TOWN of WILMINGTON
Minutes of the Development Review Board

Meeting Date: 2 November 2026

DRB Members:
Chrystal Holt
Diane Abate
John Gannon (via zoom)

Others Present:
Jason Dubac
Kathleen Nutter
Julie Moore
Veronica Horn (applicant, application #2026-085)
Chelsea Walls (applicant/agent, application #2026-085)
Matthew Horn

Present Via ZOOM:
None

General Business:

1. The meeting was called to order at 5:00pm by John Gannon (Vice Chair).

2. Additions to the Agenda-None.

3. Visitors or Public Comments regarding Zoning Matters- None.

4. Approval of the Minutes from 19 October 2026 meeting, motion by Diane Abate, second by Chrystal Holt, all approved (John, Diane, Chrystal).

5. At 5:01pm the hearing on Application #2026-092 was continued to 16 November 2026 due to applicant awaiting additional documentation necessary for the hearing. No testimony was taken at this time.

6. Open Hearing on Application #2026-085 at 5:03pm.
   Property Address: 7 N Main Street
   Owner: Matt and Veronica Horn, 786 Howes Corner Road, Turner, ME 04282
   Proposal: After the fact Design and Site Plan Review of three structures in the Village and Historic Design Review Overlay Districts consisting of a freestanding sauna, a firewood storage structure, and an outdoor spa.

   Applicable Code Sections:
   Article II – Section 221, 222, 223, 224, 226, 227, 229, 247, 271, 272
   Article IV – Section 421 B, 440, 450 B
   Article V – Section 520, 521, 522, 530, 540

Article VI – Section 603, 604, 605, 606
Article VII – Section 710, 720, 721, 722, 730 A, B, C, F, L

7. Meeting continued as follows:
   - Administered oath to Applicant(s)/agents: Veronic Horn, Chelsea Walls (attendee Jason Dubac requested to be sworn in as well in case testimony needed to be provided)
   - Administered oath to Abutter(s): None sworn in
   - No conflicts of interest from the Board
   - John Gannon read the application information
   - Diane Abate reviewed the applicable ordinances.

8. Testimony was received from the applicant/agent regarding the application. Additional exhibit was received from the applicant which was a photo of the location of a proposed sign. Testimony was received by attendee Jason Dubac questioning the necessity of the hearing and why flood hazard questions were asked by the DRB.

9. Close Hearing on Application #2026-085 at 5:31pm.

10. New or Old Business- None.

11. Public attendees left the meeting room, and DRB members entered deliberation.

12. Meeting adjourned at 5:50pm by John Gannon.

Respectfully submitted,
Chrystal Holt
Clerk