

# 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 15, 2014 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 recess for a public hearing for public input on a bylaw amendment to allow directional signs on corner lots in the Commercial (COM) zoning district to direct traffic to businesses located along secondary roads.
- 3.) To consider the proposed bylaw amendment discussed at the Public Hearing;
- 4.) To review the bylaw;
- 5.) Other business;
- 6.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

**TOWN OF DERBY**  
**NOTICE OF PUBLIC HEARING**

Notice is hereby given to the residents of the Town of Derby, VT that the Derby Planning Commission will hold a public hearing in the Selectboard Room of the Municipal Building, 124 Main Street Derby Center on Monday December 15, 2014 at 7:00 p.m. This hearing will be held for public review of and comment on the revised zoning bylaw pursuant to Title 24 VSA, Chapter 117.

The purpose of the proposed zoning bylaw revision is to provide for the future growth and development of the Town of Derby. The revised zoning bylaw, if and when adopted, will affect all Commercial (COM) zoning districts within the Town of Derby.

**Proposed Zoning Bylaw Amendments**

- Replace §402.8(G)(13) with the following  
Directional signs are allowed on corner lots in the Commercial (COM) zoning district only to direct traffic to business located along secondary roads and shall comply with the following:
  1. One sign with a maximum height of 10 ft is allowed.
  2. A maximum of 4 businesses are allowed on the sign.
  3. Individual businesses are allowed one sign a maximum of 1 ft high by 4 ft wide stating only the business name/logo, distance from the intersection, and directional arrow.
  4. The sign shall be located within the required greenstrip.

Copies of the proposed zoning bylaw revision may be obtained from the office of the Zoning Administrator. Dated in Derby, Vermont, November 24, 2014.

Derby Planning Commission

## **PUBLIC MEETING**

**There will be a public meeting of the Town of Derby Planning Commission on Monday, December 1, 2014 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.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 17, 2014 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 14-125 by Lake Salem Holdings LLC, PIN #TRD50001J7T, for site plan approval to add additional amenities to the Char-Bo Campground. It is proposed to build 3 open shelters, one 50 ft by 30 ft shelter and two 12 ft by 20 ft shelters. This property is located at 347 Hayward Road and is in the Rural Residential (RR) and Shoreland (SD) zoning districts;
- 3.) To review the bylaw;
- 4.) Other business;
- 5.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 3, 2014 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.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 20, 2014 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 14-101 by Saint Edward Parish, PIN #MSTDL021A6LTXM, for site plan approval to amend permit #07-112 to increase the number of students from 20 to 100. This property is located at 59 Elm Street and is in the Village Residential 1-Derby Line (VR1DL) zoning district;  
**\* Note – This application was table from the September 22, 2014 meeting.**
- 3.) To review the bylaw;
- 4.) Other business;
- 5.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 6, 2014 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.) Recess for public hearing for proposed bylaw amendments – 1) §404 Yard Sales – change the number of yard sales permitted in any one calendar year from 14 days to 6 days, 2) §206.3 Commercial zoning district – delete Public Facilities as a condition use;
- 3.) To consider the proposed bylaw amendments discussed at the Public Hearing;
- 4.) To review the bylaw;
- 5.) Other business;
- 6.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

**TOWN OF DERBY**  
**NOTICE OF PUBLIC HEARING**

Notice is hereby given to the residents of the Town of Derby, VT that the Derby Planning Commission will hold a public hearing in the Selectboard Room of the Municipal Building, 124 Main Street Derby Center on Monday October 6, 2014 at 7:00 p.m. This hearing will be held for public review of and comment on the revised zoning bylaw pursuant to Title 24 VSA, Chapter 117.

The purpose of the proposed zoning bylaw revision is to provide for the future growth and development of the Town of Derby. The revised zoning bylaw, if and when adopted, will affect all lands within the Town of Derby.

**Proposed Zoning Bylaw Amendments**

1. §404 Yard Sales – change the number of yard sales permitted in any one calendar year without a permit from 14 days to 6 days.
2. §206.3 Commercial zoning district – delete Public Facilities as a conditional use.

Copies of the proposed zoning bylaw revision may be obtained from the office of the Zoning Administrator. Dated in Derby, Vermont, September 10, 2014.

