

\*\*\* Unapproved \*\*\*

**DERBY PLANNING COMMISSION \*\*\*MINUTES\*\*\* April 3, 2017**

**MEMBERS PRESENT:** Joe Profera, Dave LaBelle, Jane Clark.

**MEMBERS ABSENT:** Jim Bumps, Richard Del Favero.

**OTHERS PRESENT:** Teresa Nelson, Janet Barrup Slater, Nathan Nadeau, Jacques Nadeau, ZA Bob Kelley.

7:10 p.m.: Chair Joe Profera called the meeting to order. Dave LaBelle made a motion to approve the minutes to the March 20<sup>th</sup> as written. Seconded by Jane Clark. **Approved by a unanimous decision.**

Application 17-011 by Nadeau Properties LLC, PIN #NDRT5021G3T, for site plan approval to add a fenced in gravel storage area. This property is located at 5086 Route 5 and is in the Commercial (COM) zoning district. Jacques Nadeau was present to explain the request. Mr. Nadeau was not sure if any lighting would be added, the fence will not be higher than 8 ft., and the curb cut changes have been approved by the State. There were no comments from the public. Dave LaBelle made a motion to close application 17-011 by Nadeau Properties LLC. Seconded by Jane Clark. **Approved by a unanimous decision.**

Application 17-012 by Teresa Nelson, PIN #TRD35020G6T, for preliminary and final plat approval for a 3 lot subdivision. Lot #1 – 5.01 ac, Lot #2 – 5.94 ac, and Lot #3 – 5.90 ac. This property is located at 808 Derby Pond Road and is in the Shoreland (SD) zoning district. Teresa Nelson was present to explain the request. Lots #1 & #2 are for sale. Lot #2 has a State wastewater permit in place and the other two lots are deferred. There were no comments from the public. Dave LaBelle made a motion to close application 17-012 by Teresa Nelson. Seconded by Jane Clark. **Approved by a unanimous decision.**

Application 17-008 by Nelson Farms Inc, PIN #SMSDC006G5C, for preliminary and final plat approval for a 2 lot subdivision. Lot #1 – 1.39 ac and Lot #2 118 ac. This property is located at 249, 269 & 289 VT Route 111 and is in the Village Residential Derby Center (VRDC) zoning district. This application was tabled from their last meeting. On a motion by Jane Clark and seconded by Dave LaBelle the application was taken off the table. Nathan Nadeau was present to explain the request. Lot #1 with the houses is serviced by Village water and onsite septic. Each house has a State wastewater permit. Lot #2 is deferred. There were no comments from the public. Jane Clark made a motion to close application 17-008 by Nelson Farms Inc. Seconded by Dave LaBelle. **Approved by a unanimous decision.**

Application 17-009 by Rodney Barrup, PIN #TRD27011F3T, for site plan approval to add parking with additional exterior lighting. This property is located at 463 Quarry Road and is in the Commercial (COM) zoning district. This application was tabled from their last meeting. On a motion by Dave LaBelle and seconded by Jane Clark the application was taken off the table. Janet Barrup Slater was present to explain the request. No changes have been made to the lights since the last meeting. Vince Illuzzi submitted another photo of the lights. There were no comments from the public. Jane Clark made a motion to close application 17-009 by Rodney Barrup. Seconded by Dave LaBelle. **Approved by a unanimous decision.**

After deliberations Jane Clark made a motion to grant site plan approval for application 17-011 by Nadeau Properties LLC as submitted with the following 2 conditions: 1) The proposed fence must be 8 ft or less in height. 2) Any new lighting must be submitted to and approved by the Planning Commission (see attached written decision). Seconded by Dave LaBelle. **Approved by a unanimous decision.**

Dave LaBelle made a motion to grant final plat approval for application 117-012 by Teresa

Nelson 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 Jane Clark. **Approved by a unanimous decision.**

Jane Clark made a motion to grant final plat approval for application 17-008 by Nelson Farms Inc 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.**

Dave LaBelle made a motion to grant site plan approval for application 17-009 by Rodney Barrup as submitted with the following 2 conditions: 1) The existing lighting upgrades that were installed prior to applying for this permit must be immediately removed or adjusted so that they are down lit in such a manner that the light source is not visible from off the property. 2) If additional lighting is needed for safety or security all additional lights must be down lit in such a manner that the light source shall not be visible from off the property (see attached written decision). Seconded by Jane Clark. **Approved by a unanimous decision.**

The commission briefly reviewed the proposed bylaw amendments submitted by Ernest Wright and Todd Wright at their last meeting. No action was taken.

The commission reviewed their mail.

8:20 p.m.: Next regular meeting will be on April 17<sup>th</sup> at 7:00 pm. On a motion by Dave LaBelle and seconded by Jane Clark, the meeting was adjourned.

***The minutes were taken by Bob Kelley.***