

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** June 13, 2016**

MEMBERS PRESENT: Jim Bumps, Jane Clark, Joe Profera.

MEMBERS ABSENT: Dave LaBelle, Richard Del Favero.

OTHERS PRESENT: Amy Giroux, Allen Yale, ZA Bob Kelley.

7:07 p.m.: Chair Joe Profera called the meeting to order. Jane Clark made a motion to approve the minutes to the May 16th as written. Seconded by Jim Bumps. **Approved by a unanimous decision.**

Chair Joe Profera read the warning application 16-050 by Mark & Amy Giroux, PIN #TRD07009F3T, for site plan approval to widen the access driveway, enlarge the display area, add exterior lighting, and add Motor Vehicle Repair as an additional use on the property. This property is located at 292 Shattuck Hill Road and is in the Commercial (COM) zoning district. Amy Giroux was present to explain the request. The motor vehicle repair will be done in the building in the rear. Lighting will be approx 18 ft tall and down lit. Cedar shrubs are proposed around the light pole bases and there is existing landscaping around the sign. There is no paved apron on the existing driveway. There were no comments from the public. Jim Bumps made a motion to close application 16-050 by Mark & Amy Giroux. Seconded by Jane Clark. **Approved by a unanimous decision.**

After deliberations Jane Clark made a motion to grant site plan approval for application 16-050 by Mark & Amy Giroux as submitted with the following 4 conditions; 1) A 25 ft pave apron is required along Shattuck Hill Road, 2) Landscaping must meet the minimum requirements of §210.1(A), 3) All display area lighting must be down lit, and 4) Sign lighting must conform to §402.8(G)(5) (see attached written decision). Seconded by Jim Bumps. **Approved by a unanimous decision.**

The commission discussed the Universalist Church's property with Allen Yale. The church is considering selling the parsonage. This property is in the VCDL zoning district and there are 2 separate lots is separate ownership. A small portion of the hall attached to the church is on the lot with the parsonage. A lot line adjustment is possible to redraw the boundary so that the hall doesn't split properties. The use of the parsonage as a single family dwelling is not a permitted us in the VCDL zoning district but is grandfathered.

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.