Derby Planning Commission



## **PUBLIC MEETING**

**There will be a public meeting of the Town of Derby Planning Commission on Monday, September 22, 2014 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 14-100 by Abbott Equities LLC/Dunkin Donuts, PIN #NDRT5035G3T, for site plan approval to amend permit #14-039 by redesigning the access, parking, and landscaping. This property is located at 4584 US Rout 5 and is in the Commercial (COM) zoning district;
- 3.) To consider application 14-101 by Saint Edward Parish, PIN #MSTDL021A6LTXM, for site plan approval to amend permit #07-112 to increase the number of students from 20 to 100. This property is located at 59 Elm Street and is in the Village Residential 1-Derby Line (VR1DL) zoning district;
- 4.) To review the bylaw;
- 5.) Other business;
- 6.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 8, 2014 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 application 14-096 by FEB Realty LLC, PIN #NDRT5029G3T2, for site plan to expand their existing parking. This property is located at 105 Community Drive and is in the Commercial (COM) zoning district;  
**Note: This application was tabled from the last meeting.**
- 3.) To review the bylaw;
- 4.) Other business;
- 5.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 8, 2014 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 14-100 by Abbott Equities LLC/Dunkin Donuts, PIN #NDRT5035G3T, for site plan approval to amend permit #14-039 by redesigning the access, parking, and landscaping. This property is located at 4584 US Rout 5 and is in the Commercial (COM) zoning district;
- 3.) To review the bylaw;
- 4.) Other business;
- 5.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 25, 2014 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 14-095 by Omer Choquette & Nelson Farms, PIN #NDRT5033G3T, for preliminary and final plat review for a 4-lot subdivision. Lot #1 is 93.9 acres, lot #2 is 7.3 acres, lot #3 is 14.2 acres and lot #4 is 4.0 acres. This property is located off Quarry Road and is in the Commercial (COM) and Residential 1-Acre (R1) zoning districts;
- 3.) To consider application 14-096 by FEB Realty LLC, PIN #NDRT5029G3T2, for site plan to expand their existing parking. This property is located at 105 Community Drive and is in the Commercial (COM) zoning district;
- 4.) To review the bylaw;
- 5.) Other business;
- 6.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 11, 2014 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 14-084 by the Moore Family Trust, PIN #TRD22053E6T, for preliminary and final plat review for a 2-lot subdivision. Lot #2 is 27 acres and Lot #3 is 2 acres. This property is located off Nelson Hill Road/Tower Road and is in the Residential 2-Acre (R2) and Rural Residential (RR) zoning districts;
- 3.) To consider application 14-088 by Provost Farm LLC, PIN #RT005044C6T, for site plan approval for a 24 ft by 48 ft carport. This property is located at 1035 Route 5 and is in the Commercial (COM) zoning district;
- 4.) To review the bylaw;
- 5.) Other business;
- 6.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 28, 2014 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.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 14, 2014 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### **AGENDA (amended to add item #3)**

