

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, January 3, 2022**

**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: 6:30 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

Zoning Bylaw – Continue Review Article 7 – Subdivision, PRD, PUD, Mobile Home Park Regulations

Review Mail

**ADJOURNMENT:**

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

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, January 31, 2022**

**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: 6:30 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

Zoning Bylaw – Continue Review Article 7 – Subdivision, PRD, PUD, Mobile Home Park Regulations

Review Mail

**ADJOURNMENT:**

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

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, February 14, 2022**

**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: 6:30 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

Zoning Bylaw – Continue Review Article 7 – Subdivision, PRD, PUD, Mobile Home Park Regulations

Discuss regulations concerning cultivation of cannabis

Review Mail

**ADJOURNMENT:**

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

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, March 28, 2022**

**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: 7:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

Reorganize of Commission

Zoning Bylaw – Continue Review Article 7 – Subdivision, PRD, PUD, Mobile Home Park Regulations

Discuss regulations concerning cannabis

Review Mail

**ADJOURNMENT:**

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

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, April 11, 2022**

**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: 6:30 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

Discuss regulations concerning cannabis

Review Mail

**ADJOURNMENT:**

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

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, April 25, 2022**

**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: 6:30 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

Continue Review of Cannabis Regulations

Zoning Bylaw – Continue Review Article 7 – Subdivision, PRD, PUD, Mobile Home Park Regulations

Review Mail

**ADJOURNMENT:**

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

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, April 26, 2022**

**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: 6:30 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

Continue Review of Cannabis Regulations

Zoning Bylaw – Continue Review Article 7 – Subdivision, PRD, PUD, Mobile Home Park Regulations

Review Mail

**ADJOURNMENT:**

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

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, May 9, 2022**

**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: 6:30 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

Zoning Bylaw – Continue Review Article 7 – Subdivision, PRD, PUD, Mobile Home Park Regulations

Review Mail

**ADJOURNMENT:**

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



**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, May 23, 2022**

**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: 6:30 P.M.**

**APPROVE MINUTES:**

**PUBLIC HEARING:**

6:30 P.M. – Public Hearing for public input on Proposed Bylaw Amendments:

- 1) Subdivision Review
- 2) Cannabis Regulations
- 3) Lighting Design Requirements
- 4) Zoning Map Change

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

To consider the Proposed Bylaw Amendments discussed at the Public Hearing.

Zoning Bylaw – Continue PRD, PUD, Mobile Home Park Regulations

Review Mail

**ADJOURNMENT:**

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

# 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

## **TOWN OF DERBY** **NOTICE OF PUBLIC HEARING**

Notice is hereby given to the residents of the Town of Derby, VT that the Derby Planning Commission will hold a public hearing in the Selectboard Room of the Municipal Building, 124 Main Street Derby Center on Monday May 23, 2022 at 6:30 p.m. This hearing will be held for public review of and comment on the revised zoning bylaw pursuant to Title 24 VSA, Chapter 117.

The purpose of the proposed zoning bylaw revision is to provide for the future growth and development of the Town of Derby. The revised zoning bylaw, if and when adopted, will affect all lands within the Town of Derby.

### **Proposed Zoning Bylaw Amendment**

Complete rewrite of Subdivision Regulations §701-703

ARTICLE 7: SUBDIVISION, PRD, PUD, AND MOBILE HOME PARK REGULATIONS

§701 Subdivision Review

- 701.1 Applicability
- 701.2 An Overview of the Subdivision Review Process
- 701.3 Application Procedures
- 701.4 Boundary Line Adjustment
- 701.5 Preliminary Plan Review (Major Subdivisions Only)
- 701.6 Final Plan Review (All Subdivisions)
- 701.7 Layout and Marking of Lots
- 701.8 Streets
- 701.9 Utilities
- 701.10 Site Preservation
- 701.11 Excavation and Grading
- 701.12 Waivers

§702 ~~704~~ Planned Residential Developments (No Changes)

§703 ~~705~~ Planned Unit Developments (No Changes)

§704 ~~706~~ Supplemental Rules and Regulations for PRD and PUD (No Changes)

§705 ~~707~~ Mobile Home Parks (No Changes)

§706 ~~708~~ Compliant Non-conforming Mobile Home Parks (No Changes)

Added the following definitions to §1102 Term Definitions

**Subdivision of Land:** The division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other division of land for sale or development. ~~These divisions must conform to minimum lot size and requirement of the existing zone.~~ **Boundary line adjustments (i.e. the relocation of lots lines between two or more lots, tracts, or parcels) are also considered subdivisions.**

**Boundary Line Adjustment:** *The transfer of property by deed to a respective owner or owners of contiguous property for the purpose of adjusting a boundary line and not for the purpose of creating an additional lot or parcel.*

