

TOWN OF DERBY

~ Planning & Zoning Department ~

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PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, December 17, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA (amended)

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider a request by Vermont Electric Cooperative for the Planning commission to waive of the 45 day advanced notice requirement for a project to upgrade their Bridge Street substation.
- 3.) To discuss the Town Plan;
- 4.) Other business;
- 5.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, December 3, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To discuss the Town Plan;
- 3.) To consider amendments to the zoning bylaw;
- 4.) Other business;
- 5.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, November 19, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider application 12-102 by the Dailey Memorial Library, PIN #SMSDC024G5CTXM, for site plan approval for a 1,960 sq ft addition to the library. This property is located at 101 Jr. High Drive;
- 3.) To discuss the Town Plan;
- 4.) Other business;
- 5.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Dave LaBelle, Vice-Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, November 5, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To discuss the Town Plan, including the Energy section and Wind Towers;
- 3.) To consider amendments to the zoning bylaw;
- 4.) Other business;
- 5.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, October 22, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To discuss the Town Plan;
- 3.) To consider amendments to the zoning bylaw;
- 4.) Other business;
- 5.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, September 24, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider amendments to the zoning bylaw;
- 3.) To discuss the Town Plan;
- 4.) Other business;
- 5.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, September 10, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider application 12-085 by Brent & Miriam Tatum, PIN #TRD60005E8T, for preliminary and final plat approval for a 2 lot subdivision. Lot #1 is 119 acres and lot #2 is 5 acres. This property is located at 734 Tonis Road and is in the Rural Residential (RR) zoning district.
- 3.) To consider application 12-086 by Scott Flynn, PIN #TRD04038F2T, for site plan approval for a 4 ft by 24 ft entry deck and an 8 ft by 16 ft deck to an existing apartment house. This property is located at 3865 Darling Hill Road and is in the Residential 1-Acre (R1) zoning district.
- 4.) To consider application 12-088 by Paula Crowe, PIN #NDRT5084F5C, for site plan approval to change the use of the building to Restaurant/Retail/Office. This property is located at 3197 VT Route 5 and is in the Village Commercial/Derby Center (VCDC) zoning district.
- 5.) To consider amendments to the zoning bylaw;
- 6.) Other business;
- 7.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, August 27, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider application 12-078 by JM & MM Properties LLC, PIN #NDRT5040G3T, for site plan approval to amend permit #12-008. They are proposing to eliminate the landscaping along the Starr property. This property is located at 4503 US Route 5 and is in the Commercial (COM) zoning district.
- 3.) To consider amendments to the zoning bylaw;
- 4.) Other business;
- 5.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, August 13, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider application 12-074 by Winston Bartley Jr & Elizabeth Willey, PIN #NDRT5075F5C, for site plan approval to convert a 3 bedroom apartment into 3 1-bedroom apartments. This property is located at 3300 US Route 5 and is in the Village Commercial/Derby Center (VC/DC) zoning district.
- 3.) To consider amendments to the zoning bylaw;
- 4.) Other business;
- 5.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, July 16, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider application 12-053 by Stephen & Amy Wheeler, PIN #TRD35011F6T2, for site plan approval to relocate their business and residence to Derby. They propose to demolish the existing 40 x 50 building and build a 2-story 40 ft by 50 ft building with an 8 ft by 30 ft 2nd story deck and an 18 ft by 40 ft 1-story addition. The 1st floor will be used for light manufacturing (Wheeler Sugarworks Inc), the 2nd story will be a single family residence and the 1-story addition will be a sugarhouse. This property is located at 259 Derby Pond Road and is in the Residential 1-acre (R1) zoning district;
- 3.) To consider application 12-062 by RHTL Partners LLC, PIN #NDRT5042G3T, for site plan approval to demolish the existing showroom/office and rebuild in the same footprint. This property is located at 4441 US Route 5 and is in the Commercial (COM) zoning district.
- 4.) To consider amendments to the zoning bylaw;
- 5.) Other business;
- 6.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, July 2, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider application 12-055 by Nancy Moore, Cecile Provost & Gary Sexton, PIN #RT005044C6T, for site plan approval to convert the existing house & garage into 5 apartment units and to convert the workshop into 2 apartment units. This property is located at 1035 Route 5 and is in the Commercial (COM) zoning district;
- 3.) To examine the proposal by Michele Judd for a Certificate of Public Good for a 140 ft tall wind turbine with a 23 ft rotor diameter and to consider a recommendation to the Selectboard on the issue of intervention as an interested party. This project is located at 2103 Herrick Road and is in the Rural Residential (RR) zoning district.
- 4.) To consider amendments to the zoning bylaw;
- 5.) Other business;
- 6.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, June 18, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) Public Hearing for public input on a proposed bylaw amendments to change the side yard setback in the Village Commercial Derby Center (VCDC) zoning district from 20 ft to 10 ft; to delete §401.1 "Existing Small Lots"; to add §303 "Nonconforming Lots"; to add §408 "Adult Oriented Business" with related definitions; and to add Adult Oriented business as a Conditional use in the Industrial (IND) and Commercial/Industrial (COM/IND) zoning districts.
- 3.) To consider the proposed bylaw amendments discussed at the Public Hearing;
- 4.) To review the bylaw;
- 5.) Other business;
- 6.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, June 4, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider application 12-037 by Richard & Michele Jones, PIN #TRD03028C5T, for preliminary and final plat approval for a 3 lot subdivision. Lot #1 – 3.13 ac, lot #2 – 2.09 ac, and lot #3 - 2.28 ac. This property is located at 1150 Beebe Road and is the Residential Two Acre (R2) zoning district;
- 3.) To review the bylaw;
- 4.) Other business;
- 5.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, May 21, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To review the bylaw;
- 3.) Other business;
- 4.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, May 7, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider application 12-024 by James Mulkin & Fred Oeschger, PIN #NDRT5051G4T, for site plan review for outside seating for VT Pie & Pasta. This property is located at 4278 Route 5 and is in the Commercial (COM) zoning district.
- 3.) To review the bylaw and the Town Plan;
- 4.) Other business;
- 5.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, April 23, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) Public Hearing for public input on a proposed bylaw amendment to change parcel #RT005044C6T from Residential 2-Acre (R2) to Commercial (COM) and to combine Apartment House and Apartment Building into one use, Multi-Family Dwelling.
Note: This hearing was table from the April 9, 2012 meeting.
- 3.) To consider application 12-008 by Eric Lawson/JM & MM Properties LLC, PIN #NDRT5040G3T, for site plan review to demolish the existing Village Pizza building and build a 12,000 sq ft building. 9,400 sq ft for retail and 2,600 sq ft for a restaurant. This property is located at 3693 Route 5 and is in the Commercial (COM) zoning district.
Note: This application was table from the March 26, 2012 meeting.
- 4.) To review the bylaw and the Town Plan;
- 5.) Other business;
- 6.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, April 9, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) Public Hearing for public input on a proposed bylaw amendment to change parcel #RT005044C6T from Residential 2-Acre (R2) to Commercial (COM) and to combine Apartment House and Apartment Building into one use, Multi-Family Dwelling.
- 3.) To consider the proposed bylaw amendments discussed at the Public Hearing;
- 4.) To review the bylaw and the Town Plan;
- 5.) Other business;
- 6.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, March 26, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To a consider bylaw amendment to regulate adult businesses;
- 3.) To review other bylaw amendments including shoreline regulations;
- 4.) Other business;
- 5.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, March 12, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) Public Hearing for public input on a proposed bylaw amendment to add Petroleum/Propane Bulk Storage as a conditional use in the Commercial/Industrial (COM/IND) zoning district;
- 3.) To consider the proposed bylaw amendments discussed at the Public Hearing;
- 4.) To consider application 12-008 by Eric Lawson/JM & MM Properties LLC, PIN #NDRT5040G3T, for site plan review to demolish the existing Village Pizza building and build a 12,000 sq ft building. 9,400 sq ft for retail and 2,600 sq ft for a restaurant. This property is located at 3693 Route 5 and is in the Commercial (COM) zoning district.
- 5.) To review bylaw amendments to 1) change the zoning district of a 16 ac parcel, PIN #RT005044C6T, located at 1035 Route 5 from Residential 2-acre (R2) to Commercial (COM) and 2) replace references to apartment house and apartment building into one use defined as a Multi-family dwelling.
- 6.) To review other bylaw amendments;
- 7.) Other business;
- 8.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, February 27, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