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider application 14-069 by Derby Boys LLC, PIN #TRD44023I2T, for site plan approval for a 42 ft by 70 ft addition and a change of use to Private School. This property is located at 190 Citizens Road and is in the Commercial/Industrial (COM/IND) zoning district;
- 3.) To consider application 14-060 by Paula Halbedl, PIN #MSTD041A6L, for site plan review approval for a stone patio for outside seating for Derby Line Village Inn patrons. This property is located at 440 Main Street, Derby Line and is in the Village Residential One Derby Line (VR1DL) zoning district;  
**Note: This application was tabled from the June 30, 2014 meeting.**
- 4.) To review the bylaw;
- 5.) Other business;
- 6.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 30, 2014 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 14-060 by Paula Halbedl, PIN #MSTD041A6L, for site plan review approval for a stone patio for outside seating for Derby Line Village Inn patrons. This property is located at 440 Main Street, Derby Line and is in the Village Residential One Derby Line (VR1DL) zoning district;
- 3.) To consider application 14-062 by Mary Carr, PIN #TRD32064M4T, for preliminary and final plat approval for a 3 lot subdivision. This property is located at 3533 Hinman Settler Road and is in the Rural Residential (RR) and Special Lands (SL) zoning districts;
- 4) To review the bylaw;
- 5.) Other business;
- 6.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 16, 2014 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 14-055 by Ralph Paradis, PIN #TRD18023A7T, for preliminary and final plat approval for a 6 lot subdivision. This property is located at 734 Herrick Road and is in the Rural Residential (RR) zoning district;
- 3.) To consider application 14-054 by Shattuck Hill Investments LLC, PIN #NDRT5017G3T, for site plan approval for an approximately 160,000 sq ft Walmart Supercenter. This property is located at 5228 U.S. Route 5 and is in the Commercial (COM) zoning district;
- 4) Other business;
- 5.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 2, 2014 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 14-039 by Abbott Equities, PIN #NDRT5035G3T, for site plan approval for a Dunkin Donuts restaurant with seating for 28. This property is located at 4584 U.S. Route 5 and is in the Commercial (COM) zoning district;
- 3.) To consider application 14-040 by Yankee Farm Credit, PIN #TRD27006F3T3, for site plan approval for a 50 ft x 80 ft office building. This property is located on Commerce Way and is in the Commercial (COM) zoning district;
- 4) To review the bylaw;
- 5.) Other business;
- 6.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 19, 2014 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 14-035 by David Warner, PIN #NDRT5089F5C, for site plan review to convert 300 sq ft of an existing garage to retail and to add additional parking. This property is located at 3156 U.S. Route 5 and is in the Village Commercial/Derby Center (VCDC) zoning district;
- 3.) To review the bylaw;
- 4.) Other business;
- 5.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 5, 2014 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 14-027 by T-Mobile Northeast LLC/Diane Kelley et al, PIN #TRD32015H4T, for site plan review to add 9 panel antennas on an existing tower (these are replacing existing antennas). This property is located at 734 Hinman Settler Road and is in the Rural Residential (RR) zoning district;
- 3.) To review the bylaw;
- 4.) Other business;
- 5.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 21, 2014 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 14-023 by Fred Oeschger & Jim Mulkin, PIN #NDRT5045G3T1, for an interim use for automobile display. This property is located on Commerce Way and is in the Commercial (COM) zoning district;
- 3.) To consider application 14-024 by Vincent & Rosa Socia, PIN #TRD44010I2T1, for preliminary and final plat review to split off 24.85 acres from a 66 acre lot. This property is located off Pine Hill Road and is in the Residential 2-Acre (R2) and Commercial/Industrial (COM/IND) zoning districts;
- 4.) To review the bylaw;
- 5.) Other business;
- 6.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 7, 2014 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 14-021 by Diane Kelley et al, PIN #TRD32015H4T, for preliminary and final plat review for a 2 lot subdivision. Lot #1 is 5.04 acres and lot #2 is 5.03 acres. This property is located at 739 & 787 Hinman Settler Road and is in the Rural Residential (RR) zoning district;
- 3.) To review the bylaw;
- 4.) Other business;
- 5.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 24, 2014 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 14-012 by Bouffard Holdings LLC, PIN #SMSDC014G5C, for site plan review to enclose the front porch and extend and enclose the existing walkway into the Derby Village Store. This property is located at 483 Main Street, Derby Center and is in the Village Commercial Derby Center (VCDC) zoning district;
- 3.) To review the bylaw;
- 4.) Other business;
- 5.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 10, 2014 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.) Zoning Administrator Reappointment;
- 4.) Other business;
- 5.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 24, 2014 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 "School" as a conditional use in the Commercial/Industrial (COM/IND) zoning district provided it is in a standalone building and not in a portion of a multi-use building;
- 3.) To consider the proposed bylaw amendments discussed at the Public Hearing;
- 4.) To review the bylaw;
- 5.) Zoning Administrator reappointment;
- 6.) Other business;
- 7.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

**TOWN OF DERBY**  
**NOTICE OF PUBLIC HEARING**

Notice is hereby given to the residents of the Town of Derby, VT that the Derby Planning Commission will hold a public hearing in the Selectboard Room of the Municipal Building, 124 Main Street Derby Center on Monday February 24, 2014 at 7:00 p.m. This hearing will be held for public review of and comment on the revised zoning bylaw pursuant to Title 24 VSA, Chapter 117.

The purpose of the proposed zoning bylaw revision is to provide for the future growth and development of the Town of Derby. The revised zoning bylaw, if and when adopted, will affect all lands within the Commercial/Industrial (COM/IND) zoning district.

