

TOWN of WILMINGTON  
Minutes of the Development Review Board

**Meeting Date: 6 April 2026**

DRB Members:

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

Others Present:

Alex Miller (ZA)  
Scott Tucker (Town Manager)  
Chris Mays (press)  
Jessica Roberts  
Raymond Reed (agent, Application #2025-138)  
Whitney Kraft (agent, Application #2026-014)  
Gretchen Havreluk  
Joseph Garra (agent, appeal on #2025-167)  
Stephen Chila (agent, appeal on #2025-167)  
Tiffany Chila (agent, appeal on #2025-167)  
Bob Fisher (legal council, Appeal on #2025-167)

Present Via ZOOM:

Jessica Lee Smith (Mad News Network)  
Shane Lopez (abutter, appeal on #2025-167)  
Carol Bois  
Jacob Moore (agent, #2026-014)  
Timothy T. Gore  
Heather Oldfield (applicant, #2025-138)  
Monique White  
Samantha Kondracki

General Business:

1. The meeting was called to order at 5:14pm by Scott Tucker
2. Reorganization of the Board:
  - a. Nomination to elect Cheryl LaFlamme as Chair of the DRB made by Chrystal Holt, no other nominations, vote to approve Cheryl carries unanimously.
  - b. Nomination to elect John Gannon as Vice Chair of the DRB made by Chrystal Holt, second by Cheryl LaFlamme, no other nominations, motion carries unanimously.
  - c. Nomination to elect Chrystal Holt as Clerk of the DRB made by Cheryl LaFlamme, second by John Gannon, no other nominations, motion carries unanimously.
3. Visitors or Public Comments regarding Zoning Matters- None
4. Additions to the agenda- None

5. Comments from Steven Chila re: final wastewater allocation step, payment was submitted to Scott Tucker.
6. Approval of the Minutes from 16 March 2026, motion by Chrystal Holt, second by Charlie Foster, motion passes unanimously (Chrystal, John, Cheryl, Charlie).
7. Continuation of Hearing on Appeal of DRB Decision on Application #2025-167 (211 Route 9 East) delayed to 18 May 2026 at 5:00pm. Applicants/Agents/DRB members confirmed date for attendance purposes.
8. Delay of Hearing #2025-138 (220 Lake Raponda Road) at 5:25pm. Hearing is scheduled for 20 April 2026 at 5:00om to allow additional time for state level approvals/correspondence necessary to complete the application paperwork requirements.
9. Open Hearing on Application #2026-014 at 5:27pm.  
Property Address: 441 Coldbrook Rd  
Owner: Cold Brooke Properties, LLC  
Agent(s): Jacob Moore  
Proposal: Expansion of an existing Lodging Facility in the Residential zoning district. The proposed development would consist of construction of five (5) lodging cabins with a total of 15 bedrooms, as well as appurtenant driveways, wastewater systems, and potable water utilities.

Applicable Code Sections:

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

Article IV – Section 440, 450 C

Article VII – Section 710, 720, 721, 722, 730 A, B, C, D, E, F, G, H

10. Meeting went into hearing as follows-
  - Administered oath to Agent(s): Jacob Moore, Whitney Kraft
  - Administered oath to Abutter(s): None in attendance
  - No conflicts of interest from the Board
  - Cheryl LaFlamme read the application information
  - Chrystal Holt reviewed the applicable ordinance.
11. Close hearing of Application #2026-014 at 6:02pm.
12. New or Old Business- None.
13. Meeting adjourned at 6:03 pm by Cheryl LaFlamme.

Respectfully submitted,  
Chrystal Holt  
Clerk