

Members Present: Tim Bronson, Bob DeRoehn, Joe Profera, Jim Bumps, Remotely: Judy Nommik, Adam Guyette.

Members Absent: Dave LaBelle.

Others Present: In Person: Conrad Bellavance, Norm Limoges, Tammy Dodge-Jacobs, Louise Mathews, Amy Giroux, Katherine Duplissie, Glen Duplissie, Josh Fortin, Gerald Fortin, Bob Kelley, Remotely: Nate Nadeau, RoseAnna Cyr, Deborah Bianchi.

MEETING CALLED TO ORDER - 6:00 P.M.

APPROVE MINUTES:

Tim moved to approve the minutes of March 29, 2021 with Bob DeRoehn seconding. Unanimous.

PUBLIC COMMENTS: None.

NEW BUSINESS:

Application 21-020 by RoseAnna Cyr, PIN #LAYST003A6L, for conditional use approval to build a 20 ft by 37 ft garage/pottery studio/breezeway. This replaces an existing 20 ft by 34 ft garage/breezeway and is an expansion of a nonconforming structure. This property is located at 50 Laythe St and is in the Village Residential One Derby Line (VR1DL) zoning district.

RoseAnna Cyr was present to explain the request. The building addition will not be any closer to the rear lot line than the existing building. Tim Bronson moved to close the hearing for application 21-020, with Bob DeRoehn seconding. Unanimous.

After deliberations Jim Bumps moved to grant conditional use approval for application 21-020 by RoseAnna Cyr as submitted, with Tim Bronson seconding (see attached written decision). Unanimous.

Application 21-021 by Sean & Deborah Bianchi, PIN #NDRT5083F5C, for site plan approval to convert 16 ft by 40 ft area in the existing garage to a Brewery/Taproom. This property is located at 3212US Route 5 and is in the Village Commercial Derby Center (VCDC) zoning district.

Deborah Bianchi was present to explain the request. This will not be a bar. It will be to showcase their brews and for sampling to purchase for events or to refill grolsch bottles. Starting out they will be open only 1 day a week and work up to 3 days a week (Thursday, Friday, Saturday). Judy Nommik moved to close the hearing for application 21-021, with Bob DeRoehn seconding. Unanimous.

After deliberations Tim Bronson moved to grant conditional use approval for application 21-021 by Sean & Deborah Bianchi as submitted, with Bob DeRoehn seconding (see attached written decision). Unanimous.

Application 21-026 by Gerald Fortin, PIN #TRD03032C5T, for preliminary and final plat approval for a 2-lot subdivision. Lot #1 - 6.78 acres and lot #2 - 25.4 acres. This property is located at 1236 Beebe Road and is in the Residential Two Acre (R2) zoning district.

Gerald & Josh Fortin were present to explain the request. He is subdividing the land so the Josh Fortin's house will be on a separate lot. Bob DeRoehn moved to close the hearing for application 21-026, with Jim Bumps seconding. Unanimous.

After deliberations Bob DeRoehn moved to grant conditional use approval for application 21-026 by Gerald Fortin as submitted with the condition that a mylar of the approved plat must be filed with the Town Clerk within 180 days of this decision, with Jim Bumps seconding (see attached written decision). Unanimous.

Application 21-028 by Glen & Katherine Duplissie, PIN #TRD41036J2T, for preliminary and final plat approval for a 4-lot subdivision. Lot #1 - 55 acres, lot #2 – 12.4 acres, lot #3 – 1.9 acres and lot #4 – 1.9 acres. This property is located at 1165 Pine Hill Rd and is in the Residential One Acre (R1) zoning district.

Glen & Katherine Duplissie were present to explain the request. The two 1.9 acres lots are for their children, they will keep the 12.4 ac lot and the 55 ac lot will be put up for sale. Bob DeRoehn moved to close the hearing for application 21-028, with Jim Bumps seconding. Unanimous.

After deliberations Tim Bronson moved to grant conditional use approval for application 21-028 by Glen & Katherine Duplissie as submitted with the condition that a mylar of the approved plat must be filed with the Town Clerk within 180 days of this decision, with Jim Bumps seconding (see attached written decision). Unanimous.

Application 21-029 by Northeast Kingdom Human Services, PIN #TRD41004G3T, for site plan approval for an 8 ft by 20 ft storage container. This property is located at 181 Crawford Road and is in the Commercial (COM) zoning district.

Norm Limoges was present to explain the request. The storage unit will not be visible from the road and they will paint it to match the building. Tim Bronson moved to close the hearing for application 21-029, with Jim Bumps seconding. Unanimous.

After deliberations Tim Bronson moved to grant conditional use approval for application 21-029 by Northeast Kingdom Human Services as submitted, with Jim Bumps seconding (see attached written decision). Unanimous.

Application 21-030 by Mark & Amy Giroux, PIN #TRD07009F3T, for site plan approval for a 30 ft by 60 ft addition for an auto body shop. This property is located at 292 Shattuck Hill Road and is in the Commercial (COM) zoning district.

Amy Giroux was present to explain the request. They have purchased the body shop equipment from North Point. They will not be storing junk vehicles outside. Currently all junk vehicles are recycled at Wright's and they plan to continue operating the same way. Jim Bumps moved to close the hearing for application 21-030, with Judy Nommik seconding. Unanimous.

After deliberations Tim Bronson moved to grant conditional use approval for application 21-030 by Mark & Amy Giroux as submitted with the condition that all junk motor vehicle and parts thereof must be stored inside a completely enclosed building, with Judy Nommik seconding (see attached written decision). Unanimous.

Application 21-032 by Fred's Plumbing & Heating, PIN #RT005032D6T, for site plan approval for a 32 ft by 75 ft addition to their maintenance/repair garage. This property is located at 1683 US Route 5 and is in the Commercial (COM) zoning district.

Conrad Bellavance was present to explain the request. This is for another repair bay with a higher roof so that they can install a lift to make it easier to work on their vehicles. Bob DeRoehn moved to close the hearing for application 21-032, with Judy Nommik seconding. Unanimous.

After deliberations Jim Bumps moved to grant conditional use approval for application 21-032 by Fred's Plumbing & Heating as submitted, with Judy Nommik seconding (see attached written decision). Unanimous.

OTHER BUSINESS: None.

ADJOURNMENT:

There are 2 permits pending for review at their next meeting 6:00 PM April 26th. Jim Bumps moved to adjourn the meeting at 7:20 PM with Adam Guyette seconding. Unanimous.

Submitted by Bob Kelley, *Unofficial until approved*