

\*\*\* Unapproved \*\*\*

**DERBY PLANNING COMMISSION \*\*\*MINUTES\*\*\* February 22, 2016**

**MEMBERS PRESENT:** Dave LaBelle, Jim Bumps, Joe Profera, Jane Clark, Richard Del Favero.

**MEMBERS ABSENT:** None.

**OTHERS PRESENT:** Mike Root, Pat Daigle, Steve Wheeler, Amy Wheeler, Frank Knoll, Alicia Knoll, Gary LeBaron, Florence LeBaron, Marcy Griffith-Giroux, ZA Bob Kelley.

7:00 p.m.: Chair Joe Profera called the meeting to order. Richard Del Favero made a motion to approve the minutes to the February 8<sup>th</sup> meeting as written. Seconded by Jim Bumps. **Approved by a unanimous decision.**

Chair Joe Profera read the warning application 16-003 by Frank & Alicia Knoll, PIN #RT111055G6T, for site plan approval to use an existing barn and associated temporary tent structures for indoor entertainment activities such as wedding receptions, social gatherings and fund raising events. This property is located at 951 Route 111 and is in the Shoreland (SD) zoning district. The Zoning Board has not granted Conditional Use approval yet. In order to give the Zoning Board time to finish their review of the application Jim Bumps made a motion to table application 16-003 by Frank & Alicia Knoll until 7:00 pm March 21, 2016 here in the Municipal Building. Seconded by Richard Del Favero. **Approved by a unanimous decision.**

Chair Joe Profera read the warning application 16-006 by Gosselin Enterprises, PIN #RT005018E5T, for site plan approval to modify the proposed access to their property and to extend the completion date for their proposed multi-family apartment buildings. This property is located at 2021 & 2229 Route 5 and is in the Commercial (COM) zoning district. Pat Daigle was present to explain the request. They are proposing to keep the access to their warehouse and giving up the access to the former Wheeler house. They would also like to extend the completion date for the multi-family unit for an additional 4 years. There were no comments from the public. Dave LaBelle made a motion to close application 16-006 by Gosselin Enterprises. Seconded by Jim Bumps. **Approved by a unanimous decision.**

Chair Joe Profera read the warning application 16-007 by David Giroux, PIN #TRD03018C5T, for site plan approval for a 40 ft by 50 ft garage addition to keep rubbish trucks enclosed overnight. This property is located at 674 Beebe Road and is in the Commercial (COM) zoning district. Marcy Griffith-Giroux was present to explain the request. Jim Bumps recused himself from this application due to a conflict of interest and removed himself from the table and sat with the public. This application is straight forward and the buildings cannot be seen from any public road. The driveway accesses onto a paved town road and the driveway is not paved. There were no comments from the public. Dave LaBelle made a motion to close application 16-007 by David Giroux. Seconded by Richard Del Favero. **Approved by a unanimous decision, with Jim Bumps abstaining.**

Jim Bumps rejoined the commission at the table and Chair Joe Profera read the warning application 16-010 by the Newport Church of God, PIN #TRD41008G3TTXM, for site plan approval for a 24 ft by 24 ft storage garage. This property is located at 295 Crawford Road and is in the Commercial (COM) zoning district. Mike Root was present to explain the request. The building is need for storage of donated items and due to the lay of the land will not be very visible from the road. There were no comments from the public. Dave LaBelle made a motion to close application 16-010 by the Newport Church of God. Seconded by Jane Clark. **Approved by a unanimous decision.**

Chair Joe Profera read the warning application 16-011 by Merle & Cecile Wheeler, PIN #TRD35019F6T, for preliminary and final plat review for a 4 lot subdivision; 12.1 ac, 2.0 ac, 5.7

ac & 28 ac. This property is located at 651 Derby Pond Road and is in the Residential 2-acre (R2) zoning district. Steve & Amy Wheeler were present to explain the request. It is a straight forward subdivision that is being done for estate planning purposes. All lots meet the minimums for the R2 district. There were no comments from the public. Jim Bumps made a motion to close application 16-011 by Merle & Cecile Wheeler. Seconded by Dave LaBelle. **Approved by a unanimous decision, with Richard Del Favero abstaining because he is an abutter.**

After deliberations Dave LaBelle made a motion to grant site plan approval for application 16-006 by Gosselin Enterprises as submitted with the condition that the expiration date of the permit is extended to November 8, 2020 (see attached written decision). Seconded by Richard Del Favero. **Approved by a unanimous decision.**

Dave LaBelle made a motion to grant site plan approval for application 16-007 by David Giroux as submitted (see attached written decision). Seconded by Jane Clark. **Approved by a unanimous decision, with Jim Bumps abstaining.**

Dave LaBelle made a motion to grant site plan approval for application 16-010 by the Newport Church of God as submitted (see attached written decision). Seconded by Jim Bumps. **Approved by a unanimous decision.**

Dave LaBelle made a motion to grant final plat approval for application 16-011 by Merle & Cecile Wheeler as submitted with the condition that a mylar of the approved plat must be filed with the Town Clerk within 180 days of this decision (see attached written decision). Seconded by Jim Bumps. **Approved by a unanimous decision, with Richard Del Favero abstaining.**

The commission reviewed their mail.

Chair Joe Profera asked the commission to think about how the town should be regulating wedding barns.

7:55 p.m.: On a motion by Jim Bumps and seconded by Dave LaBelle, the meeting was adjourned.

***The minutes were taken by Bob Kelley.***