

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** January 9, 2017**

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

MEMBERS ABSENT: Richard Del Favero.

OTHERS PRESENT: Mike Rowell, 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 Dec 12th as written. Seconded by Jane Clark. **Approved by a unanimous decision.**

Dave LaBelle made a motion to rearrange the agenda to review the Delabruere application first. Seconded by Jane Clark. **Approved by a unanimous decision.**

Chair Joe Profera read the warning application 17-002 by Delabrueres Enterprise, PIN #NDRT5001G2T, for site plan approval for 2 additions to their service garage. A 10 ft by 51 ft addition for an additional garage bay and a 9 ft by 56 ft addition for parts storage. This property is located at 5602 Route 5 and is in the Commercial (COM) zoning district. Mr. Rowell was present to explain the request. It was noted that there was a typo on the warning; the proposed addition for an additional garage bay is 20 ft side not 10 ft. The land slopes down where the proposed new garage bay will be located and the area will have to be terraced. The applicant has applied for an 1111 permit from the State. They have not received the required letter of intent from the Agency of Transportation confirming that the Agency has reviewed the proposed site plan and is prepared to issue an access permit. No new exterior lighting is proposed. There were no comments from the public. Jim Bumps made a motion to table application 17-002 by Delabrueres Enterprise until 7:00 p.m. January 23, 2017 here in the municipal building to give the applicant time to get the required letter of intent from the Agency of Transportation in regards to the access. Seconded by Dave Labelle. **Approved by a unanimous decision.**

Chair Joe Profera read the warning application 17-001 by Derby Boys LLC, PIN #TRD44026I2T, for preliminary and final plat approval for a 2 lot subdivision. Lot #1 – 21.4 ac and Lot #2 5.6 ac. This property is located at 144 Citizens Road and is in the Commercial/Industrial (COM/IND) zoning district. The applicant was not present. After discussion, the commission decided to continue review of the application without the applicant present because it is a straight forward 2 lot subdivision and the commission did not have any questions in regards to the application submittals. Both lots have existing access drives off of Citizens Road and exceed the dimensional requirements for the COM/IND district. There were no comments from the public. Dave LaBelle made a motion to grant final plat approval for application 17-001 by Derby Boys LLC 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.**

The commission reviewed their mail.

7:35 p.m.: Next regular meeting will be on Jan 23rd 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.