

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** February 5, 2018**

MEMBERS PRESENT: Joe Profera, Jane Clark, Bob DeRoehn, Richard Creaser.

MEMBERS ABSENT: Cynthia Adams.

OTHERS PRESENT: ZA Bob Kelley.

7:15 p.m.: Chair Joe Profera called the meeting to order. Jane Clark made a motion to approve the minutes to the December 11th as written. Seconded by Joe Profera. **Approved by a unanimous decision.**

With the resignations of Richard Del Favero, Jim Bumps and Dave LaBelle, the Selectboard has appointed Bob DeRoehn, Richard Creaser and Cynthia Adams to fill the vacancies.

Jane Clark nominated Bob DeRoehn to fill the vacant Vice-Chair position. Seconded by Richard Creaser. **Approved by a unanimous decision.**

The new members were welcomed aboard and brought up to speed on what the Commission was working on. The plan is to finish reviewing Article 2 of the bylaw and then start on the Town Plan. As part of Article 2 the review of the zoning district map is required.

With the creation of a Development Review Board (DRB) which has taken over for the Zoning Board of Adjustment (ZBA) and also taken over site plan and subdivision reviews from the Planning Commission (PC) references to the ZBA & PC need to be changed throughout Article 2 of the bylaw, otherwise review of the written text of Article 2 should be complete and only the review of the zoning district map is needed. Bob Kelley will make the changes to Article 2 and send it along to the members so that they can review it prior to their next meeting. Current zoning maps will also be sent to the new members for review.

There was discussion about changing the night of the PC meeting because the newly formed DRB will be meeting at 6:00 on the same night as the PC is currently meets and Joe Profera and Bob DeRoehn are on both boards. It was decide to keep things as they are for now and see how it goes.

8:00 p.m.: Due to Presidents Day and Town Meeting, the next regular meeting will be on March 19, 2018 at 7:00 pm. On a motion by Bob DeRoehn and seconded by Jane Clark, the meeting was adjourned.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** March 19, 2018**

MEMBERS PRESENT: Joe Profera, Jane Clark, Bob DeRoehn, Richard Creaser, Cynthia Adams.

MEMBERS ABSENT: None.

OTHERS PRESENT: ZA Bob Kelley.

MEETING CALLED TO ORDER: 7:00 P.M.

APPROVE MINUTES:

Richard Creaser moved to approve the February 5, 2018 minutes as written, seconded by Jane Clark. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Reorganize Board – Jane Clark moved to appoint Joe Profera as Chair, seconded by Bob DeRoehn. Unanimous

Cynthia Adams moved to appoint Bob DeRoehn as Vice-Chair, seconded by Richard Creaser. Unanimous.

Zoning Bylaw Review – Article 2 and Zoning Maps – Colby Morin was present representing Todd Wright and requested that the Commission consider changing the Special Lands (SL) zoning district on Upper Quarry Road to Residential 2-Acre (R2). The Commission reviewed the objective of the SL district and felt a site visit was warranted. They decided that a preliminary visit while there was snow on the ground would be a good idea and then do another visit after the snow is gone. Bob DeRoehn moved to have a site visit at 6:30 PM Monday April 2, 2018, with Richard Creaser seconding. Unanimous.

The Commission reviewed proposed changes to the zoning map by Bob Kelley to get rid of spot zoning. Most of the northern half of the town was reviewed with the exception of Derby Line.

ADJOURNMENT:

Next regular meeting is scheduled for 7:00 PM on April 2, 2018 with a site visit of the SL district on Upper Quarry Road at 6:30 PM. Cynthia Adams moved to adjourn at 8:10, seconded by Jane Clark. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** April 2, 2018**

MEMBERS PRESENT: Joe Profera, Jane Clark, Bob DeRoehn, Richard Creaser, Cynthia Adams.

MEMBERS ABSENT: None.

OTHERS PRESENT: ZA Bob Kelley.

MEETING CALLED TO ORDER: 7:24 P.M.