This is an amended agenda. Item #3 was added.

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider application 12-007 by U.S. Fish & Wildlife Service, PIN #TRD17001A1T, for site plan approval for 2 parking areas, 1 turnaround area, 1 hanging entrance sign, and 2 informational kiosks for the Eagle Point Wildlife Management Area. This property is located on Eagle Point Road and is in the Shoreland (SD), Residential 1-Acre (R1) and Rural Residential (RR) zoning districts;
- 3.) To examine the proposal by Encore Derby Line Wind LLC for a Certificate of Public Good for 2 wind energy electric generation projects and to consider a recommendation to the Selectboard on the issue of intervention as an interested party. These projects are on the Grand View Farm and the Smugglers Hill Farm outside of Derby Line.
- 4.) To consider amendments to the zoning bylaw;
- 5.) Other business;
- 6.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, February 13, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) Public Hearing for bylaw amendments;
- 3.) To consider the proposed bylaw amendments discussed at the Public Hearing;
- 4.) To consider application 12-003 by Thomas & Claire Roberts, PIN #TRD06040A2T, for preliminary and final plat approval for a 3 lot subdivision. Lot #1 – 3.7 ac, lot #2 – 3.1 ac, and lot #3 6.5 ac. This property is located at 1900 North Derby Road and is the Residential One Acre (R1) zoning district.
- 5.) To consider application 12-006 by Douglas & Vivian Spates, PIN #NDRT5022G3T, for preliminary and final plat approval for a 2 lot subdivision. Lot #1 – 1.0 ac and lot #2 – 2.78 ac. This property is located at off Route 5 west of Country Side Commons and is the Commercial (COM) zoning district.
- 6.) To review a bylaw amendment to add Petroleum/Propane Bulk Storage as a permitted or conditional use in the Commercial/Industrial (COM/IND) zoning district;
- 7.) To review other bylaw amendments;
- 8.) Other business;
- 9.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, January 30, 2012 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To a consider bylaw amendment to regulate adult businesses;
- 3.) To review other bylaw amendments;
- 4.) To review the Town Plan;
- 5.) Other business;
- 6.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair

PUBLIC MEETING

There will be a public meeting of the Town of Derby Planning Commission on Monday, January 16, 2012 immediately following the 7:00 p.m. Public Hearing on Bylaw Amendments in the Derby Municipal Building, 124 Main Street, to consider the following:

AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider bylaw amendments;
- 3.) To consider application 11-107 by NCUHS, PIN #TRD56001E4T, for site plan approval for a 24 ft by 72 ft heavy equipment storage building. This property is located at 633 Upper Quarry Road - **Note: This application was tabled from the December 19, 2011 meeting;**
- 4.) To review other bylaw amendments;
- 5.) Other business;
- 6.) To adjourn.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!

Joe Profera, Chair