

TOWN of WILMINGTON
Minutes of the Development Review Board

Meeting Date: 20 April 2026

DRB Members:

Cheryl LaFlamme
Chrystal Holt
Diane Abate
John Gannon (via zoom)
Charlie Foster (via zoom, joined 5:04pm)

Others Present:

Alex Miller (ZA)
Jason Dubac
Raymond "Ray" Reed
Cindy Meyer

Present Via ZOOM:

Carol Bois
Jessica Roberts
Ann Loughran
John Meyer
Nicholas Oldfield
Heather Oldfield

General Business:

1. The meeting was called to order at 5:00pm by Cheryl LaFlamme.
2. Visitors or Public Comments regarding Zoning Matters- None.
3. Additions to the Agenda- None
4. Approval of the Minutes from 6 April 2026 delayed until quorum of attendees present.
5. Open Hearing on Application #2025-138 at 5:01pm.

Property Address: 87 East Main Street

Owner(s): Nicholas and Heather Oldfield

Agent: Raymond Reed

Proposal: Expansion of a Single-Family Dwelling in the Residential zoning district and in the Shoreland Protection Area. The completed work replaced an existing front access ramp that extended into the right-of-way with a larger staircase, increased the overall footprint of the building and decks, increased the height of the structure, and added a basement laundry room. The expansion encroaches further into the building's setback from the rear property boundary, increasing the degree of the pre-existing non-conformity. The applicant is requesting as after-the-fact dimensional waiver from setback requirements.

Applicable Code Sections:

Article II – Section 221, 222, 223, 224, 226, 227, 231, 232, 271, 272

Article IV – Section 430, 431 C (2), 432, 440, 444, 450 C

Article VII – Section 705, 706 B, D, E, F, G, 709, 710, 720, 721, 722, 730 A, B, C, D, G, H, K

Article X – Shoreland, Nonconforming Structure/Nonconforming Lot/Nonconforming Use and Nonconformity Definitions

6. Meeting went into hearing as follows-
 - Administered oath to Applicant(s)/Agent: Raymond Reed, Nicholas and Heather Oldfield
 - Abutters/Interested Parties: Carol Bois, John Meyer
 - No conflicts of interest from the Board
 - Cheryl LaFlamme read the application information
 - John Gannon reviewed the applicable ordinances.
7. Continuation of Hearing #2025-138 at 6:22pm to 1 June 2026 at 5:00PM.
8. New or Old Business- None.
9. Meeting adjourned at 6:23pm by Cheryl LaFlamme.

Respectfully submitted,
Chrystal Holt
Clerk