

Unapproved

Derby Development Review Board * Minutes * June 6, 2022

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

Members Absent: None.

Others Present: Nate Hamblett, Michael Pappalardo, Tanya Pappalardo, Nancy Hall, John Hall, Matthew Wilson, Bob Kelley.

MEETING CALLED TO ORDER - 6:00 P.M. by Chair Dave LaBelle.

APPROVE MINUTES:

Bob DeRoehn moved to approve the minutes of April 11, 2022 as written, seconded by Jim Bumps. Unanimous.

PUBLIC COMMENTS: None.

NEW BUSINESS:

Application 22-055 by Michael & Tanya Pappalardo, PIN #RT105026I6T2, for conditional use approval to build 3 – 10 ft by 20 ft sheds each with an RV pad and hookups within the floodplain. This property is located at 1153 Route 105 and is in the Shoreland (SD) zoning district.

Michael & Tanya Pappalardo were present remotely to explain the request. He simply needs more storage. He is replacing his existing mobile home with a smaller one and needs for storage space. Nancy & John Hall did not have any concerns with the project. State Floodplain Manager Sacha Pealer submitted an email with her concerns with the project which included the RVs being on site for more than 180 consecutive days, certification the sheds are at or above 968.9' NGVD29, foundation anchoring, electric below Base Flood Elevation (BFE) needs to be in watertight conduit, and building materials below BFE being flood damage resistant. The sheds will be anchored to concrete blocks to prevent flotation and the only building materials below BFE is concrete blocks. There were no further comments from the public. Bob DeRoehn moved to close application 22-055 with Jim Bumps seconding. Unanimous.

After deliberations Joe Profera moved to approve application 22-055 by Michael & Tanya Pappalardo as submitted with the following 3 conditions: 1) A FEMA Elevation Certificate, certified by a licensed land surveyor or professional engineer, shall be submitted to the Town when the project is complete showing that the camp/shed floors are at or above 968.9 ft NGVD-29; 2) All RVs must be registered and ready for highway use and be on site for fewer than 180 consecutive days; and 3) All electric lines below base flood elevation must be in watertight conduit (see written decision), seconded by Adam Guyette. Unanimous.

Application 22-060 by Hamblett Holdings LLC, PIN #NDRT5077F5C, for site plan approval to build an 80 ft by 60 ft dry storage warehouse. This property is located at 3262 US Route 5 and is in the Village Commercial Derby Center (VCDC) zoning district.

Nate Hamblett was present to explain the request. The building is 80 x 40 with a 20 wide lean-to on one site. He is working thru State permitting (Act 250, Stormwater, etc...). The building will have a bathroom and exterior lighting will be down lit. There were no comments from the public. Adam Guyette moved to close application 22-060, with Bob DeRoehn seconding. Unanimous.

After deliberations Bob DeRoehn moved to approve application 22-060 by Hamblett Holdings LLC as submitted (see written decision), seconded by Judy Nommik. Unanimous.

OTHER BUSINESS: None.

ADJOURNMENT:

The next scheduled meeting is June 20, 2022 at 6:00. Jim Bumps moved to adjourn the meeting at 6:30 PM, seconded by Bob DeRoehn. Unanimous.

Submitted by Bob Kelley, *Unofficial until approved*