

TOWN of WILMINGTON
Minutes of the Development Review Board

Meeting Date: 3 Nov 2025

DRB Members:

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

Others Present:

Alex Miller (ZA)
Scott Tucker (agent, #2025-170)
David Petrie (applicant, #2025183)
Veronica Horn (applicant, Violation Case #119)
Matt Horn (applicant, Violation Case #119)
Jon Hurdle (press, Deerfield Valley News)
Chris Mays (press)
Chelsea Williams
Jason Dubac
Paul Hoey
Dena Garger
Edward Garger
Eric Mackay H.
Amelia Franco
Samantha Kondracki
Grey Selki
Diana Dee
Gretchen Havreluk

Present Via ZOOM:

Anne Gibbs
Hamilton Hodgman
Timothy Fair
Tom Fitzgerald

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 20 October 2025, motion by Chrystal Holt, second by Diane Abate, motion passes unanimously (Cheryl, John, Diane, Chrystal).
5. Continuation of Hearing on Application #2025-170 at 5:01 pm

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

6. John Gannon gathered additional testimony from the agent and reviewed additional exhibits provided as part of this application.

7. Close Hearing #2025-170 at 5:13pm.

8. Open Hearing on Application #2025-183 at 5:14 pm

Property Address: 126 Vermont Route 100 North

Owner: I Don't Know, LLC, Agent: David Petrie, 136 Vermont Route 100 N, Wilmington VT 05363

Proposal: Secondary Use to open a food truck in addition to the existing retail business in the Commercial/Residential District.

Applicable Code Sections:

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

Article IV – Section 420, 424, 426, 440, 444, 450 E

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

9. Meeting went into hearing as follows-

- Administered oath to Agent: David Petrie, 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 #2025-183 at 5:41 pm.

11. Open Hearing on Violation Case #119 Appeal of DRB Decision on Application #2025-018 at 5:42pm

Property Address: 7 North Main St

Owner: Matthew and Veronica Horn, PO Box 1688, Wilmington, VT 05363

Proposal: Request for reconsideration of six signs which were not allowed in the DRB Decision 2025-118 issued April 28, 2025 in the Village District and Historic and Village Design Review Overlay Districts

Applicable Code Sections:

Article II – Section 213, 221, 222, 223, 224, 226, 227, 229, 233, 234, 240, 246, 271, 272

Article IV – Section 420, 440, 450 B

Article V – Section 510, 511, 512, 520, 521, 522, 530 E, 540

Article VIII – Section 801, 802, 803, 822 E, F, H, 823 K, 830, 831, 832, 833, 842, 843, 844, 850, 860, 870, 871, 873, 874, 880, 881, 890

12. Meeting went into hearing as follows-

- Administered oath to Applicant(s): Matthew and Veronica Horn, Timothy Fair (applicants' attorney), Abutters: Jason DuBac
- No conflicts of interest from the Board, Chrystal Holt recused from the Board
- Cheryl LaFlamme read the application information
- Diane Abate reviewed the applicable ordinance.

13. Close Violation Case #119 Appeal of DRB Decision on Application #2025-018 at 6:26 pm.

14. New or Old Business- None.

15. Meeting adjourned at 6:27pm by Cheryl LaFlamme.

Respectfully submitted,
Chrystal Holt
Clerk