sections:

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

Article IV – Section 420, 440, 450 E

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

13. New or Old Business- None

14. Motion to adjourn meeting at 5:30pm by Charles Foster, second by Diane Abate, motion carries unanimously (Cheryl LaFlamme, John Gannon, Chrystal Holt, Diane Abate, Charlie Foster).

Respectfully submitted,
Chrystal Holt
Clerk