APPROVE MINUTES:

Richard Creaser moved to approve the March 19, 2018 minutes as written, seconded by Bob DeRoehn. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Upper Quarry Rd Special Lands (SL) Zoning District - The Commission conducted a site visit of the Special Lands zoning district on Upper Quarry Road at 6:30 prior to tonight's meeting. All members of the Commission were present at the site visit. Todd Wright has requested that the Commission consider changing the zoning from Special Lands to either Rural Residential (RR) or Residential 2-Acre (R2). The land is very hilly and there appears to be a lot of ledge in the area. Special Lands is the most restrictive zoning district. Richard Creaser moved to change the zone from SL to RR, with Joe Profera seconding. Ayes – none. Nays – Jane Clark, Richard Creaser, Bob DeRoehn, Joe Profera. Abstain – Cynthia Adams. The Commission denies the request from Todd Wright to change the zoning for the SL lands on Upper Quarry Rd.

Zoning Bylaw Review – Article 2 and Zoning Maps –The Commission reviewed proposed changes to the zoning map by Bob Kelley to get rid of spot zoning. Most of the southern half of the town was reviewed. All that remains to be reviewed are the villages of Derby Line and Derby Center.

Unit density per acre was discussed for Senior Housing and it was decided that the density limits did not apply to Senior Housing.

EXECUTIVE SESSION:

The Commission went into executive session to evaluate the zoning administrator.

Upon returning from executive session the Commission recommended that Bob Kelley be reappointed as zoning administrator.

ADJOURNMENT:

Next regular meeting is scheduled for 7:00 PM on April 16, 2018. Cynthia Adams moved to adjourn at 8:50, seconded by Jane Clark. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** April 16, 2018 as amended**

MEMBERS PRESENT: Joe Profera, Bob DeRoehn, Richard Creaser.

MEMBERS ABSENT: Jane Clark, Cynthia Adams.

OTHERS PRESENT: Todd Wright, Hilarie Wright, **ZA** Bob Kelley.

MEETING CALLED TO ORDER: 7:00 P.M.

APPROVE MINUTES:

Bob DeRoehn moved to approve the April 2, 2018 minutes as written, seconded by Richard Creaser. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Zoning Bylaw Review –Zoning Maps – Todd Wright explained to the Commission why he thought that his land on Upper Quarry Road should be changed to R2. The Commission stayed with their earlier decision to keep the land in the SL district.

Tracy Degre Concrete Inc has requested that their land on the west side of Route 5 across from Fish & Game Road be changed from R2 to COM. The Commission agreed that this request made sense, but wanted it as an agenda item for the full board to discuss at their next meeting.

Article 2 – It was *discussed* ~~agreed~~ to move Function Hall from a permitted use in the SD to a conditional use. It was *discussed* ~~agreed~~ to change §211.4 to require 8 sets of drawings to be submitted with applications requiring site plan review. It was thought that Warehouse/Trucking Terminal should be split into 2 separate uses. Bob Kelley pointed out that there are about 18 uses that need to be defined before completing amendments to Article 2.

Mail - The Commission reviewed their mail.

ADJOURNMENT:

Next regular meeting is scheduled for 7:00 PM on April 30, 2018. Bob DeRoehen moved to adjourn at 8:30, seconded by Richard Creaser. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** April 30, 2018**

MEMBERS PRESENT: Jane Clark, Cynthia Adams, Bob DeRoehn, Richard Creaser.

MEMBERS ABSENT: Joe Profera.

OTHERS PRESENT: Grant Spates, ZA Bob Kelley.

MEETING CALLED TO ORDER: 7:00 P.M.

APPROVE MINUTES:

Changes to Article 2 were discussed but Commission had not agreed to go forward with the changes yet. Richard Creaser moved to approve the April 16, 2018 minutes as amended, seconded by Bob DeRoehn. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Map Change Request – Tracy Degre Concrete Inc – Request to change property on west side of Route 5 just south of the Fish & Game Road from R2 to COM (PIN #RT005051C6T) – Richard Creaser moved to approve the request, with Cynthia Adams seconding. Unanimous.

Zoning Bylaw Review – Zoning Maps –

The Commission reviewed map revisions of the villages proposed by Bob Kelley to eliminate spot zoning. The Commission made a few modifications. Richard Creaser made a motion to approve the modified zoning map for Derby Line, with Jane Clark seconding. Unanimous.

Richard Creaser made a motion to approve the modified zoning map of Derby Center, with Cynthia Adams seconding. Unanimous.

