

# TOWN OF DERBY

~ Planning & Zoning Department ~

Bob Kelley, Zoning Administrator  
124 Main Street  
Derby, VT 05829

Phone: (802) 766-2017  
Fax: (802) 766-2410  
Email: derbyza@derbyvt.org

## PUBLIC MEETING

**There will be a public meeting of the Town of Derby Planning Commission on Monday, December 11, 2017 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider application 17-103 by Shattuck Hill Investments (Walmart), PIN #NDRT5017G3T, for site plan approval for 8 new online pickup parking stalls with an 18 ft by 73 ft canopy. This property is located at 115 Seymour Drive and is in a Commercial (COM) zoning district;
- 3.) To continue review the bylaw and zoning district maps;
- 4.) Other business;
- 5.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

## **PUBLIC MEETING**

**There will be a public meeting of the Town of Derby Planning Commission on Monday, November 27, 2017 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### **AGENDA**

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider 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;
- 3.) To continue review the bylaw and zoning district maps;
- 4.) Other business;
- 5.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

## **PUBLIC MEETING**

**There will be a public meeting of the Town of Derby Planning Commission on Monday, October 30, 2017 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### **AGENDA**

- 1.) To approve the minutes of the previous meeting;
- 2.) To continue review the bylaw;
- 3.) Other business;
- 4.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

## **PUBLIC MEETING**

**There will be a public meeting of the Town of Derby Planning Commission on Monday, October 16, 2017 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### **AGENDA**

- 1.) To approve the minutes of the previous meeting;
- 2.) To continue review the bylaw;
- 3.) Other business;
- 4.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

## **PUBLIC MEETING**

**There will be a public meeting of the Town of Derby Planning Commission on Monday, October 2, 2017 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### **AGENDA**

- 1.) To approve the minutes of the previous meeting;
- 2.) To continue review the bylaw;
- 3.) Other business;
- 4.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

## PUBLIC MEETING

**There will be a public meeting of the Town of Derby Planning Commission on Monday, September 18, 2017 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider application 17-072 by William Lapierre, PIN #TRD41079L2T, for preliminary and final plat approval for a 2 lot subdivision. Lot #2 – 37 acres and lot #3 – 20.9 acres. This property is located at 2320 Pine Hill Road and is in the Residential 2 Acre (R2) zoning district;
- 3.) To consider application 17-073 by Robert & Pam Micknak, PIN #TRD32083N4T, for preliminary and final plat approval for a 2 lot subdivision. Lot #1 – 15.8 acres and lot #2 – 92.7 acres. This property is located at 4440 Hinman Settler Road and is in the Rural Residential (RR) and Special Lands (SL) zoning districts;
- 4.) To consider application 17-074 by David Giroux, PIN #TRD03018C5T, for site plan approval for a 50 ft by 47 ft addition to his garage for cardboard recycling/bailing. This property is located at 674 Beebe Road and is in the Commercial (COM) zoning district;
- 5.) Other business;
- 6.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

## PUBLIC MEETING

**There will be a public meeting of the Town of Derby Planning Commission on Monday, August 21, 2017 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider application 17-063 by Winston Bartley, PIN #NDRT5075F5C, for site plan approval to convert the existing dining room into office/retail. This property is located at 3300 Route 5 and is in the Village Commercial Derby Center (VCDC) zoning district;
- 3.) To consider application 17-066 by Walter & Steven Wright, PIN #NMSDC004F5C, for site plan approval to use a portion of the front lawn to sell used cars, ATVs, equipment, tools, trailers, etc... They will not be a registered car dealer. This property is located at 3071 Route 5 and is in the Village Commercial Derby Center (VCDC) zoning district;
- 4.) To consider application 17-067 by Donald Cook, PIN #TRD03051B5T, for site plan approval to have a park model RV on their lot to be used for guests. This property is located at 2355 Beebe Road and is in the Residential One Acre (R1) zoning district
- 5.) Other business;
- 6.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

## **PUBLIC MEETING**

**There will be a public meeting of the Town of Derby Planning Commission on Monday, August 7, 2017 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### **AGENDA**

- 1.) To approve the minutes of the previous meeting;
- 2.) To continue review the bylaw;
- 3.) Other business;
- 4.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair



## **PUBLIC MEETING**

**There will be a public meeting of the Town of Derby Planning Commission on Monday, July 10, 2017 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### **AGENDA**

- 1.) To approve the minutes of the previous meeting;
- 2.) To discuss with the Newport Planning Commission issues affecting both communities;
- 3.) To continue review the bylaw;
- 4.) Other business;
- 5.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

## **PUBLIC MEETING**

**There will be a public meeting of the Town of Derby Planning Commission on Monday, June 26, 2017 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### **AGENDA**

