

TOWN of WILMINGTON
Minutes of the Development Review Board

Meeting Date: 16 March 2026

DRB Members:

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

Others Present:

Alex Miller (ZA)
Jason Dubac
Gretchen Havreduk
Carolyn Palmer (agent, #2026-012)
Carl Boyd
Adam Grinold (abutter, #2026-012)
Taryn Lawrence (abutter, #2026-012)
Sean Eckert (abutter, #2026-012)
Molly Russell (agent, #2026-006)
Joseph Garra (agent, appeal on #2025-167)
Stephen Chila (agent, appeal on #2025-167)
Tiffany Chila (agent, appeal on #2025-167)
Chris Stevenson (abutter, appeal on #2025-167)
Tony Lopez (abutter representative, appeal on #2025-167)

Present Via ZOOM:

Chris Mays
Jessica Lee Smith

General Business:

1. The meeting was called to order at 5:00pm by Cheryl LaFlamme.
2. Visitors or Public Comments- Jason Dubac made public comments.
3. Additions to the agenda- Addition to Application #2026-012, agent for Pettee Memorial Library is Carolyn Palmer.
4. Approval of the Minutes from 17 November 2025, motion by Cheryl LaFlamme, second by Diane Abate, motion passes unanimously (Chrystal, John, Diane, Cheryl).
5. Approval of the Minutes from 2 March 2026, motion by Charlie Foster, second by Chrystal Holt, motion passes unanimously (Cheryl, John, Charlie, Chrystal).
6. Open Hearing on Application #2026-006 at 5:05pm.
Property Address: 87 East Main Street
Owner: Stewart's Shops Corporation
Agent: Molly Russell

Proposal: The applicant requests a waiver from the provision of the Wilmington Zoning Ordinance which prohibits internally illuminated signs in the Commercial/Residential District.

Applicable Code Sections:

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

Article IV – Section 440, 450 E

Article VII – Section 833 A, 842, 850, 870 K, 873 C

7. Meeting went into hearing as follows-

- Administered oath to Agent: Molly Russell
- Abutters: None in attendance
- No conflicts of interest from the Board
- Cheryl LaFlamme read the application information
- Diane Abate reviewed the applicable ordinances.

8. Close Hearing #2026-006 at 5:14 pm.

9. Chrystal Holt recused from the board.

10. Open Hearing on Application #2026-012 at 5:15 pm.

Property Address: 16 South Main Street

Owner: Town of Wilmington- Pettee Memorial Library

Agent(s): Carolyn Palmer

Proposal: Construct a storage shed in the Village Zoning District and Historic Design Review Overlay.

Applicable Code Sections:

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

Article IV – Section 420, 440, 450 B

Article V – Section 520, 521, 522, 530, 540

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

11. Meeting went into hearing as follows-

- Administered oath to Agent(s): Carolyn Palmer
- Administered oath to Abutter(s): Adam Grinold, Taryn Lawrence, Sean Eckert
- No conflicts of interest from the Board
- Cheryl LaFlamme read the application information
- John Gannon reviewed the applicable ordinance.

12. Continue Hearing #2026-012 at 5:42pm. Continuation to 4 May 2026 at 5:00pm.

13. Chrystal Holt returned to the board.

14. Open Hearing on Appeal of Application #2025-167 at 5:44 pm.

Property Address: 211 Route 9 East

Owner: VT 211 LLC

Agent(s): Steven Chila and Joseph Garra

Proposal: Conditional Use Change 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 440, 450 B

Article V – Section 510, 511, 512, 530, 540

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

15. Meeting went into hearing as follows-

- Administered oath to Agent(s): Steven Chila, Joseph Garra, Tiffany Chila,
- Administered oat to Abutter(s:) Chris Stevenson, Tony Lopez (representative for Shane and Melanie Lopez)
- No conflicts of interest from the Board
- Cheryl LaFlamme read the application information
- John Gannon reviewed the applicable ordinance.

16. Continuation of Hearing #2025-167 at 6:19pm. Continue to a site visit on 17 March 2026 at 10:00AM.

17. Continuation of the hearing after the site visit to 6 April 2026 at 5:00pm.

18. New or Old Business- None.

19. Meeting adjourned at 6:24 pm by Cheryl LaFlamme.

Respectfully submitted,
Chrystal Holt
Clerk