

# 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

**There will be a public hearing before the Derby Development Review Board on Monday, January 6, 2020 at 6:00 p.m. at the Municipal Building, 124 Main Street, Derby Center to consider the following:**

## AGENDA

**CALL MEETING TO ORDER: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 20-001 by Barbara Bartley, PIN #NDRT5039G3T, for site plan approval to convert the existing small building into offices and to enclose the existing porch. This property is located at 4518 US Route 5 and is in the Commercial (COM) zoning district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

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

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

**Dave LaBelle, Chair**

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**There will be a public hearing before the Derby Development Review Board on Monday, February 3, 2020 at 6:00 p.m. at the Municipal Building, 124 Main Street, Derby Center to consider the following:**

## AGENDA

**CALL MEETING TO ORDER: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 20-001 by Barbara Bartley, PIN #NDRT5039G3T, for site plan approval to convert the existing small building into offices and to enclose the existing porch. This property is located at 4518 US Route 5 and is in the Commercial (COM) zoning district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

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

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**There will be a public hearing before the Derby Development Review Board on Monday, March 16, 2020 at 6:00 p.m. at the Municipal Building, 124 Main Street, Derby Center to consider the following:**

## AGENDA

**CALL MEETING TO ORDER: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 20-006 by Coutts Moriarty Camp, PIN #TRD34001H6T, for site plan approval for a 42 ft by 34 ft addition to their Rec Center. This property is located at 490 4-H Road and is in the Shoreland (SD) and Rural Residential (RR) zoning districts.

**OTHER BUSINESS:**

Reorganize the Board.

**ADJOURNMENT:**

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

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**Dave LaBelle, Chair**

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**There will be a public hearing before the Derby Development Review Board on Monday, June 8, 2020 at 6:00 p.m. at the Municipal Building, 124 Main Street, Derby Center to consider the following:**

## AGENDA

**Due to COVID-19 it is recommended that all persons participate remotely.**

**In order to participate remotely: Phone 1-832-831-2424 and enter PIN: 176998#**

**CALL MEETING TO ORDER: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 20-027 by Walter & Carol Wright, PIN #TRD54029L6T, for site plan approval for a second dwelling on their lot, a 12 x 62 mobile home. This property is located at 664 Bushey Hill Rd and is in the Rural Residential (RR) zoning district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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

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**There will be a public hearing before the Derby Development Review Board on Monday, July 6, 2020 at 6:00 p.m. at the Municipal Building, 124 Main Street, Derby Center to consider the following:**

## AGENDA

**If you choose to participate remotely: Phone 1-832-831-2424 and enter PIN: 176998#**

**CALL MEETING TO ORDER: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 20-041 by Donald & Robert Brown, PIN #TRD03021D5T, for preliminary and final plat review for a 2 lot subdivision. Lot #1 – 50.0 acres and lot #2 – 86.4 acres. This property is located at 925 Beebe Rd and is in the Rural Residential (RR) zoning district.

Application 20-042 by Bryan & Susan Davis, PIN #TRD01012A8T, for preliminary and final plat review for a 3 lot subdivision. Lot #1 – 5 acres, lot #2 – 11 acres, and remainder land 200+ acres. This property is located at 514 Holland Rd and is in the Rural Residential (RR) zoning district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

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**There will be a public hearing before the Derby Development Review Board on Monday, August 3, 2020 at 6:00 p.m. at the Municipal Building, 124 Main Street, Derby Center to consider the following:**

## AGENDA

**If you choose to participate remotely: Phone 1-832-831-2424 and enter PIN: 176998#**

**CALL MEETING TO ORDER: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 20-054 by Maurice & Sylvia Beauregard, PIN #LKPKR005B2T, for conditional use approve for the expansion of a nonconforming structure for a 12 ft by 24 ft deck. This property is located at 50 Lake Park Extension and is in the Shoreland (SD) zoning district.

Application 20-057 by Fort Fairfield BP LLC, PIN #TRD44023I2T, for preliminary and final plat review for a 2 lot subdivision. Lot #2A – 3.37 acres with an existing office building and lot #2B – 2.23 acres with an existing office/garage building. This property is located at 190 and 144 Citizens Rd and is in the Commercial/Industrial (COM/IND) zoning district.

Application 20-058 by Karl Chaffee & Amber Renihan, PIN #TRD54117N4T, for preliminary and final plat review for a 2 lot subdivision. Lot #1 – 5.04 acres with an existing mobile home and lot #2 – 5.30 acres with no buildings. This property is located at 3834 Bushey Hill Rd and is in the Rural Residential (RR) zoning district.

