

TOWN of WILMINGTON
Minutes of the Development Review Board

Meeting Date: 20 Oct 2025

DRB Members:

Cheryl LaFlamme
Chrystal Holt
John Gannon
Diane Abate

Others Present:

Alex Miller (ZA)
Scott Tucker (agent, #2025-170)
Joseph Garra (applicant, #2025-167)
Wayne Paradise (applicant, #2025-140)
Pamela Paradise (applicant, #2025-140)

Present Via ZOOM:

Steven Chila (applicant, #2025-167)
Hamilton Hodge (engineer, #2025-170)
Perrell Brown
Joshua Lopez (applicant, #2025-171)

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 6 October 2025, motion by Chrystal Holt, second by John Gannon, motion passes unanimously (Cheryl, John, Diane, Chrystal).
5. Open Hearing on Application #2025-140 at 5:03pm.
Property Address: 210 Lake Raponda Road
Owner: Wayne and Pamela Paradise, PO Box 653, Wilmington VT 05363
Proposal: After-the-fact application for the reconstruction of a stone retaining wall along the roadway and the paving of an existing gravel driveway.

Applicable Code Sections:

Article II – Section 221, 222, 223, 224, 226, 227, 230, 232, 234, 271, 272
Article IV – Section 440, 444, 450 C
Article VII – Section 706, 710, 720, 721, 722, 730 K

6. Meeting went into hearing as follows-
 - Administered oath to Applicants: Wayne and Pamela Paradise, Abutters: None present
 - No conflicts of interest from the Board

- Cheryl LaFlamme read the application information
- John Gannon reviewed the applicable ordinance.

7. Close Hearing #2025-140 at 5:16pm.

8. Open Hearing on Application #2025-167 at 5:16pm.

Property Address: 211 Route 9 East

Owner: VT 211 LLC, Steven Chila, PO Box 295, New Fairfield, CT 06812

Proposal: Conditional Change of Use application to open a restaurant with maximum occupancy of 45 seats in an existing mixed-use structure on the property with parking on the property.

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, H

9. Meeting went into hearing as follows-

- Administered oath to Applicant: Joseph Garra, Steven Chila, Abutters: None present
- No conflicts of interest from the Board
- Cheryl LaFlamme read the application information
- Chrystal Holt reviewed the applicable ordinance.

10. Close hearing for Application #2025-167 at 5:32pm.

11. Open Hearing on Application #2025-171 at 5:33pm.

Property Address: 20 Kidner Lane

Owner: Joshua Lopez, 434 Hasbrouck Blvd, Oradell NJ 07649

Proposal: Conditional Use request for approval of Short-Term Rental of an existing 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

12. Meeting went into hearing as follows-

- Administered oath to Applicant: Joshua Lopez, Abutters: None present.
- No conflicts of interest from the Board
- Cheryl LaFlamme read the application information
- Chrystal Holt reviewed the applicable ordinance.

13. Close Hearing on Application #2025-171 at 5:44pm.

14. Open Hearing on Open Hearing on Application #2025-170 at 5:45pm

Property Address: 14 West Main Street

Owner: Town of Wilmington, PO Box 217, Wilmington VT 05363

Agent: Scott Tucker

Proposal: Conditional Structural Alteration to modify two existing wooden decks and rehabilitate the windows of Memorial Hall in the Village District and Flood Hazard and Historic District Review Overlay Districts.

Applicable Code Sections:

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

Article IV – Section 440, 444, 450 B

Article V – Section 512, 520, 521, 522, 530, 531 3 540

Article VI – Section 602, 609, 610, 620,

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

15. Meeting went into hearing as follows-

- Administered oath to Agent: Scott Tucker, Hamilton Hodge (engineer), Abutters: None present
- No conflicts of interest from the Board
- Cheryl LaFlamme read the application information
- John Gannon reviewed the applicable ordinance.

16. Continue hearing for Application #2025-170 at 6:29pm to the next DRB hearing dated for 3 November.

17. New or Old Business- None.

18. Meeting adjourned at 6:30pm by Cheryl LaFlamme.

Respectfully submitted,
Chrystal Holt
Clerk