

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** April 17, 2017**

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

MEMBERS ABSENT: None.

OTHERS PRESENT: Lori Before, Nate Nadeau, Michael Hinton, Josh Poulin, ZA Bob Kelley.

7:05 p.m.: Chair Joe Profera called the meeting to order. Dave LaBelle made a motion to approve the minutes to the April 3rd as written. Seconded by Jane Clark. **Approved by a unanimous decision.**

Application 17-018 by Michael & Denise Hinton, PIN #TRD03063A4T, for preliminary and final plat approval for a 2 lot subdivision. Lot #1 – 9.96 ac and Lot #2 – 70.3 ac. This property is located at 2663 Beebe Road and is in the Residential 2-Acre (R2) zoning district. Nate Nadeau was present to explain the request. Lot #1 has frontage on Beebe Road and Darling Hill Road. Lot #2 has frontage on Darling Hill Road and a 50 ft wide right of way for agricultural purposes across lot #1. Both lots far exceed the lot minimums (2 acres with 200 ft width and depth) for the R2 district. Lori Before submitted a letter to the commission and explained an issue she had with the subdivision because one of the lines of lot #2 that abuts her property has not been surveyed. The commission explained that line in question is a private matter between the 2 property owners and has no bearing on this application. After all public comments were heard Dave LaBelle made a motion to close application 17-018 by Michael & Denise Hinton. Seconded by Jim Bumps. **Approved by a unanimous decision.**

After deliberations Dave LaBelle made a motion to grant site plan approval for application 17-018 by Michael & Denise Hinton 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.

The commission went into executive session to discuss Zoning Administrator reappointment. No action taken.

8:45 p.m.: Next regular meeting will be on May 1st 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.