

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** October 17, 2016**

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

MEMBERS ABSENT: None.

OTHERS PRESENT: Paul Prue, James Brown, Deborah Brown, Sam Carlson, ZA Bob Kelley.

7:00 p.m.: Chair Joe Profera called the meeting to order. Dave LaBelle made a motion to approve the minutes to the Oct 3rd as written. Seconded by Jane Clark. **Approved by a unanimous decision.**

Chair Joe Profera read the warning application 16-089 by James & Debbie Brown, PIN #TRD22071D8T, for preliminary and final plat approval to split off 5 acres from a 41 acre lot. This property is located at 3957 Nelson Hill Road and is in the Rural Residential (RR) zoning district. Mr. Brown was present to explain the request. It was noted that in the warning the application number was incorrect. They are splitting off the 5 acres for their daughter and son-in-law, who are taking over the farm. This is a straight forward subdivision with all the minimums met. The property is in current use. Sam Carlson warned the applicant that the State is very slow making changes to the properties in current use. After all public comments Dave LaBelle made a motion to close application 16-089 by James & Debbie Brown. Seconded by Jim Bumps. **Approved by a unanimous decision.**

Sam Carlson was present representing Green Lantern to give the commission a heads up on a 500 kw solar project they are planning on the Gosselin property between Derby Line and Derby Center. It will be approx. 3 acres in the northeast corner of the property. He explained the permitting process and how the Town can participate and answered questions. They hope to apply for the certificate of public good in January and have the project completed by Fall 2017.

After deliberations Richard Del Favero made a motion to grant final plat approval for application 16-089 by James & Debbie Brown 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 Dave LaBelle. **Approved by a unanimous decision.**

The Commission reviewed the job description for Zoning Administrator and thought it was fine as written.

The Commission discussed commercial changes of use that the zoning administrator is able to issue. It was thought that more restrictions might be a good idea if the lot doesn't meet current landscaping requirements. This will be discussed further when the commission reviews Article 2 of the bylaw.

The commission reviewed their mail.

8:25 p.m.: There will be no meeting on Oct 31st. Next regular meeting will be on Nov 14th at 7:00 pm. On a motion by Jim Bumps and seconded by Dave LaBelle, the meeting was adjourned.

The minutes were taken by Bob Kelley.