

Unapproved

Derby Development Review Board * Minutes * July 18, 2022

Members Present: Bob DeRoehn, Joe Profera, Dave LaBelle, Jim Bumps.

Members Absent: Tanner Jacobs, Adam Guyette, Judy Nommik.

Others Present: Pat Daigle, John Gobeil, Mick Conley, Howard Birchard, Scott Cianciolo, Theresa Cianciolo, Sasha Shapovalova, Dimitri Shapovalova, Chris Wright, Kim Edwards, Bob Kelley.

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

APPROVE MINUTES:

Bob DeRoehn moved to approve the minutes of June 20, 2022 as written, seconded by Joe Profera. Unanimous.

PUBLIC COMMENTS: None.

NEW BUSINESS:

Application 22-070 by North Country Health Services (Agape Ministries Inc), PIN #NMSDC010F5C, for conditional use and site plan review to change the use to a residential/Vocational/Educational/Cultural Center and a Bi-lingual Church. The intent is to house displaced Ukrainians, integrate them into our society, and have a small church. This property is located at 2853 US Route 5 and is in the Residential Two Acre (R2) and Shoreland (SD) zoning districts.

Scott & Theresa Cianciolo were present to explain the request. Currently they have 24 displaced Ukrainians lined up. The goal is to get them integrated into society in about a year. They will arrive with 2-year visas and work toward gaining permanent citizenship. The families coming in have special needs children, some of which may need treatments in Boston. Eventually the children will be integrated into the local school system. Agape Ministries non-profit and exempt from property taxes. There will be no exterior changes to the property. Howard Birchard asked a few questions and pointed out the loss in tax revenue. There were no further comments from the public. Bob DeRoehn moved to close application 22-070 with Joe Profera seconding. Unanimous.

After deliberations Bob DeRoehn moved to approve application 22-070 by North Country Health Services (Agape Ministries Inc) as submitted (see written decision), seconded by Jim Bumps. Unanimous.

Application 22-074 by Gosselin Enterprises Inc, PIN #RT005018E5T, for site plan review to renew permits for a Planned Unit Development permit #07-093, phase 1A - gravel pit permit #08-006, and phase 1B - 20 multi-family units permit #08-121. This property is located at 2021 US Route 5 and is in the Commercial (COM) zoning district.

Pat Daigle and John Gobeil were present to explain the request. This is simply for an extension of the expiration date for their existing permits. They are requesting a ten (10) year extension. There were no comments from the public. Bob DeRoehn moved to close application 22-074 with Joe Profera seconding. Unanimous.

After deliberations Bob DeRoehn moved to approve application 22-074 by Gosselin Enterprises Inc for a ten (10) year extension as submitted (see written decision), seconded by Jim Bumps. Unanimous.

Application 22-077 by Trac Equities LLC, PIN #NDRT5060F4C, for site plan review to change the use to a portion of the building to Retail Cannabis. This property is located at 3731 US Route 5 and is in the Commercial (COM) zoning districts.

Chris Wright was present to explain the request. This will be for retail only, there will not be any growing or manufacturing. Mr. Wright explained that there are extensive State regulations he will have to comply with. There will be no exterior changes to the property except for signage. There were no comments from the public. Joe Profera moved to close application 22-077 with Bob DeRoehn seconding. Unanimous.

After deliberations Joe Profera moved to approve application 22-077 by Trac Equities LLC as submitted (see written decision), seconded by Jim Bumps. Unanimous.

OTHER BUSINESS: None.

ADJOURNMENT:

The next scheduled meeting is August 1, 2022 at 6:00. Bob DeRoehn moved to adjourn the meeting at 6:40 PM, seconded by Joe Profera. Unanimous.

Submitted by Bob Kelley, *Unofficial until approved*