

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** January 3, 2022**

MEMBERS PRESENT: Bob DeRoehn, Hazen Converse, Joe Profera, Carol Brown, Cynthia Adams.

MEMBERS ABSENT: None.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 6:30 P.M.

APPROVE MINUTES:

Carol Brown moved to approve the December 6, 2021 minutes as written, seconded by Hazen Converse. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Zoning Bylaw –

The Commission began review of NVDA's comments of the draft Subdivision regulation amendments and made changes where appropriate.

Mail – The Commission reviewed their mail.

ADJOURNMENT:

There will be no meeting on January 17, Martin Luther King Jr. Day; the next regular meeting is scheduled for 6:30 PM on January 31, 2022. Joe Profera moved to adjourn at 7:53 PM, seconded by Carol Brown. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** January 31, 2022 as amended**

MEMBERS PRESENT: Bob DeRoehn, Hazen Converse, Joe Profera, Carol Brown.

MEMBERS ABSENT: Cynthia Adams.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 6:30 P.M.

APPROVE MINUTES:

Joe Profera moved to approve the January 3, 2022 minutes as written, seconded by Carol Brown. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Zoning Bylaw –

The Commission continued review of NVDA's comments of the draft Subdivision regulation amendments and made changes where appropriate. Landscaping, signs, and turnaround size need to be discussed more to complete the review and move forward with the amendments.

Cannabis – The Commission ~~began discussion of how to regulate~~ had a brief discussion about the cultivation of cannabis ~~now that it is legal in the State~~ and will continue discussion at their next meeting.

Mail – The Commission reviewed their mail.

ADJOURNMENT:

The next regular meeting is scheduled for 6:30 PM on February 14, 2022. Joe Profera moved to adjourn at 8:00 PM, seconded by Hazen Converse. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** February 14, 2022**

MEMBERS PRESENT: Bob DeRoehn, Hazen Converse, Joe Profera, Carol Brown.

MEMBERS ABSENT: Cynthia Adams.

OTHERS PRESENT: Luke Bury, Bob Kelley.

MEETING CALLED TO ORDER: 6:30 P.M.

APPROVE MINUTES:

Joe Profera moved to approve the January 31, 2022 minutes with the following correction: "The Commission ~~began discussion of how to regulate cultivation of cannabis now that it is legal in the State~~ *had a brief discussion about cannabis* and will continue discussion at their next meeting.", seconded by Hazen Converse. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Zoning Bylaw –

The Commission completed review of NVDA's comments of the draft Subdivision regulation amendments and made changes where appropriate. The Subdivision regulations are ready for a public hearing. Carol made a motion to have Bob DeRoehn approve the required report for the amendments, seconded by Hazen Converse. Unanimous.

Cannabis – The Commission discussed cultivation of cannabis and would like to look through the material handed out. They would also like to invite the Selectboard to their next meeting to get their input.

Mail – The Commission reviewed their mail.

ADJOURNMENT:

The next regular meeting is scheduled for 6:30 PM on March 14, 2022. Joe Profera moved to adjourn at 7:28 PM, seconded by Carol Brown. Unanimous.

The minutes were taken by Bob Kelley.

*** As Amended ***

DERBY PLANNING COMMISSION *MINUTES*** March 28, 2022**

MEMBERS PRESENT: Bob DeRoehn, Hazen Converse, Joe Profera, Carol Brown, Cynthia Adams.

MEMBERS ABSENT: None.

OTHERS PRESENT: Grant Spates, Brian Smith, Brad Shattuck, Karen Chitambar, Steve Gendreau, Bob Kelley.

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

APPROVE MINUTES:

Joe Profera moved to approve the February 14, 2022 minutes, seconded by Carol Brown. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Reorganize the Commission – Cynthia Adams nominated Bob DeRoehn as Chair and Hazen Converse as Vice Chair, seconded by Joe Profera. Unanimous.

