

TOWN of WILMINGTON
Minutes of the Development Review Board

Meeting Date: 15 Nov 2025

DRB Members:

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

Others Present:

Alex Miller (ZA)
Jason DuBac
Heidi Tyler (owner, #2025-198)
Danielle Buda (applicant tenant, #2025-200)
Gretchen Havreluk
Lourdes Culnen

Present Via ZOOM:

Kathleen Howard
Rachel Strecker (legal counsel for agent, #2025-200)
Samantha Kondracki
Patrick Moreland (agent, #2025-198)

General Business:

1. The meeting was called to order at 5:00pm by Cheryl LaFlamme.
2. Visitors or Public Comments- Public Comments from Jason DuBac
3. Additions to the agenda- None
4. Delay of the approval of the Minutes from 17 November 2025, due to lack of quorum present at this meeting.

5. Open Hearing on Application #2025-198 at 5: 08pm
Property Address: 22 Stowe Hill Rd
Owner: Deerfield Valley Rescue Inc
Agent: Joshua Bohar, Patrick Moreland
Proposal: Add Secondary Utility Facility Use by creating a storage space in the principal structure to house a fiberoptic communications facility operated by DVFiber in the Commercial Residential District.

Applicable Code Sections:

Article II – Section 221, 222, 223, 224, 226, 227, 271, 272
Article IV – Section 424, 440, 450 E
Article VII – Section 710, 720, 721, 722,
Article IX – Section 901, 910, 911, 913, 921

6. Meeting went into hearing as follows-
 - Administered oath to Owner and Agent: Heidi Tyler, Patrick Moreland, 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 #2025-198 at 5:18pm.
8. Chrystal Holt recused from the board.
9. Open Hearing on Application #2025-200 at 5:19pm
Property Address: 123 West Main Street
Owner: 123 W Main- 2019, LLC
Agent: Michael Culnen
Proposal: Change of Use from restaurant/retail to service or “use no provided for” to change use to Kennel with the existing structure converted to pet day care and boarding kennel in the Village District.

Applicable Code Sections:
Article II – Section 221, 222, 223, 224, 226, 227, 271, 272
Article IV – Section 440, 450 B
Article VII – Section 710, 720, 721, 722, 733 A, D, H
10. Meeting went into hearing as follows-
 - Administered oath to Agent’s Legal Council/Applicant Tenant: Rachel Strecker, Danielle Buda, Abutters: None Present
 - No conflicts of interest from the Board
 - Cheryl LaFlamme read the application information
 - John Gannon reviewed the applicable ordinance.
11. Continuation of Hearing #2025-200 at 6:09pm. This hearing is continued to the next DRB meeting on 5 January 2026 at 5:00pm.
12. New or Old Business- None.
13. Meeting adjourned at 6:10pm by Cheryl LaFlamme.

Respectfully submitted,
Chrystal Holt
Clerk