Article 2 and Article 11 –

There are multiple uses in Article 2 that need to be defined in Article 11. The Commission started going thru the uses alphabetically. Definitions for Accessory Structure, Accessory Use, Apartment, Family Child Care Home and Family Child Care Facility were reviewed and agreed upon. Definitions for Campground and Funeral Home need more review. Child care will be grouped into just 2 uses, either Family Child Care Homes or Family Child Care Facilities.

Mail - The Commission reviewed their mail.

ADJOURNMENT:

Next regular meeting is scheduled for 7:00 PM on May 14, 2018. Jane Clark moved to adjourn at 8:25, seconded by Cynthia Adams. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** May 14, 2018**

MEMBERS PRESENT: Jane Clark, Cynthia Adams, Bob DeRoehn, Richard Creaser, Joe Profera.

MEMBERS ABSENT: None.

OTHERS PRESENT: ZA Bob Kelley.

MEETING CALLED TO ORDER: 7:00 P.M.

APPROVE MINUTES:

Richard Creaser moved to approve the April 30, 2018 minutes as written, seconded by Bob DeRoehn. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Article 2 and Article 11 –

The Commission continued review of the multiple uses in Article 2 that need to be defined in Article 11. The Commission started going thru the uses alphabetically. Definitions for Funeral Home, Junk/Salvage Yard, Manufactured Home Sales Lot, Nightclub/Bar, Petroleum/Propane Bulk Storage, Public Facility were reviewed and agreed upon. Definitions for Campground needs more review. Lodging House needs further discussion.

Mail - The Commission reviewed their mail.

ADJOURNMENT:

Next regular meeting is scheduled for 7:00 PM on June 11, 2018. Jane Clark moved to adjourn at 8:10, seconded by Cynthia Adams. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** June 11, 2018**

MEMBERS PRESENT: Cynthia Adams, Bob DeRoehn, Richard Creaser, Joe Profera.

MEMBERS ABSENT: Jane Clark.

OTHERS PRESENT: None.

MEETING CALLED TO ORDER: 7:00 P.M.

APPROVE MINUTES:

Bob DeRoehn moved to approve the May 14, 2018 minutes as written, seconded by Richard Creaser. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Article 2 and Article 11 –

Commission worked on establishing definitions of the following:

Definition of Campground - Bob DeRoehn and Richard Creaser offered ideas and commission discussed.

Bob DeRoehn made motion and Cynthia Adams seconded -

Campground: a commercial establishment offering 5 or more temporary or seasonal camp sites for the use of tents, camp trailers, and motor homes. Seasonal occupation of the site is not to exceed 180 calendar days. Unanimous.

Definition of a subdivision - Bob DeRoehn made motion and Richard Creaser seconded -
Subdivision of Land: the division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other subdivisions of land for sale or development. These divisions must conform to minimum lot size and requirements of existing zone. Unanimous.

Definition of Shoreline fill or excavation - Commission discussed and no motion made. Want to discuss with ZA and want to know what the state rules/regulations are.

Definition of Warehouse - Richard Creaser made motion and Bob DeRoehn seconded -
Warehouse: A building used primarily for the storage of commercial goods and materials. Unanimous.

Mail – No mail to open.

ADJOURNMENT:

Next regular meeting is scheduled for 7:00 PM on June 25, 2018. Bob DeRoehn moved to adjourn at 8:06, seconded by Richard Creaser. Unanimous.

The minutes were taken by Cynthia Adams.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** June 25, 2018**

MEMBERS PRESENT: Cynthia Adams, Bob DeRoehn, Richard Creaser, Joe Profera, Jane Clark.

MEMBERS ABSENT: None.

OTHERS PRESENT: Paul Roy, Lisa Duncan, Edward Duncan Jr., Bob Kelley.

MEETING CALLED TO ORDER: 7:00 P.M.

APPROVE MINUTES:

Bob DeRoehn moved to approve the June 11, 2018 minutes as written, seconded by Richard Creaser. Unanimous.

PUBLIC COMMENT:

Paul Roy discussed shipping containers with the Commission. One has been placed on a lot on the 4H Road and currently Derby does not regulate these types of structures. He felt that these types of structures reduce property values in the area and shouldn't be allowed in residential districts. Bob Kelley recommended at a minimum these containers should be treated the same as any storage building and require a permit. The Commission agreed and future shipping containers will require a permit unless they are only on the lot for a short period of time related to a specific project. At a later date the will look into further regulations for shipping containers.

