

# 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](mailto:derbyza@derbyvt.org)

**There will be a public hearing before the Derby Development Review Board on Monday, February 1, 2021 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 21-001 by Vermont Electric Cooperative, PIN #TRD44025I2T, for site plan approval for a 10 ft by 20 ft addition and to widen the access drive. This property is located at 344 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.

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

**Dave LaBelle, Chair**

# TOWN OF DERBY

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**There will be a public hearing before the Derby Development Review Board on Monday, March 15, 2021 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 21-013 by Vermont Electric Cooperative, PIN #TRD44025I2T, for site plan approval for a 50 ft by 80 ft storage building. This property is located at 344 Citizens Rd and is in the Commercial/Industrial (COM/IND) zoning district.

Application 21-014 by Keith & Ruth Gray, PIN #TRD07010G3T, for site plan approval for a 12 ft by 16 ft office addition and for outside sales display for trailers, trucks, cars, compact equipment, etc... This property is located at 259 Shattuck Hill Rd and is in the Commercial (COM) zoning district.

Application 21-011 by Todd & Hilarie Wright, PIN #TRD56023C4T, for conditional use and site plan approval for a function hall in the existing 42 ft by 66 ft barn, a 14 ft by 21 ft high drive entry, a 10 ft by 20 ft restroom building, a n 8 ft by 12 ft covered entry, a patio, and a 1,180 sq ft chapel to be used in association with the function hall with an 8 ft by 14 ft deck. This property is located at 1073 Upper Quarry Rd and is in the Special Lands (SL) zoning district.

Application 21-015 by Roy Vanasse USA Inc, PIN #TRD27004G3T, for conditional use and site plan approval for a 120 ft by 180 ft light manufacturing building for fabrication of granite products and 2 – 12 ft by 22 ft connectors to their existing buildings. This property is located at 124 Quarry 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**

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**There will be a public hearing before the Derby Development Review Board on Monday, March 29, 2021 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:**

**By Phone: dial 1-717-275-8940 and enter PIN: 5233371#**

**By Video Conference: <https://hello.freeconference.com/conf/call/5266671>**

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

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 21-016 by Mark Lalime, PIN #NOSAL010H6T, for conditional use approval to raise his existing camp approximately 15 inches. The existing camp is within the floodplain. This property is located at 121 North End Ext and is in the Shoreland (SD) zoning district.

Application 21-017 by Winston Bartley, PIN #NDRT5019G3T, for conditional use and site plan approval to retail sales for cars, trucks, trailers, equipment and building supplies with outside storage and for sandblasting and motor vehicle repairs. This property is located at 5134 US Route 5 and is in the Commercial (COM) zoning district.

Application 21-018 by BBL LLC (Sticks & Stuff), PIN #TRD27012F3T, for site plan approval for a 100 ft by 100 ft storage building. This property is located at 400 Quarry Road 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.

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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, April 12, 2021 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:**

**By Phone: dial 1-717-275-8940 and enter PIN: 5266671#**

**By Video Conference: <https://hello.freeconference.com/conf/call/5266671>**

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

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

### **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.

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.

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.

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.

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.

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.

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.

**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**

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**There will be a public hearing before the Derby Development Review Board on Monday, April 26, 2021 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:**

**By Phone: dial 1-717-275-8940 and enter PIN: 5266671#**

**By Video Conference: <https://hello.freeconference.com/conf/call/5266671>**

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

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 21-040 by Keith & Ruth Gray, PIN #TRD07 010G3T, for site plan approval to rebuild their commercial garage 75 ft by 100 ft. This property is located at 259 Shattuck Hill Road and is in the Commercial (COM) zoning district.

Application 21-017 by Winston Bartley, PIN #NDRT5019G3T, for conditional use and site plan approval to retail sales for cars, trucks, trailers, equipment and building supplies with outside storage and for sandblasting and motor vehicle repairs. This property is located at 5134 US Route 5 and is in the Commercial (COM) zoning district. This application was table from the March 29, 2021 DRB meeting.

**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**

# TOWN OF DERBY

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Derby, VT 05829

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**There will be a public hearing before the Derby Development Review Board on Monday, May 10, 2021 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:**

**By Phone: dial 1-717-275-8940 and enter PIN: 5266671#**

**By Video Conference: <https://hello.freeconference.com/conf/call/5266671>**

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

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 21-044 by Coutts Moriarty Camp, PIN #TRD34001H6T, for site plan approval for an 18 ft by 28 ft pavilion for outdoor eating space for summer campers. This property is located at 490 4-H Road and is in the Rural Residential (RR) and Shoreland (SD) zoning districts.

