

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

**DERBY PLANNING COMMISSION \*\*\*MINUTES\*\*\* April 4, 2016**

**MEMBERS PRESENT:** Dave LaBelle, Jim Bumps, Jane Clark.

**MEMBERS ABSENT:** Joe Profera, Richard Del Favero.

**OTHERS PRESENT:** Cindy Moylan, Paula Halbedl, ZA Bob Kelley.

7:00 p.m.: Vice-Chair Dave LaBelle called the meeting to order. Jane Clark made a motion to approve the minutes to the March 21<sup>st</sup> meeting as written. Seconded by Jim Bumps. **Approved by a unanimous decision.**

The commission continued review of regulations for Function Halls. Ms. Halbedl would like to parties in her carriage house on Main St in Derby Line and was wondering how this might affect her. It was explained that currently she cannot do these types of events and the proposed regulations on Function Halls would not change this. The proposal is to have a minimum of 500 ft to the nearest residence and this would exclude Ms. Halbedl from having a function hall. She explained why it would be good for the community to allow her to have this type facility and Ms. Moylan agreed with her. The commission was not sure if this type of use would be appropriate in the middle of a village residential district. It was suggested that Ms. Halbedl draft a proposed amendment that would allow her to do what she wants to do for the commission to review and to get the Village Trustees' support.

The commission reviewed the following draft regulations regarding Function Halls

- Definition – Function Hall: A barn, tent or other similar structure (existing or new) used for hosting a party, banquet, wedding reception, or other social event.
- Function Halls must comply with the following:
  1. The structure or any portion of the lot used in connection with the business shall be set back at least 50 ft from side and rear property lines,
  2. No residential dwellings are closer than 500 ft to the structure, other than those owned by the applicant or the applicant's immediate family,
  3. All other relevant provisions of the Zoning Bylaw are complied with – e.g., site plan review standards,
  4. Bands and/or music must end by 11:00 p.m.
  5. Parking requirements do not apply, however no parking is allowed within a public road right of way.
- Add Function Halls as a permitted use in the following districts – COM, R-1, R-2, RR, SD, and SL.

The commission also reviewed a proposed amendment to remove Private Schools as a conditional use in the COM/IND district and the required reports for all of the above proposed amendments.

Jane Clark made a motion to approve the above proposed amendments and reports. Seconded by Jim Bumps. **Approved by a unanimous decision.**

A public hearing for the proposed amendments will be scheduled for 4 weeks from tonight.

The commission reviewed their mail.

8:00 p.m.: On a motion by Jim Bumps and seconded by Jane Clark, the meeting was adjourned. *The minutes were taken by Bob Kelley.*