NEW/OLD BUSINESS:

Article 2 and Article 11 –

Lisa & Edward Duncan were present to discuss the definitions of the different levels of child care facilities. The Towns definitions conflict with State regulations. Current State regulations all a home based “Registered Family Child Care Home” to have up to 10 children year round and 12 in the summer. A “Licensed Family Child Care Home” is allowed up to 12 children all year round. Child Care Centers are facilities not home based and are commercial enterprises. The Commission agreed that our definitions need to be updated to be in line with the State regulations. Registered and Licensed Family Child Care Homes would be considered home occupations, while Child Care Centers would require site plan approval.

Since the State controls filling and excavation the shoreline of lakes, Shoreline Fill or Excavation was deleted as a conditional use in the shoreland district.

Mail – The Commission reviewed their mail.

ADJOURNMENT:

Next regular meeting is scheduled for 7:00 PM on July 9, 2018. Jane Clark moved to adjourn at 8:20, seconded by Richard Creaser. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** ~~June 25~~ July 9, 2018**

MEMBERS PRESENT: Cynthia Adams, Bob DeRoehn, Joe Profera, Jane Clark.

MEMBERS ABSENT: Richard Creaser.

OTHERS PRESENT: Jennifer Powers, Bob Kelley.

MEETING CALLED TO ORDER: 7:00 P.M.

APPROVE MINUTES:

Bob DeRoehn moved to approve the June 25, 2018 minutes as written, seconded by Cynthia Adams. Unanimous.

PUBLIC COMMENT:

Jennifer discussed the permitting process, enforcement, commercial uses in residential areas and planning in general with the Commission.

NEW/OLD BUSINESS:

Article 2 and Article 11 –

A definition of Telecommunication Tower was approved and the definition of Travel Trailer Sales Lot was deleted. Senior housing was discussed.

The Commission will review the draft changes to Article 2 prior to their next meeting. The Commission wants to make sure they do not forget to address shipping containers.

Mail – The Commission reviewed their mail.

ADJOURNMENT:

Next regular meeting is scheduled for 7:00 PM on July 23, 2018. Cynthia Adams moved to adjourn at 8:20, seconded by Jane Clark. Unanimous.

The minutes were taken by Bob Kelley.

Unapproved

DERBY PLANNING COMMISSION MINUTES JULY 23, 2018

Members Present: Jane Clark, Joe Profera, Richard Creaser, Cynthia Adams

Members Absent: Bob DeRoehn

Others Present: Perry Hunt

Meeting called to order: 7:03 p.m.

Approve Minutes Cynthia Adams made motion to approve minutes with the date changed to July 9, 2018 Jane Clark seconded

Passed unanimous

Public Comment Perry Hunt addressed the board of his concerns. Motor Homes Sales dropped from any area

Discussion of what term(s) to use – Campers, Travel trailers, Motor homes, RVs?

We need to redefine and put back into 206.2 and 206.3 and as permitted use in 206.

Board agreed to Motor homes sales, services, and repairs

Commission worked on reviewing definitions dated 6/28/18

P. 1 Accessory- spelling errors, line 6 “fo” change to of “dingle” change to single Bed and Breakfast – strike in lines 2 and 3 “for a period not to exceed (six) seven consecutive nights

P. 2. Bulk Storage of Flammable Fuels need further discussion, why struck, is it covered somewhere else?

Car Wash – change in line 2 “automobiles” to vehicles

Club, Membership – change in line 3 “approval of the Planning Commission” to Developmental Review Board

Contractors Yard – change definition to A facility designed for the open and closed storage of materials/supplies, heavy equipment used by such businesses as contractors, builders, well drillers

Cottage Industry – need further discussion/clarification

P. 3 Dwelling, One Family Semi-detached and Dwelling, Two Family strike these from list of definitions

Dwelling, Multi-Family – in line 1 change “three” to two

Family Child Care Home and Family Child Care Facility need to update both of these terms to meet state regulations/definitions

P. 4 need to add and define Function Hall to this page

Junk/Salvage Yard in line 1 change “Any place open storage or deposit” to Any facility or site

Reviewed mail

Next meeting August 6, 2018 at 7 p.m.