**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**

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**There will be a public hearing before the Derby Development Review Board on Monday, May 24, 2021 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:**

**By Phone: dial 1-717-275-8940 and enter PIN: 5266671#**

**By Video Conference: <https://hello.freeconference.com/conf/call/5266671>**

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

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 21-054 by Shawn Driver, PIN #TRD53010K8T4, for site plan and conditional use approvals for a residential business for an auto repair business. This property is located at 228 Fontaine Road and is in the Rural Residential (RR) zoning district.

Application 21-059 by James & Mary Ann Mulkin, PIN #NDRT5045G3T, for site plan and conditional use approvals for a change in use to light industrial (packaging of cosmetics). This property is located at 4408 US Route 5 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**

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**There will be a public hearing before the Derby Development Review Board on Monday, June 7, 2021 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:**

**By Phone: dial 1-717-275-8940 and enter PIN: 5266671#**

**By Video Conference: <https://hello.freeconference.com/conf/call/5266671>**

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

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 21-064 by Michele Capron, PIN #TRD18046B8T, for conditional use approval for a 40 ft by 36 ft storage building made from 2 shipping containers and a Quonset hut roof. This property is located at 2013 Herrick Road and is in the Residential One Acre (R1) zoning district.

Application 21-065 by Gary & Lauren Gillespie, PIN #TRD58001F2T, for preliminary and final plat review for a 2 lot subdivision. Lot #1 – 2.5 acres with an existing single family dwelling and lot #2 – 1.8 acres which is vacant. This property is located at 224 Missionary Acres and is in the Residential One Acre (R1) 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**



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**There will be a public hearing before the Derby Development Review Board on Monday, August 2, 2021 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:**

**By Phone: dial 1-717-275-8940 and enter PIN: 5266671#**

**By Video Conference: <https://hello.freeconference.com/conf/call/5266671>**

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

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 21-072 by Michael Conley, PIN #SMSDC044G5C, for preliminary and final plat approval for a two lot subdivision. Lot #1 - 1.38 acres and lot #2 - 2.54 acres. This property is located at 179 Main Street, 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.

***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, August 16, 2021 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:**

**By Phone: dial 1-717-275-8940 and enter PIN: 5266671#**

**By Video Conference: <https://hello.freeconference.com/conf/call/5266671>**

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

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**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.

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 Plain Farm Road and is in the Residential Two Acre (R2) 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**

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**There will be a public hearing before the Derby Development Review Board on Monday, September 13, 2021 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:**

**By Phone: dial 1-717-275-8940 and enter PIN: 5266671#**

**By Video Conference: <https://hello.freeconference.com/conf/call/5266671>**

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

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 21-090 by Mike & Tanya Pappalardo, PIN #RT105026I6T2, for conditional use approval to replace an existing camp with a 40 ft by 24 ft camp within the floodplain. This property is located at 1153 Route 105 and is in the Shoreland (SD) zoning district.

Application 21-096 by Mark & Amy Giroux, PIN #TRD07009F3T, for site plan approval for a 30 ft by 60 ft cold storage building. This property is located at 292 Shattuck Hill Road 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**

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**There will be a public hearing before the Derby Development Review Board on Monday, October 25, 2021 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:**

**By Phone: dial 1-717-275-8940 and enter PIN: 5266671#**

**By Video Conference: <https://hello.freeconference.com/conf/call/5266671>**

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

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 21-098 by St Onge Holdings LLC, PIN #TRD44010I2T, for site plan and conditional use approvals to change the use of the property to a recycling transfer station. This property is located at 333 Citizens Road 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.

***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, November 8, 2021 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:**

**By Phone: dial 1-717-275-8940 and enter PIN: 5266671#**

**By Video Conference: <https://hello.freeconference.com/conf/call/5266671>**

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

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 21-109 by Anthony Tanguay, PIN #MNDRT5026G3T2, for site plan approval to build two additional self storage building 30 ft by 250 ft each. This property is located at 5029 US Route 5 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**

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**There will be a public hearing before the Derby Development Review Board on Monday, November 22, 2021 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:**

**By Phone: dial 1-717-275-8940 and enter PIN: 5266671#**

**By Video Conference: <https://hello.freeconference.com/conf/call/5266671>**

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

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 21-110 by Dwight Abbott, PIN #PTYDR001F2T, for site plan approval to build a 20 x 40 detached garage. This property is located at 639 Prouty Drive and is in the Residential One Acre (R1) 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**

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**There will be a public hearing before the Derby Development Review Board on Monday, December 20, 2021 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:**

**By Phone: dial 1-717-275-8940 and enter PIN: 5266671#**

**By Video Conference: <https://hello.freeconference.com/conf/call/5266671>**

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

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 21-110 by Dwight Abbott, PIN #PTYDR001F2T, for site plan approval to build a 20 x 40 detached garage. This property is located at 639 Prouty Drive and is in the Residential One Acre (R1) zoning district. This application is being returned so that it can be reviewed by the full Board.

**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**