Application 20-060 by North Country Union High School District, PIN #TRD44024J2T1, for site plan approval for 89 ft by 38 ft bus garage. This property is located at 149 Citizens Rd and is in the Commercial/Industrial (COM/IND) zoning district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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**There will be a public hearing before the Derby Development Review Board on Monday, August 17, 2020 at 6:00 p.m. at the Municipal Building, 124 Main Street, Derby Center to consider the following:**

## AGENDA

**If you choose to participate remotely: Phone 1-832-831-2424 and enter PIN: 176998#**

**CALL MEETING TO ORDER: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 20-063 by Leonard Boulanger, PIN #SESAL022J7T, for conditional use approve to raise the existing camp within the floodplain to a minimum elevation of 968.9 ft. This property is located at 308 East Salem Drive and is in the Shoreland (SD) zoning district.

Application 20-073 by Northern Views LLC, PIN #SMSDC021G5C, for conditional use approve to change the use of the property from Office to Mixed Use (office & apartment). This property is located at 438 Main St Derby Center and is in the Village Residential Derby Center (VRDC) zoning district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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**There will be a public hearing before the Derby Development Review Board on Monday, August 31, 2020 at 6:00 p.m. at the Municipal Building, 124 Main Street, Derby Center to consider the following:**

## AGENDA

**If you choose to participate remotely: Phone 1-832-831-2424 and enter PIN: 176998#**

**CALL MEETING TO ORDER: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 20-071 by Helen Speckels, PIN #SESAL023J7T, for conditional use approve to expand a nonconforming structure by replacing the existing 10 ft by 10 ft deck with a 10 ft by 24 ft deck. The proposed deck will be located within the floodplain. This property is located at 324 East Salem Drive and is in the Shoreland (SD) zoning district.

Application 20-078 by the Town of Derby, PIN #ESSAL045H6TTXM, for conditional use approve for a shoreline restoration project at the Derby Beach House which will involve work within the floodplain. This property is located at 480 4-H Rd and is in the Shoreland (SD) zoning district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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**There will be a public hearing before the Derby Development Review Board on Monday, September 14, 2020 at 6:00 p.m. at the Municipal Building, 124 Main Street, Derby Center to consider the following:**

## AGENDA

**If you choose to participate remotely: Phone 1-832-831-2424 and enter PIN: 176998#**

**CALL MEETING TO ORDER: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 20-079 by Rita Driver, PIN #TRD53010K8T for preliminary and final plat review for a 3 lot subdivision. Lot #1 – 5.33 acres, lot #2 – 41.87 acres and lots #3 – 14.07 acres. This property is located at 228 Fontaine Rd and is in the Rural Residential (RR) zoning district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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**There will be a public hearing before the Derby Development Review Board on Monday, September 28, 2020 at 6:00 p.m. at the Municipal Building, 124 Main Street, Derby Center to consider the following:**

## AGENDA

**If you choose to participate remotely: Phone 1-832-831-2424 and enter PIN: 176998#**

**CALL MEETING TO ORDER: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 20-087 by Richard & Suzie Wheeler, PIN #TRD88019C2T for conditional use approval for an 8 ft high privacy fence 32 ft 6 ft along the front property line and 16 ft along a side property line. This property is located at 492 Sunset Acres and is in the Shoreland (SD) zoning district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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**There will be a public hearing before the Derby Development Review Board on Monday, November 9, 2020 at 6:00 p.m. at the Municipal Building, 124 Main Street, Derby Center to consider the following:**

## AGENDA

**If you choose to participate remotely: Phone 1-832-831-2424 and enter PIN: 176998#**

**CALL MEETING TO ORDER: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 20-105 by Ken Newton, PIN #ESSAL030H6T, for conditional use approval to build a retaining wall along the Lake Salem shoreline. The proposed retaining wall is located within the floodplain. This property is located at 752 4-H Road and is in the Shoreland (SD) zoning district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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**Dave LaBelle, Chair**

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**There will be a public hearing before the Derby Development Review Board on Monday, November 23, 2020 at 6:00 p.m. at the Municipal Building, 124 Main Street, Derby Center to consider the following:**

## AGENDA

**If you choose to participate remotely: Phone 1-832-831-2424 and enter PIN: 176998#**

**CALL MEETING TO ORDER: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 20-112 by Ernest & Donna Wright, PIN #TRD45011I5T1, preliminary and final plat review for a 2 lot subdivision. Lot #1 – 9.67 ac and remainder land 106 ac. This property is located off Route 5/Salem Derby Rd and is in the Rural Residential (RR) zoning district.

Application 20-115 by Anthony Tanguay, PIN #RT005015E5T, for site plan approval to renew permit #06-083 to extend the construction time frame to build the last 2 self storage units. Building L – 30 ft by 106 ft and building M – 40 ft by 120 ft. This property is located at 150 Beebe Rd and is in the Commercial (COM) zoning district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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

**Dave LaBelle, Chair**