Motion to adjourn meeting at 8:16 p.m. made by Jane Clark and seconded by Richard Creaser motion passed unanimous

The minutes were taken by Cynthia Adams.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** August 6, 2018**

MEMBERS PRESENT: Cynthia Adams, Bob DeRoehn, Joe Profera, Jane Clark, Richard Creaser.

MEMBERS ABSENT: None.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 7:00 P.M.

APPROVE MINUTES:

Jane Clark moved to approve the July 23, 2018 minutes with the following correction – Board agreed that ~~Camper motor homes~~ sales... - seconded by Richard Creaser. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Reviewed definitions –

Dwelling, Two Family was added back in.

Dwelling, Multi Family was changed back to 3 or more families.

Minor spelling correction to Office definition.

Redi-Mix (concrete) Plant – last sentence deleted.

Research/Testing Lab – last sentence deleted.

Mobile Home Park changed to manufactured Home Park.

Finished reviewing definitions up to Residential Care Home.

Mail – The Commission reviewed their mail.

ADJOURNMENT:

Next regular meeting is scheduled for 7:00 PM on August 20, 2018. Bob DeRoehn moved to adjourn at 8:15, seconded by Jane Clark. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** August 20, 2018**

MEMBERS PRESENT: Cynthia Adams, Bob DeRoehn, Joe Profera, Richard Creaser.

MEMBERS ABSENT: Jane Clark.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 7:00 P.M.

APPROVE MINUTES:

Richard Creaser moved to approve the August 6, 2018 minutes as written, seconded by Cynthia Adams. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Reviewed definitions –

Residential Care Home – changed from 6 to 8 persons.

Residential Treatment Facility, Restaurant, Retail Store, Slaughter House, Taxi Service Facilities, Veterinary Hospital, Village Inn, and Warehouse/Trucking Terminal – deleted last sentence in each definition.

Smelter – deleted last half of last sentence.

Subdivision – corrected 2 spelling errors.

Wholesale Business – deleted last half of last sentence.

Log Yard defined as “A lot or location where raw logs and other wood or forest products are processed and/or stored.”

Family Child Care Home & Family Child care Facility should reference State statute or State Agency.

Senior Housing still needs to be defined.

Bob Kelley will draft regulations on Shipping Containers based on Douglas MA regs.

It was discussed grouping Log Yard, Concrete Plant, Asphalt Plant, and Sand & Gravel Pits together as one use. No decision made.

Mail – The Commission reviewed their mail.

Training – The Towns is setting up onsite training with VLCT for all Boards and Commissions on roles and responsibilities. Tentative date is Thursday September 13th at 6:00. All members are encouraged to attend.

ADJOURNMENT:

Next regular meeting is scheduled for 7:00 PM on September 17, 2018. Bob DeRoehn moved to adjourn at 8:20, seconded by Cynthia Adams. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** September 17, 2018**

MEMBERS PRESENT: Jane Clark, Bob DeRoehn, Joe Profera, Richard Creaser.

MEMBERS ABSENT: Cynthia Adams.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 7:00 P.M.

APPROVE MINUTES:

Bob DeRoehn moved to approve the August 20, 2018 minutes as written, seconded by Richard Creaser. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Reviewed definitions –

Family Child Care Home – added “as defined by the Vermont Department of Children and Families” to the end of the definition.

Family Child Care Facility – added “as defined by the Vermont Department of Children and Families” to the end of the definition.

Redi-Mix (concrete) Plant changed to “Asphalt/Concrete Plant” and added “asphalt,” after – distribution of – to the definition.

Senior Housing defined as “Housing designed for, and occupied by, at least one person 55 years of age or older per dwelling unit, and which has significant facilities and services specifically designed to meet the physical and social needs of older persons as described in §100.306, “Significant Facilities and Services Specifically Designed for Older Persons,” 24 C.F.R. part 100 (Department of Housing and Urban Development – Housing for Older Persons) or any amendment thereto.”

Review of definitions is now completed.

Bylaw Review –

Shipping containers were discussed. Douglas MA has regulations that the Commission liked. Bob Kelley will draft a modified version for the Commission to review at their next meeting.

