

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

**DERBY PLANNING COMMISSION \*\*\*MINUTES\*\*\* March 15, 2021**

**MEMBERS PRESENT:** Bob DeRoehn, Hazen Converse, Joe Profera, Cynthia Adams.

**MEMBERS ABSENT:** Barbara Sheltra.

**OTHERS PRESENT:** In Person: Joe Guay, Pat Austin, Tony Tanguay, Bob Kelley, Remotely: Roscoe Dorsey.

**MEETING CALLED TO ORDER: 7:10 P.M.**

**REORGANIZE THE COMMISSION:**

Cynthia Adams nominated Bob DeRoehn as Chair, seconded by Hazen Converse. Unanimous.

Cynthia Adams nominated Hazen Converse as Vice-Chair, seconded by Joe Profera. Unanimous.

**APPROVE MINUTES:**

Hazen Converse moved to approve the February 1, 2021 minutes as written, seconded by Cynthia Adams. Unanimous.

**PUBLIC HEARING:**

Cynthia Adams move to recess the meeting to go into a Public Hearing for public input on a Proposed Bylaw Amendment to add “Recycling Transfer Station” as a Conditional Use in the Commercial/Industrial (COM/IND) zoning district, seconded by Joe Profera. Unanimous.

Joe Gay spoke up in favor of the amendment. He thought it was a good fit for the zone. Joe Profera was a little concerned with the amount of traffic that this type of facility might generate. Pat Austin explained that the transfer station he used to operate didn’t generate a lot of traffic. Recyclables from outside the area wouldn’t be coming to a transfer station in Derby because the final market for the material is outside the area, so it is not cost effective to truck material here and later truck them to Chittenden County. There were no other comments.

Cynthia Adams moved to close the Public Hearing and return to their regular meeting, seconded by Hazen Converse. Unanimous.

**PUBLIC COMMENT: None.**

**NEW/OLD BUSINESS:**

**Proposed Bylaw Amendment** – Cynthia Adams moved to send the proposed bylaw amendment to add “Recycling Transfer Station” as a Conditional Use in the Commercial/Industrial (CON/IND) zoning district to the Selectboard for adoption, seconded by Joe Profera. Unanimous.

**Review Proposed Zoning District Map Amendment –**

Proposed change of zoning for the parcel owned by Anthony Tanguay located at 2338 US Route 5 from Commercial (COM) to Village Commercial Derby Center (VCDC). Requested by Anthony Tanguay. Mr. Tanguay explained that this property was a house until Dr. Woods changed it into a doctor’s office. Very few changes were made to the property and because of the size of the lot commercial uses are limits. He has someone interested in opening a business there, but they also want to live in the house and the Commercial zone does not allow single family dwellings, but the Village Commercial Derby Center does. This change would allow someone to live there and operate a business. Bob Kelley suggest that Don’s Auto, the brick house, Moe Provost’s house and Moe’s Field also be changed to VCDC as this would connect Mr. Tanguay’s property to the existing VCDC district and that way they wouldn’t be spot zoning only Mr. Tanguay’s property. The Board was in favor with this idea. Joe Profera moved to

proceed with a Public Hearing for a bylaw amendment to Zoning District Map to change parcels RT005007E5T, RT005011E5T, RT005013E5T, and a portion of TRD03001E5T to Village Commercial Derby Center (VCDC)

**Zoning Bylaw –**

Continue Review Article 5: Overlay District Regulations – The Commission made a couple of minor corrections and now this article is ready for adoption. Cynthia Adams moved to proceed with a Public Hearing for a bylaw amendment for the revised Article 5, seconded by Hazen. Unanimous

Continue Review Article 6: Flood Hazard Area Regulations – Tabled until next meeting.

**Bylaw Amendment Public Hearing –**

The Commission set April 12, 2021 as the date for a Public Hearing for the bylaw amendments to the Zoning District Map and Article 5.

**Mail** – The Commission reviewed their mail.

**ADJOURNMENT:**

The next regular meeting is scheduled for 6:30 PM on March 29, 2021. Cynthia Adams moved to adjourn at 7:57 PM, seconded by Joe Profera. Unanimous.

*The minutes were taken by Bob Kelley.*