

# 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 12, 2016 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 16-111 by Benjamin & Fern Wright, PIN #TRD45051L5T, for site plan approval for outside storage associated with a permitted business. This property is located at 2844 Salem Derby 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, November 28, 2016 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, November 14, 2016 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 17, 2016 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 16-089 by James & Debbie Brown, PIN #TRD22071D8T, for preliminary and final plat approval to split off 5 acres from a 41 acre lot. This property is located at 3957 Nelson Hill Road and is in the Rural Residential (RR) zoning district;
- 3.) Green Lantern Solar Group – Present initial ideas for a 4-acre solar array on land owned by Gosselin Enterprises on Route 5.
- 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, October 3, 2016 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 16-084 by Marcel & Francine Guillette, PIN #TRD45013J5T, for site plan approval to use an existing 40 ft by 80 ft shed as a Function Hall. This property is located at 884 Salem Derby Road and is in the Rural Residential (RR) zoning district;
- 3.) To consider application 15-072 by Lynn Rublee, PIN #WBCHL006D2T, for site plan approval for a 2 room Bed & Breakfast. This property is located at 246 White Birch Lane and is in the Shoreland (SD) zoning district;
- 4.) To consider application 16-079 by Lucille Driver, PIN #TRD53001K8T, for preliminary and final plat review to split off 15.43 acres from a 75+ ac lot. This property is located at 475 Fontaine Road and is in the Rural Residential (RR) and shoreland (SD) zoning districts;  
**Note: This application was tabled from the September 19, 2019 meeting**
- 5.) To continue review the bylaw;
- 6.) Other business;
- 7.) 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 19, 2016 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 recess for a public hearing for public input on a bylaw amendment to change the definition of Village Inn to read as follows:  
Village Inn – An establishment containing rooms for rent consistent with the definition of hotel/motel. The establishment may have a full service dining room open to the general public where alcoholic beverages may be served with meal to guests and patrons, and may include indoor reception and/or banquet venues for private functions by the Village Inn. Any additional entertainment services, pool facilities, game rooms or similar forms of entertainment are to be restricted to overnight guest only. Village Inn is a principal commercial use;
- 3.) To consider the proposed bylaw amendments discussed at the Public Hearing;
- 4.) To consider application 16-079 by Lucille Driver, PIN #TRD53001K8T, for preliminary and final plat review to split off 15.43 acres from a 75+ ac lot. This property is located at 475 Fontaine Road and is in the Rural Residential (RR) and shoreland (SD) zoning districts;
- 5.) To continue review the bylaw;
- 6.) Other business;
- 7.) 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 22, 2016 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 16-072 by Reginald Abbott, PIN #TRD53003J7T, for preliminary and final plat review for a 7 lot subdivision. Lots vary in size from 2.2 acres to 9.4 acres. This property is located on Little Salem Lane and is in the Rural Residential (RR) and Shoreland (SD) zoning districts;
- 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, August 8, 2016 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 review a proposed bylaw amendment to allow Village Inns to have reception/banquet venues for private functions;
- 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, July 25, 2016 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 11, 2016 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, June 27, 2016 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 16-056 by Regis & Bernadette Beloin, PIN #NDRT5078F5C, for site plan approval for a 26 ft by 50 ft 4-car garage for their apartment building. This property is located at 3229 Route 5 and is in the Village Commercial Derby Center (VCDC) 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 13, 2016 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 16-050 by Mark & Amy Giroux, PIN #TRD07009F3T, for site plan approval to widen the access driveway, enlarge the display area, add exterior lighting, and add Motor Vehicle Repair as an additional use on the property. This property is located at 292 Shattuck Hill Road and is in the Commercial (COM) zoning district;
- 3.) To discuss with the Universalist Church the zoning limitations concerning their property in Derby Line;
- 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 16, 2016 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 16-029 by Coutts Moriarty Camp, PIN #TRD34001H6T, for site plan approval for a 60 ft by 84 ft recreation building with an 8 ft by 24 ft bump out. This property is located at 490 4-H Road and is in the Rural Residential (RR) and shoreland (SD) zoning districts;
- 3.) To consider application 16-038 by Spates Family LLC, PIN #MSTDL010A6L, for site plan approval to replace the back 3-story 6 ft by 45 ft rear porches with 8 ft by 45 ft porches for better fire egress. This property is located at 57 Main Street and is in the Village Commercial Derby Line (VCDL) 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