The Commission will review changes to Article 2 prior to their next meeting.

Mail – The Commission reviewed their mail.

ADJOURNMENT:

Next regular meeting is scheduled for 7:00 PM on October 1, 2018. Jane Clark moved to adjourn at 8:18, seconded by Richard Creaser. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** October 1, 2018**

MEMBERS PRESENT: Jane Clark, Bob DeRoehn, Joe Profera, Richard Creaser, Cynthia Adams.

MEMBERS ABSENT: None.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 7:00 P.M.

APPROVE MINUTES:

Richard Creaser moved to approve the September 17, 2018 minutes as written, seconded by Bob DeRoehn. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Reviewed definitions –

Camper Sales, Service & Repairs – defined as “An enterprise for the display, sale and service of travel trailers, motor homes and pick-up coaches.”

Family Child Care Provider – defined as “A person who has been approved to operate a registered or licensed Family Child Care Home.”

Trailer/Semi-Trailer – defined as “A prefabricated metal container or box, with or without wheels, specifically constructed for the transport by rail, ship or transport truck.”

The definition of Hot Mix Plant was deleted.

Review Article 2 changes -

§201 – Special Protection Area changed to Source Protection Area.

§202, 203, 204, 205 – Ok as written.

§206.1 Industrial District– Added Warehouse as a permitted use. Moved Petroleum/Propane Bulk Storage from a permitted use to a conditional use. Added Asphalt/Concrete Plant as conditional use. Deleted Hot Mix Plan & Redi-Mix (concrete) Plant as conditional uses.

§206.2 Commercial/Industrial District – Added Camper Sales, Service, and Repair & Clinic & Warehouse as permitted uses. Added Research/Testing Lab as a conditional use.

§206.3 Commercial District – Added Camper Sales, Service, and Repair & Car Wash & Clinic as permitted uses. Deleted Day Care Home as a permitted use. Changed Family Care Facility to Family Child Care Facility. Added Wholesale Business as a conditional use.

Storage Container Draft Regulations -

Use of storage containers for permanent storage on residential and commercial properties is becoming more and more prevalent, it is felt that additional regulations are need to lessen the impact on abutting properties and the need to clarify that because they are being used as a storage shed, they are considered a structure and a permit is required. With this in mind the following regulations are being considered

Define Trailer/Semi-Trailer as a prefabricated metal container or box, with or without wheels, specifically constructed for the transport by rail, ship or transport truck.

Use of Trailer/Semi-Trailers for nonconstruction storage.

- 1) In all districts the use of Trailers/Semi-Trailers for nonconstruction storage requires a permit and shall be subject to the following conditions:
 - a) The trailer(s) is located behind the rear plane of the principal structure on the lot.
 - b) The trailer(s) shall conform to all setback requirements for the district in which they are located.
 - c) Use of such storage trailers are accessory to a principal residential or commercial use.
- 2) In all districts except Industrial, Commercial/Industrial, and Commercial districts the used of Trailers/Semi-Trailers for nonconstruction storage shall require Conditional Use approval from the Development Review Board. In determining compatibility with the neighborhood the Development Review Board may require some or all of the following to lessen the impact on the area:
 - a) Removal of wheels, carriages, reflectors, light, license plates, commercial markings, or any other indicia of vehicular use.
 - b) Painting to coordinate with the principal structure on the lot
 - c) Reasonably screened from view from any public way or abutting property.
 - d) Skirting between the bottom of the trailer and the ground.

Mail – The Commission reviewed their mail.

ADJOURNMENT:

Next regular meeting is scheduled for 7:00 PM on October 15, 2018. Bob DeRoehn moved to adjourn at 8:27, seconded by Jane Clark. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** October 15, 2018**

MEMBERS PRESENT: Jane Clark, Bob DeRoehn, Joe Profera, Richard Creaser, Cynthia Adams.

MEMBERS ABSENT: None.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 7:00 P.M.

APPROVE MINUTES:

Richard Creaser moved to approve the October 1, 2018 minutes as written, seconded by Bob DeRoehn. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Review Article 2 changes -

§206.4 Residential High Density District– Added Lodging House as a permitted use. Moved Dwelling, Multi-Family from a conditional use to a permitted use.

§206.5 Residential Medium Density District – Added Lodging House as a conditional use.

