

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** May 16, 2016**

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

MEMBERS ABSENT: None.

OTHERS PRESENT: Annie Brueck, Doug Spates, 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 May 2nd meeting with corrections to the date of the meeting and the date the Coutts application was tabled to. Seconded by Dave LaBelle. **Approved by a unanimous decision.**

Chair Joe Profera read the warning application 16-029 by Coutts Moriarty Camp, PIN #TRD34001H6T, for site plan approval for a 60 ft by 84 ft recreation building with an 8 ft by 24 ft bump out. This property is located at 490 4-H Road and is in the Rural Residential (RR) and shoreland (SD) zoning districts. This application was tabled from their May 2nd meeting. Annie Brueck was present to explain the request. The building will be heated and available for year round use. The exact location of the building will depend on wetlands delineation. 2 building locations are shown on the site plan; after the wetlands have been delineated they will determine which location the building will be located at. Additional parking will be available in front of the building but is not shown on the plan. The new parking will double the amount of parking currently available. The soccer field is used for overflow parking during large events. Septic from the recreation building and bunk house will be tied into the new leach field. There were no comments from the public. Jane Clark made a motion to close application 16-029 by Coutts Moriarty Camp. Seconded by Jim Bumps. **Approved by a unanimous decision.**

Chair Joe Profera read the warning application 16-038 by Spates Family LLC, PIN #MSTD1010A6L, for site plan approval to replace the back 3-story 6 ft by 45 ft rear porches with 8 ft by 45 ft porches for better fire egress. This property is located at 57 Main Street and is in the Village Commercial Derby Line (VCDL) zoning district. Doug Spates was present to explain the request. By making the porches 2 ft wider he will be able to add stairs to the rear of the building for better access to the apartments. There were no comments from the public. Dave LaBelle made a motion to close application 16-038 by Spates Family LLC. Seconded by Jim Bumps. **Approved by a unanimous decision.**

After deliberations the commission decided they would like the applicant to determine which site the building will be located at and want to see the parking drawn on the site plan. Because the commission will not be meeting again for 4 weeks and they do not wish to unduly delay the applicant, Dave LaBelle made a motion to authorize Chair Joe Profera to act on the commission's behalf to approve/deny application 16-029 by Coutts Moriarty Camp after reviewing the revised site plan showing the parking and building location. Seconded by Jim Bumps. **Approved by a unanimous decision.**

Jane Clark made a motion to grant site plan approval for application 16-038 by Spates Family LLC as submitted (see attached written decision). Seconded by Dave LaBelle. **Approved by a unanimous decision.**

The commission reviewed their mail.

8:25 p.m.: On a motion by Jim Bumps and seconded by Dave LaBelle, the meeting was adjourned.

The minutes were taken by Bob Kelley.