

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

Derby Development Review Board \* Minutes \* August 16, 2021

**Members Present:** Bob DeRoehn, Joe Profera, Dave LaBelle, Jim Bumps, Judy Nommik (remotely), Adam Guyette (remotely).

**Members Absent:** Tim Bronson.

**Others Present:** Earl Hackett, Edward Jenness, Alta Jenness, Bob Kelley.

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

**APPROVE MINUTES:**

Joe Profera moved to approve the minutes of August 2, 2021 with the correction that it was Bob Kelley and Michael Conley as Others Present, seconded by Bob DeRoehn. Unanimous.

**PUBLIC COMMENTS:** None.

**NEW BUSINESS:**

Application 21-082 by Edward & Alta Jenness, PIN #NWSAL003H5T, for conditional use approval for an 8 ft by 16 ft shed within the floodplain. This property is located at 517 Salem Drive and is in the Shoreland (SD) zoning district.

Edward & Alta Jenness were present to explain the request. The elevation of the shed was discussed. The email from State Floodplain Manager, Sacha Pealer, pointed out that Derby's Bylaw requires the shed to be elevated to 968.9' NGVD 29 and be anchored. There were no comments from the public. Joe Profera moved to close application 21-082 with Jim Bumps seconding. Unanimous

After deliberations Bob DeRoehn moved to grant final plat approval for application 21-082 by Edward & Alta Jenness, PIN #NWSAL003H5T, as submitted with the conditions that the applicant must submit an Elevation Certificate by a licensed land surveyor or professional engineer certifying that the floor of the shed is at or above 968.9' NGVD 29 and that the applicant must adequately anchor the shed to prevent floatation, collapse, or lateral movement during the occurrence of a base flood, seconded by Judy Nommik (see attached written decision). Unanimous.

Application 21-086 by Earl Hackett, PIN #TRD16027F4C, for preliminary and final plat approval for 2 lot subdivision. Lot #1 – 13.67 acres and lot #2 – 29.21 acres. This property is located at 1033 Palin Farm Road and is in the Residential Two Acre (R2) zoning district.

Earl Hackett was present to explain the request. Lot #2 has frontage on Palin Farm Road and lot #1 is accessed by a 50 ft wide right of way off of Palin Farm Road. There were no comments from the public. Bob DeRoehn moved to close application 21-086, seconded by Joe Profera. Unanimous

After deliberations Joe Profera moved to grant final plat approval for application 21-086 by Earl Hackett, PIN #TRD16027F4C, as submitted with the condition that a Mylar of the subdivision plat must be filed with the Town Clerk within 180 days of this decision, seconded by Judy Nommik (see attached written decision). Unanimous.

**OTHER BUSINESS:** None.

**ADJOURNMENT:**

Next meeting is scheduled for 6:00 PM on Monday, September 13, 2021. Jim Bumps moved to adjourn the meeting at 6:20 PM with Bob DeRoehn seconding. Unanimous.

Submitted by Bob Kelley, *Unofficial until approved*