

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

Derby Zoning Board of Adjustment \* Minutes \* May 8, 2017

**Members Present:** Paul Prue, Judy Nommik, Sherry Aubin, Stephen Mengel.

**Members Absent:** Joe Profera, Richard Del Favero.

**Others Present:** Robert Conrad, Milton Woodard, Jodi Woodard, Steve Wheeler, Amy Wheeler, Janice Lamoureux, Lucien Lamoureux, ZA Bob Kelley.

7:00 PM: Acting Chair Paul Prue called the meeting to order. Judy Nommik made a motion to approve the minutes to the previous meeting Dec 19<sup>th</sup>. Seconded by Paul Prue. **Approved by unanimous decision.**

Acting Chair Paul Prue read the warning for application 17-028 by Robert & Angela Conrad, PIN #TRD35007F6T, for conditional use approval to operate a residential business which includes inside/outside storage of building construction equipment/materials and erection of a temporary building for equipment/material storage. This property is located at 108 Grumpy Drive and is in the Residential One-Acre (R1) zoning district. Mr. Conrad was present to explain the request. He explained the layout of his lot, topography issues, driveway access issues in the winter, type of structure proposed, location of outside storage, other businesses in the area, description of the area and his need for the proposed use. Mr. & Mrs. Lamoureux spoke out in opposition to the application. They submitted 5 photos taken from their back yard. Some of their issues included that they do not feel the size of the proposed business is compatible with the residential character of the area, the size of the proposed storage structure is not in keeping with the area, and the storage structure would be very visible from their back yard and would have a negative effect on their property value. Their 2 main concerns are the size of the operation and the size and location of the proposed storage building. Mr. Wheeler talked about having the neighborhood get along and suggested that maybe the storage building could be moved up next to his property. Mr. Conrad explained that because of issues with his driveway in the winter this is the only location on his lot for the proposed storage building. After all public comments were heard Judy Nommik made a motion to close application 17-028 by Robert & Angela Conrad. Seconded by Stephen Mengel. **Approved by unanimous decision.**

After deliberations Judy Nommik made a motion to DENY conditional use approval for application 17-028 by Robert & Angela Conrad (see attached written decision). Seconded by Stephen Mengel. **Application was DENIED by unanimous decision.**

8:30 PM: On a motion by Judy Nommik and seconded by Sherry Aubin the meeting was adjourned.

*The minutes were taken by Bob Kelley.*