

TOWN of WILMINGTON
Minutes of the Development Review Board

Meeting Date: 6 Oct 2025

DRB Members:

Cheryl LaFlamme
Chrystal Holt
John Gannon
Diane Abate
Charlie Foster (present via zoom)

Others Present:

Alex Miller (ZA)
Eric Craven (agent, #2025-159)
Diane Cavitt Macey (applicant #2025-159)
Ken Macey

Present Via ZOOM:

Anthony Lopez (applicant #2025-144, present via zoom)
Chris Mays (press)
Tom Fitzgerald
Eric Silverstein (applicant #2025-022 & #2025-023, present via zoom)

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. Approval of the Minutes from 4 August 2025, motion by Chrystal Holt, second by John Gannon, motion passes unanimously (Cheryl, John, Diane, Charlie, Chrystal).
5. Open Hearing on Application #2025-144 at 5:11pm
Property Address: 22 Kidner Lane
Owner: Anthony Lopez, Wilmington, VT 05363
Proposal: After-the-fact request for approval of a Short-Term Rental of a five-bedroom 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

6. Meeting went into hearing as follows-
 - Administered oath to Applicant: Anthony Lopez, Abutters: None present
 - No conflicts of interest from the Board
 - Cheryl LaFlamme read the application information

- Chrystal Holt reviewed the applicable ordinance.
7. Close hearing for Application #2025-144 at 5:13pm.
 8. Open Hearing on Application #2025-159 at 5:14pm
Property Address: 92 West Lake Road
Owner: Diane Cavitt, Agent: Eric Craven, PO Box 1542, Wilmington, VT 05363
Proposal: 6'x8' addition to the existing residential structure that would not meet front setback requirements in the Residential District.

Applicable Code Sections:
Article II – Section 221, 222, 223, 224, 226, 227, 229, 232, 234, 271, 272
Article IV – Section 440, 444, 450 C
Article VII – Section 706, 710, 720, 721, 722, 730 K
 9. Meeting went into hearing as follows-
 - Administered oath to Applicant: Diane Cavitt, Agent: Eric Craven, Abutters: None present
 - No conflicts of interest from the Board
 - Cheryl LaFlamme read the application information
 - John Gannon reviewed the applicable ordinance.
 10. Close hearing for Application #2025-159 at 5:28pm.
 11. Open Continuation Hearing on Applications #2025-022 and #2025-023 at 5:29pm.
Property Address(s): 3 Main Street and 5 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

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 510, 511, 512, 520, 521, 522, 530, 531, 540
Article VI – Section 602, 609, 620
Article VII – Section 710, 720, 721, 722 A, 723
 12. Diane Abate reviewed applicable code sections and additional testimony was given from the applicant.
 13. Close hearing for Applications #2025-022 and #2025-023 at 5:45pm.
 14. New or Old Business- Cheryl LaFlamme confirmed DRB member attendance for the Oct 20th meeting.

15. Meeting adjourned at 5:46pm by Cheryl LaFlamme.

Respectfully submitted,
Chrystal Holt
Clerk