***Cannabis Cultivation: A lot or building used by a person licensed by the State to engage in the cultivation of cannabis.***

***Cannabis Manufacturing: A building used by a person licensed by the State to manufacture cannabis products.***

***Cannabis retail: A building used by a person licensed by the State to sell cannabis and cannabis products to adults 21 years of age and older for off-site consumption.***

***Cannabis testing laboratory: A building used by a person licensed by the State to test cannabis and cannabis products.***

***Cannabis Wholesale: A building used by a person licensed by the Stat to purchase, process, transport, and sell cannabis and cannabis products.***

Added Cannabis Cultivation, Cannabis Manufacturing, Cannabis Retail, Cannabis Testing Laboratory, and Cannabis Wholesale as permitted uses to §206.1 Industrial (IND), §206.2 Commercial/Industrial (COM/IND), and §206.3 Commercial (COM) zoning districts

Added the following Parking requirement to §402.7(D) Parking Space Counts per Use.

Cannabis Retail – 1 per 200 sq. ft. gross floor area.

Cannabis Manufacturing and Cannabis Testing Laboratory – 1 per employee on major shift & 1 per 300 sq ft of gross office space.

Cannabis Cultivation and Cannabis Wholesale – 1 per employee on major shift & additional spaces per DRB finding.

Added the following to §212.2 Lighting Design Requirements

§212.2(A) The installation or replacement of all outdoor lighting fixtures shall require a permit except for the following:

- 1) One- and two-unit residential structures,
- 2) Active farms, and
- 3) Holiday lighting.

Zoning Map Change – Change the portions of parcels TRD50001J7T (Lake Salem Holdings LLC 371 Hayward Rd) and TRD50001J7T1 (Steven & Jessica Patenaude 575 Hayward Rd) that are in the Shoreland (SD) district to Rural Residential (RR). This will make both parcels completely within the Rural Residential (RR) district.

Copies of the full text of the proposed zoning bylaw revisions may be obtained from the office of the Zoning Administrator. Dated in Derby, Vermont, May 4, 2022.

Derby Planning Commission

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, June 6, 2022**

**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: 6:30 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

Zoning Bylaw – Continue PRD, PUD, Mobile Home Park Regulations

Review Mail

**ADJOURNMENT:**

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

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, June 20, 2022**

**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: 6:30 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

Zoning Bylaw – Continue PRD, PUD, Mobile Home Park Regulations

Review Mail

**ADJOURNMENT:**

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

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, July 18, 2022**

**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: 6:30 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

Zoning Bylaw – Continue PRD, PUD, Mobile Home Park Regulations

Review Mail

**ADJOURNMENT:**

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

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, August 1, 2022**

**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: 6:30 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

Zoning Bylaw – Continue Review - PUD, Mobile Home Park, and Flood Hazard Regulations

Review Mail

**ADJOURNMENT:**

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

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, August 15, 2022**

**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: 6:30 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

Zoning Bylaw – Continue Review - PUD, Mobile Home Park, and Flood Hazard Regulations

Review Mail

**ADJOURNMENT:**

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



**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, August 29, 2022**

**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: 6:30 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

Solar Preferred Siting Designation – Todd Wright

Zoning Bylaw – Continue Review - PUD, Mobile Home Park, and Flood Hazard Regulations

Review Mail

**ADJOURNMENT:**

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

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, September 12, 2022**

**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>**

**SITE VISIT 6:00 P.M.:**

Wright Solar Project - 1 Upper Quarry Road. Meet at Town Offices at 6:00 P.M. and then proceed to 1 Upper Quarry Road.

**CALL MEETING TO ORDER: 6:30 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

Solar Preferred Siting Designation – Todd Wright

Zoning Bylaw – Continue Review - PUD, Mobile Home Park, and Flood Hazard Regulations

Review Mail

**ADJOURNMENT:**

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

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, September 26, 2022**

**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: 6:30 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

Zoning Bylaw – Continue Review - Flood Hazard and River Corridor Regulations

Review Mail

**ADJOURNMENT:**

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

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, October 24, 2022**

**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: 6:30 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

Zoning Bylaw – Continue Review - Flood Hazard and River Corridor Regulations

Review Mail

**ADJOURNMENT:**

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

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, November 7, 2022**

**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: 6:30 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

Zoning Bylaw – Continue Review - Flood Hazard and River Corridor Regulations

Review Mail

**ADJOURNMENT:**

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

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
PLANNING COMMISSION  
AGENDA**

**Monday, November 21, 2022**

**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: 6:30 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW/OLD BUSINESS:**

Zoning Bylaw – Continue Review - Flood Hazard and River Corridor Regulations

Review Mail

**ADJOURNMENT:**

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