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider application 17-049 by Edith Lindblom-Warthin, PIN #TRD18044B8T, for preliminary and final plat approval for a 2 lot subdivision. Lot #1 – 5.4 ac and Lot #2 – 5.0 ac. This property is located at 2005 Herrick Road and is in the Rural Residential (RR) zoning district;
- 3.) To continue review the bylaw;
- 4.) Other business;
- 5.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

## **PUBLIC MEETING**

**There will be a public meeting of the Town of Derby Planning Commission on Monday, June 12, 2017 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### **AGENDA**

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider application 17-047 by McDonalds Corp, PIN #NDRT5037G3T, for site plan approval to renovate the existing building and add an additional drive thru lane. This property is located at 4558 US Route 5 and is in the Commercial (COM) zoning district;
- 3.) To continue review the bylaw;
- 4.) Other business;
- 5.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

## **PUBLIC MEETING**

**There will be a public meeting of the Town of Derby Planning Commission on Monday, May 15, 2017 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### **AGENDA**

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider application 17-028 by Robert & Angela Conrad, PIN #TRD35007F6T, for site plan 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;
- 3.) To consider application 17-029 by the Dailey Memorial Library, PIN #SMSDC024G5CTXM, for site plan approval for a 32 ft by 25 ft addition to the rear of the Library. This property is located at 101 Junior High Drive;
- 4.) To continue review the bylaw;
- 5.) Other business;
- 6.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

## **PUBLIC MEETING**

**There will be a public meeting of the Town of Derby Planning Commission on Monday, May 1, 2017 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### **AGENDA**

- 1.) To approve the minutes of the previous meeting;
- 2.) To continue review of the bylaw;
- 3.) Other business;
- 4.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

## **PUBLIC MEETING**

**There will be a public meeting of the Town of Derby Planning Commission on Monday, April 17, 2017 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### **AGENDA**

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider 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;
- 3.) To continue review of the bylaw;
- 4.) Other business;
- 5.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

## PUBLIC MEETING

**There will be a public meeting of the Town of Derby Planning Commission on Monday, April 3, 2017 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### AGENDA (Amended)

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider 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;
- 3.) To consider 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;
- 4.) To consider 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;  
**Note: This application was tabled from the March 20, 2017 meeting.**
- 5.) To consider 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;  
**Note: This application was tabled from the March 20, 2017 meeting.**
- 6.) To continue review of the bylaw;
- 7.) Other business;
- 8.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

## **PUBLIC MEETING**

**There will be a public meeting of the Town of Derby Planning Commission on Monday, March 20, 2017 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### **AGENDA**

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider application 17-006 by the City of Newport, PIN #NDRT5026G3T3, for site plan approval for 400,000 gallon 90 ft tall water storage and pressure tank. This property is located at off Route 5 behind Cass Insurance and is in the Commercial (COM) zoning district;
- 3.) To consider 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;
- 4.) To consider 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;
- 5.) To review and discuss a bylaw amendment proposed by Ernest & Donna Wright to allow Senior Housing in the Rural Residential (RR) zoning district;
- 6.) To review and discuss a bylaw amendment proposed by Todd Wright to change his property on Upper Quarry Road from Special Lands (SL) to Rural Residential (RR) or Residential 2-Acre (R2);
- 7.) Other business;
- 8.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair



## **PUBLIC MEETING**

**There will be a public meeting of the Town of Derby Planning Commission on Monday, February 6, 2017 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### **AGENDA**

- 1.) To approve the minutes of the previous meeting;
- 2.) To continue review the bylaw;
- 3.) Other business;
- 4.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

## PUBLIC MEETING

**There will be a public meeting of the Town of Derby Planning Commission on Monday, January 23, 2017 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### AGENDA

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider application 17-002 by Delabrueres Enterprise, PIN #NDRT5001G2T, for site plan approval for 2 additions to their service garage. A 20 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;  
Note: This application was table from the January 9<sup>th</sup> meeting.
- 3.) To consider 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;
- 4.) To consider 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;
- 5.) Green Lantern Group: Discuss notice period.
- 6.) To continue review the bylaw;
- 7.) Other business;
- 8.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair

## **PUBLIC MEETING**

**There will be a public meeting of the Town of Derby Planning Commission on Monday, January 9, 2017 at 7:00 p.m. in the Derby Municipal Building, 124 Main Street, to consider the following:**

### **AGENDA**

- 1.) To approve the minutes of the previous meeting;
- 2.) To consider 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;
- 3.) To consider application 17-002 by Delabrueres Enterprise, PIN #NDRT5001G2T, for site plan approval for 2 additions to their service garage. A 20 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;
- 4.) To continue review the bylaw;
- 5.) Other business;
- 6.) To adjourn.

Plans, application materials, and information related to agenda items are available for public review at the office of the Zoning Administrator during regular office hours.

***PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED!!!***

Joe Profera, Chair