

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

**DERBY PLANNING COMMISSION \*\*\*MINUTES\*\*\* November 27, 2017**

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

**MEMBERS ABSENT:** Richard Del Favero.

**OTHERS PRESENT:** Elizabeth Bumps, Josh Provost, Ruth Marsh, Thelma Boucher, Matt Wamsganz, Doug Spates, Jane Edwards, Chris Roy, 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 October 30<sup>th</sup> as written. Seconded by Jane Clark. **Approved by a unanimous decision.**

Application 17-098 by Champlain Oil Company, PIN #NDRT5074F5C & #NDRT5076F5C, for site plan approval to demolish the existing gas station and bowling alley to build a 4,800 sq ft Mini-Mart and a 1,632 sq ft gas canopy with 5 fuel pumps. This property is located at 3319 - 3351 Route 5 and is in the Village Commercial Derby Center (VCDC) zoning district. Matt Wamsganz was present to explain the request. All aspects of the project were discussed including access, drainage, landscaping, screening, utilities, parking, circulation, grading, hours of operation, etc... Ms. Edwards pointed out that the mini-mart will be open longer hours than the existing gas station and thought that a sidewalk should be built from Boucher Circle to the tee at the Cow Palace. Ms. Bumps, Ms. Marsh and Ms. Boucher asked for clarification on various aspects of the site plan. A letter and an email from Regis and Bernadette Beloin were read. Their concerns were screening and drainage which Mr. Wamsganz addressed. After all public comments Dave LaBelle made a motion to close application 17-098 by Champlain Oil Company. Seconded by Jane Clark. **Approved by a unanimous decision.**

After deliberations Dave LaBelle made a motion to grant site plan approval for 17-098 by Champlain Oil Company as submitted (see attached written decision). Seconded by Jim Bumps. **Approved by a unanimous.**

The commission reviewed their mail.

8:00 p.m.: Next regular meeting will be on December 11, 2017 at 7:00 pm. Bob Kelley informed the commission that he would not be present at the Dec 11<sup>th</sup> meeting. On a motion by Jim Bumps and seconded by Dave LaBelle, the meeting was adjourned.

*The minutes were taken by Bob Kelley.*