

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

There will be a public hearing before the Derby Development Review Board on Monday, January 3, 2022 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 22-001 by Real & Denise Desrochers, PIN #NDRT5064F4C, for site plan approval to build a 60 by 120 cold storage building. This property is located at 3609 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 for information.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED

Dave LaBelle, Chair

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Derby, VT 05829

Phone: (802) 766-2017
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There will be a public hearing before the Derby Development Review Board on Monday, February 14, 2022 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 22-003 by Anthony Tanguay, PIN #TRD63012H6T2, for preliminary and final plat review for a 5 lot subdivision. Lot #1 - 2.85 ac, #2 – 2.16 ac, #3 – 1.71 ac, #4 – 9.64 ac, and #5 – 4.24 ac. This property is located at 467 John Taplin Road and is in the Shoreland (SD) zoning district.

Application 22-004 by Anthony Tanguay, PIN #RT005015E5T, for site plan review for a 30 ft by 100 ft self storage building and a 30 ft by 180 ft self storage building. This property is located at 150 Beebe 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 for information.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED

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Phone: (802) 766-2017
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There will be a public hearing before the Derby Development Review Board on Monday, March 14, 2022 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 21-116 by Conrad & Marilyn Miller, PIN #SESAL040I7T, for conditional use approval rebuild and add 99 sq ft to an existing deck within the floodplain. This property is located at 677 East Salem Drive and is in the Shoreland (SD) zoning district.

Application 22-009 by Terry Judd & Nancy Cass, PIN #NDRT5026G3T, for site plan review for a 28 ft by 40 ft office building with a 10 ft by 10 ft entry porch. This property is located at 5027 US Route 5 and is in the Commercial (COM) zoning district.

Application 22-012 by James Young & Tricia Tyo, PIN #ESSAL021H6T, for conditional use approval to build a 34 ft by 36 ft detached garage within the floodplain. This property is located at 902 4-H Road and is in the Shoreland (SD) zoning district.

Application 22-013 by Nathan & Tracy Hamblett, PIN #TRD22005F5T, for site plan review raise a 24 ft by 38 ft portion of the roof about 3 ft. This property is located at 165 Nelson Hill Road and is in the Village Commercial Derby Center (VCDC) zoning district.

Application 22-014 by Cory Spaulding, PIN #TRD27006F3T1, for site plan review for an 80 ft by 84 ft truck shop for general repairs and maintenance. This property is located at 252 Quarry Road and is in the Commercial (COM) zoning district.

Application 22-015 by Dwight Abbott, PIN #PTYDR001F2T, for site plan review for a change of use of an existing building for growing cannabis. 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 for information.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED

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There will be a public hearing before the Derby Development Review Board on Monday, March 28, 2022 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:

Reorganization of Board

Application 22-016 by Steve & Pam Abbott, PIN #TRD04067D2T, for site plan approval to convert the existing garage into 2 living units. This property is located at 2688 Darling Hill Road and is in the Residential One Acre (R1) zoning district.

Application 22-018 by Roger Gosselin Inc, PIN #NMSDC023F5CR1, for site plan review to build a 52 ft by 72 ft shop addition for 2 more bays. This property is located at 193 Gosselin Drive and is in the Village Commercial Derby Center (VCDC) zoning district.

Application 22-015 by Dwight Abbott, PIN #PTYDR001F2T, for site plan review for a change of use of an existing building for growing cannabis. This property is located at 639 Prouty Drive and is in the Residential One Acre (R1) zoning district. THIS APPLICATION WAS TABLED FROM THE MARCH 14, 2022 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 for information.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED

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There will be a public hearing before the Derby Development Review Board on Monday, April 11, 2022 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 22-023 by Victor Deyo, PIN #TRD22060E7T, for conditional use approval to install an 8 ft by 20 ft storage container on his property. This property is located at 2804 Nelson Hill Road and is in the Rural Residential (RR) zoning district.

Application 22-028 by ADA J's LLC, PIN #RT005007E5T, for site plan review to build a 100 ft by 148 ft Auto Repair Shop. This building is to replace the building destroyed by fire in a smaller footprint. This property is located at 2506 US Route 5 and is in the Village Commercial Derby Center (VCDC) 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 for information.

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There will be a public hearing before the Derby Development Review Board on Monday, June 6, 2022, 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 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.

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.

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 for information.

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There will be a public hearing before the Derby Development Review Board on Monday, June 20, 2022, 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 22-065 by Robert & Rebecca Hack, PIN #TRD12007D3T, for preliminary and final plat review for a proposed 2-lot subdivision. Lot #4A – 16.2 acres and lot #4B – 2.0 acres. This property is located at 601 Woods 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 for information.

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There will be a public hearing before the Derby Development Review Board on Monday, July 18, 2022, 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 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.

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.

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.

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 for information.

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There will be a public hearing before the Derby Development Review Board on Monday, August 1, 2022, 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 22-082 by Joe & Christie Brasseur, PIN #TRD47002K5T, for conditional use approval for two 8 ft by 40 ft storage containers. This property is located at 171 Glover Road and is in the Rural Residential (RR) 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 for information.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED

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There will be a public hearing before the Derby Development Review Board on Monday, August 15, 2022, 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 22-086 by T&T Mtn Investments, PIN #NDRT5060F4C1, for site plan approval for a 7 ft by 24 ft addition to an existing wash bay and maintenance room. This property is located at 3693 US Route 5 and is in the Commercial (COM) 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 for information.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED

Dave LaBelle, Chair

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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, August 29, 2022, 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 22-090 by Michael & Brenda Kelley, PIN #TRD34024H6T, for conditional use approval for a 30 ft by 60 ft garage located with the floodplain. This property is located at 689 4H Road and is in the Shoreland (SD) district.

Application 22-091 by Terry Lucas, PIN #LYBCH009D2T, for conditional use approval for a 6 ft by 11 ft porch addition to an existing nonconforming dwelling. This property is located at 83 Lindsay Road Extension and is in the Shoreland (SD) district.

Application 22-096 by Mark & Amy Giroux, PIN #TRD07009F3T, for site plan approval for a 30 ft by 60 ft building for additional bays for an existing on-site business. This property is located at 292 Shattuck Hill Road and is in the Commercial (COM) 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 for information.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED

Dave LaBelle, Chair

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Phone: (802) 766-2017
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There will be a public hearing before the Derby Development Review Board on Monday, October 24, 2022, 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 22-111 by Worth Holdings LLC, PIN #NDRT5084F5C1, for site plan approval for a 12 ft by 24 ft storage shed. This property is located at 3165 US Route 5 and is in the Village Commercial Derby Center (VCDC) district.

Application 22-112 by R&B Holdings Inc, PIN #NDRT5056F'4C, for site plan approval for a 14 ft by 44 ft lean-to on the side of their building. This property is located at 3783 US Route 5 and is in the Commercial (COM) 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 for information.

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Phone: (802) 766-2017
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There will be a public hearing before the Derby Development Review Board on Monday, November 7, 2022, 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 22-116 by Terrill Jud & Nancy Cass, PIN #NDRT5026G3T, for site plan approval to change the location of the Right of Way accessing lot #2. This property is located at 5027 US Route 5 and is in the Commercial (COM) 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 for information.

PUBLIC PARTICIPATION IS WELCOMED AND ENCOURAGED

Dave LaBelle, Chair