

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** February 6, 2017**

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

MEMBERS ABSENT: Richard Del Favero.

OTHERS PRESENT: ZA Bob Kelley.

7:00 p.m.: Chair Joe Profera called the meeting to order. Jane Clark made a motion to approve the minutes to the Jan 23rd as written. Seconded by Dave LaBelle. **Approved by a unanimous decision.**

The Commission continued review of the bylaw starting at §206 Derby District Regulations. The IND, COM/IND, COM, RHD, RMD, and R1 draft district regulations were reviewed and minor changes made. The Commission would like copies of the zoning map made so that they can review them at home.

The commission reviewed their mail and Bob updated them on the Guillette appeal.

8:25 p.m.: Next regular meeting will be on March 20th 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.

DERBY PLANNING COMMISSION *MINUTES*** January 23, 2017**

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

MEMBERS ABSENT: None.

OTHERS PRESENT: David Desrochers, Amber Roberge, Bradley Roberge, 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 Jan 9th as written. Seconded by Jane Clark. **Approved by a unanimous decision.**

Dave LaBelle made a motion to remove application 17-002 by Delabrueres Enterprise from the table. Seconded by Jim Bumps. **Approved by a unanimous decision.**

This application was tabled from their last meeting because it was thought that a letter from Vtrans was needed. It turns out that access is controlled by the City of Newport not the State. Dave LaBelle made a motion to close application 17-002 by Delabrueres Enterprise. Seconded by Jane Clark. **Approved by a unanimous decision.**

Chair Joe Profera read the warning application 17-003 by David Desrochers, PIN #TRD03041C5T, for preliminary and final plat approval for a 2 lot subdivision. Lot #1 – 24.32 ac and Lot #2 24.00 ac. This property is located at 1463 Beebe Road and is in the Residential 2 Acre (R2) zoning district. Mr. Desrochers & Ms. Roberge were present to explain the request. It is a straight forward subdivision, both lots have frontage on a public road, and all setbacks to the proposed new lot line are met. There were no comments from the public. Dave LaBelle made a motion to close application 17-003 by David Desrochers. Seconded by Jane Clark. **Approved by a unanimous decision.**

Chair Joe Profera read the warning application 17-004 by Rejean & Laurie Roberge, PIN #TRD18043C7TRW, for preliminary and final plat approval for a 2 lot subdivision. Lot #1 – 55.68 ac and Lot #2 10.00 ac. This property is located at off Herrick Road on Aldrich Lane and is in the Rural Residential (RR) zoning district. Mr. Roberge was present to explain the request. It is a straight forward subdivision, both lots have access via a private right of way, and the lot is vacant. There were no comments from the public. Dave LaBelle made a motion to close application 17-004 by Rejean & Laurie Roberge. Seconded by Richard Del Favero. **Approved by a unanimous decision.**

Green Lantern Group failed to notify the Town when they notified all other statutory parties of their intent to apply for a Certificate of Public Good (CPG) to build a 500 kW solar array on the Gosselin property. Unless waived, they must wait 45 days before applying for the CPG and have asked the Town to waive the waiting period. Dave LaBelle moved to waive the waiting period. Seconded by Jane Clark. **Approved by a unanimous decision.**

After deliberations Dave LaBelle made a motion to grant site plan approval for application 17-002 by Delabrueres Enterprise as submitted (see attached written decision). Seconded by Jane Clark. **Approved by a unanimous decision.**

Dave LaBelle made a motion to grant final plat approval for application 1717-003 by David Desrochers 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 Richard Del Favero. **Approved by a unanimous decision.**

Jane Clark made a motion to grant final plat approval for application 17-004 by Rejean & Laurie Roberge 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.

7:50 p.m.: Next regular meeting will be on Feb 6th 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.

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.