**Proposed Zoning Bylaw Amendments**

- To add "School" as a conditional use in the Commercial/Industrial (COM/IND) zoning district provided it is in a standalone building and not in a portion of a multi-use building.

Copies of the proposed zoning bylaw revision may be obtained from the office of the Zoning Administrator. Dated in Derby, Vermont, February 3, 2014.

Derby Planning Commission

## **PUBLIC MEETING**

**There will be a public meeting of the Town of Derby Planning Commission on Monday, February 10, 2014 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.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***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 27, 2014 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.) Public Hearing for public input on a proposed bylaw amendment to the Village Commercial Derby Line zoning district: Remove Auto Service Station/ Mini Mart as a Conditional Use; to prohibit commercial establishments from having drive thru windows; and to add Office as a permitted use on both street level and above street level;
- 3.) To consider the proposed bylaw amendments discussed at the Public Hearing;
- 4.) To consider application 14-002 by Ted Cantwell et al, PIN #TRD17002002A1T, for preliminary and final plat approval for a 3 lot subdivision. Lot 1(A) – 4.51 ac, lot 1(B) – 2.93 ac, and lot 1(C) – 1.68 ac. This property is located at 386, 507, and 517 Woodlawn Ave and is in the Shoreland (SD) zoning district;
- 5.) To discuss a proposed bylaw amendment to add Schools as a permitted use in the Commercial/Industrial (COM/IND) zoning district;
- 6.) To review the bylaw;
- 7.) Other business;
- 8.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

**TOWN OF DERBY**  
**NOTICE OF PUBLIC HEARING**

Notice is hereby given to the residents of the Town of Derby, VT that the Derby Planning Commission will hold a public hearing in the Selectboard Room of the Municipal Building, 124 Main Street Derby Center on Monday January 27, 2014 at 7:00 p.m. This hearing will be held for public review of and comment on the revised zoning bylaw pursuant to Title 24 VSA, Chapter 117.

The purpose of the proposed zoning bylaw revision is to provide for the future growth and development of the Town of Derby. The revised zoning bylaw, if and when adopted, will affect all lands within the Village Commercial Derby Line zoning district.

**Proposed Zoning Bylaw Amendments**

- To remove Auto Service Station/Mini Mart as a conditional use in the Village Commercial Derby Line (VCDL) zoning district.
- To prohibit commercial establishments from having drive thru windows in the Village Commercial Derby Line (VCDL) zoning district.
- To add Office as a permitted use in the Village Commercial Derby Line (VCDL) zoning district on both street level and above street level.

Copies of the proposed zoning bylaw revision may be obtained from the office of the Zoning Administrator. Dated in Derby, Vermont, January 2, 2014.

Derby Planning Commission

## **PUBLIC MEETING**

**There will be a public meeting of the Town of Derby Planning Commission on Monday, January 13, 2014 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 the Village Commercial Derby Line zoning district: Remove Auto Service Station/ Mini Mart as a Conditional Use; to prohibit commercial establishments from having drive thru windows; and to add Office as a permitted use on both street level and above street level;
- 3.) To review the bylaw;
- 4.) Other business;
- 5.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

**TOWN OF DERBY**  
**NOTICE OF PUBLIC HEARING**

Notice is hereby given to the residents of the Town of Derby, VT that the Derby Planning Commission will hold a public hearing in the Selectboard Room of the Municipal Building, 124 Main Street Derby Center on Monday January 13, 2014 at 7:00 p.m. This hearing will be held for public review of and comment on the revised zoning bylaw pursuant to Title 24 VSA, Chapter 117.

The purpose of the proposed zoning bylaw revision is to provide for the future growth and development of the Town of Derby. The revised zoning bylaw, if and when adopted, will affect all lands within the Village Commercial Derby Line zoning district.

**Proposed Zoning Bylaw Amendments**

- To remove Auto Service Station/Mini Mart as a conditional use in the Village Commercial Derby Line (VCDL) zoning district.
- To prohibit commercial establishments from having drive thru windows in the Village Commercial Derby Line (VCDL) zoning district.
- To add Office as a permitted use in the Village Commercial Derby Line (VCDL) zoning district on both street level and above street level.

Copies of the proposed zoning bylaw revision may be obtained from the office of the Zoning Administrator. Dated in Derby, Vermont, December 17, 2013.

Derby Planning Commission