

TOWN of WILMINGTON
Minutes of the Development Review Board

Meeting Date: 2 March 2026

DRB Members:

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

Others Present:

Alex Miller (ZA)
Jason Dubac
Hamilton Hodgman (Agent, #2026-001)
Josh DeBottis (Agent, #2026-001)
Robert Wildey (Agent, #2026-001)
Aaron Sherritt (Agent, #2026-001)
Christine Richter (Agent, #2026-005)
Eric Craven (Agent, #2026-005)
Scott Tucker (Agent, #2026-007)
Bob Bois
Scott Moore (Fire Chief)

Present Via ZOOM:

Dan Heil (Agent, #2026-001)
Samantha Kondracki

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- None
4. Delay of the Approval of the Minutes from 17 November 2025 due to lack of quorum in attendance at this meeting.
5. Approval of the AMENDED Minutes from 15 December 2025, motion by Charlie Foster, second by Chrystal Holt, motion passes unanimously (Cheryl, Charlie, Chrystal, John).
*Amendment included the correction of the date listed on the minutes from 15 Nov 2025 to the correct date, 15 Dec 2025.
6. Approval of the Minutes from 5 January 2026, motion by Cheryl LaFlamme, second by Charlie Foster, motion passes unanimously (Cheryl, Charlie, John).
7. Open Hearing on Application #2026-001 at 5:07pm.
Property Address: 10 Gatehouse Trail and 171 Gatehouse Trail Parcels HAYSTACK.SKI, HSCHAMON.SKI, and 01-01-07
Owner: Hermitage Members Club, Inc
Agent(s): Josh DeBottis, Hamilton Hodgman

Proposal: Modifications to an existing Planned Unit Development in the Resort-Commercial/Residential zoning district. Proposed development includes the construction of a ski lift and terminals, the construction of a permanent Ski Patrol facility, and the construction of an additional four-family residential structure on the Grenoble development.

Applicable Code Sections:

Article II – Section 221, 222, 223, 224, 226, 227, 271, 228, 272

Article IV – Section 440, 450 F

Article VII – Section 710, 720, 721, 722, 730 A, C, D, F, G, H, I, J, 731

8. Meeting went into hearing as follows-

- Administered oath to Agents: John DeBottis, Hamilton Hodgman, Aaron Sherritt, Robert Wildey, Dan Heil (via zoom)
- Abutters: None in attendance
- No conflicts of interest from the Board
- Cheryl LaFlamme read the application information
- Charlie Foster reviewed the applicable ordinances.

9. Close Hearing #2026-001 at 6:05 pm.

10. Open Hearing on Application #2026-005 at 6:07 pm.

Property Address: 40 Beaver Street

Owner: Town of Wilmington

Agent(s): Eric Craven, Christine Richter

Proposal: construction of Veteran’s Memorial Park in the Village zoning district and the Village Design Review Overlay. Proposed development would include the installation of stone benches around a memorial stone and the construction of a gazebo.

Applicable Code Sections:

Article II – Section 221, 222, 223, 224, 226, 227, 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, C, F

11. Meeting went into hearing as follows-

- Administered oath to Agent(s): Eric Craven, Christine Richter
- Abutters: None in attendance
- No conflicts of interest from the Board
- Cheryl LaFlamme read the application information
- Chrystal Holt reviewed the applicable ordinance.

12. Close Hearing #2026-005 at 6:23 pm.

13. Charlie Foster recused from the board.

14. Open Hearing on Application #2026-007 at 6:24 pm.
Property Address: 40 Beaver Street
Owner: Town of Wilmington
Agent: Scott Tucker
Proposal: installation of solar panels on the roof of the Public Safety Building in the Village zoning district and Village Design Review Overlay.

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): Scott Tucker, Bob Bois, Scott Moore
- Abutters: None in attendance
- No conflicts of interest from the Board
- Cheryl LaFlamme read the application information
- John Gannon reviewed the applicable ordinance.

16. Close Hearing #2026-007 at 6:37 pm.

17. Charlie Foster returned to the board.

18. New or Old Business- None.

19. Meeting adjourned at 6:39 pm by Cheryl LaFlamme.

Respectfully submitted,
Chrystal Holt
Clerk