§206.6 Residential One Acre District – Moved Function Hall from a permitted use to a conditional use.

§206.7 Residential Two Acre District – Moved Function Hall from a permitted use to a conditional use.

§206.8 Rural Residential District – Moved Function Hall from a permitted use to a conditional use. Added Residential Treatment Facility as a conditional use.

§206.9 Shoreland District – Moved Function Hall from a permitted use to a conditional use.

§206.10 Special Lands District – No changes.

Mail – The Commission reviewed their mail.

ADJOURNMENT:

Next regular meeting is scheduled for 7:00 PM on October 29, 2018. Jane Clark moved to adjourn at 8:10, seconded by Cynthia Adams. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** October 29, 2018**

MEMBERS PRESENT: Jane Clark, Bob DeRoehn, Joe Profera, Richard Creaser, Cynthia Adams.

MEMBERS ABSENT: None.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 7:00 P.M.

APPROVE MINUTES:

Jane Clark moved to approve the October 15, 2018 minutes as written, seconded by Richard Creaser. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Review Article 2 changes -

§207.1 Village Commercial Derby Line District– Added Clinic as a permitted use.

§207.2 Village Residential 1 Derby Line District – Added Clinic, Office, and Senior Housing as conditional uses.

§207.3 Village Residential 2 Derby Line District – Added Senior Housing as a conditional use.

§208.1 Village Commercial Derby Center District – Added Clinic as a permitted use. Added Community Cultural Center, Motor Vehicle Repair, and Car Wash as conditional uses.

§208.2 Village Residential Derby Center District –Added Community Cultural Center and Senior Housing as conditional uses.

§208.3 Village Residential Multi-Family Derby Center District – Moved Residential Care Home from a conditional use to a permitted use. Added Senior Housing as a permitted use.

§210 Corrected section reference and 2 grammatical errors.

Will continue next meeting at §211.

Mail – The Commission reviewed their mail.

ADJOURNMENT:

Veterans Day is November 12th so the next regular meeting is scheduled for 7:00 PM on November 26, 2018. Jane Clark moved to adjourn at 8:15, seconded by Richard Creaser. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** November 26, 2018**

MEMBERS PRESENT: Bob DeRoehn, Joe Profera, Richard Creaser, Cynthia Adams.

MEMBERS ABSENT: Jane Clark.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 7:00 P.M.

APPROVE MINUTES:

Bob DeRoehn moved to approve the October 29, 2018 minutes as written, seconded by Richard Creaser. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Review Article 2 changes -

§211.1 Exterior lighting added as a site plan review criteria.

§211.2 combined with §211.1 as required review.

§211.3 renumbered to 211.2.

§211.3 renumbered to 211.3 and 8 sets of plans required.

§212.1(B) combined with 212.1(A) and rest of section renumbered.

§212.3 deleted “and access” from first sentence.

§212.4 added “Access Design. All access drives entering from a paved road or exiting onto a paved road shall have a minimum 25 ft paved apron.”

§212.4 renumbered to 212.5

Article 2 review complete, just need to double check permitted and conditional uses allowed in the district at next meeting.

Mail – The Commission reviewed their mail.

ADJOURNMENT:

The next regular meeting is scheduled for 7:00 PM on December 10, 2018. Bob DeRoehn moved to adjourn at 8:20, seconded by Richard Creaser. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** December 10, 2018**

MEMBERS PRESENT: Bob DeRoehn, Joe Profera, Richard Creaser, Cynthia Adams, Jane Clark.

MEMBERS ABSENT: None.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 7:00 P.M.

APPROVE MINUTES:

Bob DeRoehn moved to approve the November 26, 2018 minutes as written, seconded by Cynthia Adams. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Review Article 2 changes -

Animal Grooming/Boarding added to the RR and VCDC districts.

Apartment deleted from VCDL district and Dwelling Multi-Family added. The definition of Apartment was deleted.

Auto Service Station combined with Auto Service Station/Mini Mart.

Mail – The Commission reviewed their mail.

ADJOURNMENT:

The next regular meeting is scheduled for 7:00 PM on January 7, 2019. Jane Clark moved to adjourn at 8:18, seconded by Cynthia Adams. Unanimous.

The minutes were taken by Bob Kelley.