## **PUBLIC MEETING**

**There will be a public meeting of the Town of Derby Planning Commission on Monday, May 2, 2016 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 recess for a public hearing for public input on bylaw amendments to – Add regulations for Function Halls and to Delete Private School as a Conditional Use in the Commercial/Industrial district;
- 3.) To consider the proposed bylaw amendments discussed at the Public Hearing;
- 4.) To consider application 16-029 by Coutts Moriarty Camp, PIN #TRD34001H6T, for site plan approval for a 60 ft by 84 ft recreation building with an 8 ft by 24 ft bump out. This property is located at 490 4-H Road and is in the Rural Residential (RR) and shoreland (SD) zoning districts;
- 5.) To consider application 16-030 by the Orleans County Sheriff's Department, PIN NDRT5003G2T, for site plan approval to enclose the former bank drive thru for use as a garage. This property is located at 5578 US Route 5 and is in the Commercial (COM) zoning district;
- 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, April 18, 2016 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, April 4, 2016 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, March 21, 2016 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 16-003 by Frank & Alicia Knoll, PIN #RT111055G6T, for site plan approval to use an existing barn and associated temporary tent structures for indoor entertainment activities such as wedding receptions, social gatherings and fund raising events. This property is located at 951 Route 111 and is in the Shoreland (SD) zoning district;  
**Note: This application was tabled from the February 22<sup>nd</sup> meeting.**
- 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, March 7, 2016 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 recess for a public hearing for public input on bylaw amendments to update and rewrite Article 1: Enactment and Intent and Article 9: Administration and Enforcement;
- 3.) To consider the proposed bylaw amendments discussed at the Public Hearing;
- 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, February 22, 2016 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 16-003 by Frank & Alicia Knoll, PIN #RT111055G6T, for site plan approval to use an existing barn and associated temporary tent structures for indoor entertainment activities such as wedding receptions, social gatherings and fund raising events. This property is located at 951 Route 111 and is in the Shoreland (SD) zoning district;
- 3.) To consider application 16-006 by Gosselin Enterprises, PIN #RT005018E5T, for site plan approval to modify the proposed access to their property and to extend the completion date for their proposed multi-family apartment buildings. This property is located at 2021 & 2229 Route 5 and is in the Commercial (COM) zoning district;
- 4.) To consider application 16-007 by David Giroux, PIN #TRD03018C5T, for site plan approval for a 40 ft by 50 ft garage addition to keep rubbish trucks enclosed overnight. This property is located at 674 Beebe Road and is in the Commercial (COM) zoning district;
- 5.) To consider application 16-010 by the Newport Church of God, PIN #TRD41008G3TTXM, for site plan approval for a 24 ft by 24 ft storage garage. This property is located at 295 Crawford Road and is in the Commercial (COM) zoning district;
- 6.) To consider application 16-011 by Merle & Cecile Wheeler, PIN #TRD35019F6T, for preliminary and final plat review for a 4 lot subdivision; 12.1 ac, 2.0 ac, 5.7 ac & 28 ac. This property is located at 651 Derby Pond Road and is in the Residential 2-acre (R2) zoning district;
- 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 8, 2016 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 16-002 by Todd & Danielle Mosher, PIN #TRD30002G5C, for site plan approval for 3 unit apartment building. All units will have 2 bedrooms and 2 baths. This property is located at 45 West Street and is in the Village Residential/Derby Center (VC/DC) zoning district;
- 3.) To 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, January 25, 2016 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 16-001 by Alton & Giselle Whipple, PIN #TRD32069M4T, for preliminary and final plat review for a 2 lot subdivision. Lot #1 – 6.12 acres and lot #2 – 13.71 acres. This property is located at 3836 Hinman Settler Road and is in the Rural Residential (RR) zoning district;
- 3.) To 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, January 11, 2016 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 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