Cannabis – The Commission discussed with the Selectboard the various types of cannabis businesses that there will be. The Commission decided that they will create new uses and add them to the appropriate zoning districts in the bylaw. The Commission will also look into what other pertinent regulations may be needed to make sure the legalization of cannabis doesn't adversely affect the Town.

ADJOURNMENT:

The next regular meeting is scheduled for 6:30 PM on April 11, 2022. Joe Profera moved to adjourn at 8:13 PM. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** April 11, 2022**

MEMBERS PRESENT: Bob DeRoehn, Hazen Converse, Joe Profera, Carol Brown, Cynthia Adams.

MEMBERS ABSENT: None.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 6:30 P.M.

APPROVE MINUTES:

Cynthia Adams moved to approve the March 28, 2022 minutes with the addition that they reorganized the Commission and Cynthia nominated Bob as Chair and Hazen as Vice-Chair which was seconded by Joe and approved unanimously, seconded by Joe Profera. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Discuss Regulations Concerning Cannabis – After discussion the Commission decided on the following:

Definitions to be added to the bylaw.

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.

Uses to be added as permitted uses in the bylaw in Zoning Districts as specified.

Cannabis Cultivation – COM, COM/IND, & IND.

Cannabis Manufacturing – COM, COM/IND, & IND.

Cannabis Retail – COM & COM/IND.

Cannabis Testing Laboratory – COM, COM/IND, & IND.

Cannabis Wholesale – COM, COM/IND, & IND.

Parking requirement to be added to the bylaw.

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

Review Mail – The Commission reviewed their mail.

ADJOURNMENT:

The next regular meeting is scheduled for 6:30 PM on April 25, 2022. Joe Profera moved to adjourn at 7:30 PM, seconded by Carol Brown. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** April 25, 2022**

MEMBERS PRESENT: Bob DeRoehn, Hazen Converse, Joe Profera.

MEMBERS ABSENT: Carol Brown, Cynthia Adams.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 6:30 P.M.

APPROVE MINUTES:

Joe Profera moved to approve the April 11, 2022 minutes as written, seconded by Hazen Converse. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Discuss Regulations Concerning Cannabis – The following parking requirements were approved:

Cannabis Cultivation: 1 per employee on major shift & additional spaces per DRB finding.

Cannabis Manufacturing: 1 per employee on major shift & 1 per 300 sq ft of gross office space.

Cannabis testing laboratory: 1 per employee on major shift & 1 per 300 sq ft of gross office space.

Cannabis Wholesale: 1 per employee on major shift & additional spaces per DRB finding.

This completed the Commission's review of Cannabis regulations. The Commission reviewed Cannabis and Subdivision amendment reports. Joe Profera moved to approve the reports, seconded by Hazen Converse. Unanimous.

The warning date for bylaw amendments was set for May 23rd.

Review Mail – The Commission reviewed their mail.

ADJOURNMENT:

The next regular meeting is scheduled for 6:30 PM on May 9, 2022. Joe Profera moved to adjourn at 7:00 PM, seconded by Hazen Converse. Unanimous.

The minutes were taken by Bob Kelley.

*** As Amended ***

DERBY PLANNING COMMISSION *MINUTES*** May 9, 2022**

MEMBERS PRESENT: Bob DeRoehn, Carol Brown, Cynthia Adams, Joe Profera.

MEMBERS ABSENT: Hazen Converse.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 6:30 P.M.

APPROVE MINUTES:

Joe Profera moved to approve the April 25, 2022 minutes as written, seconded by Bob DeRoehn. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Review Article 7 – Subdivision, PRD, PUD, Mobile Home Park Regulations – The Subdivision changes have been warned for a public hearing scheduled for May 23rd. PRDs & PUDs were reviewed. The Commission would like to see what some other towns have for regulations. Bob will get a couple of samples for the next meeting.

Review Mail – The Commission reviewed their mail.

ADJOURNMENT:

The next regular meeting is scheduled for 6:30 PM on May 23, 2022 with a Public Hearing for bylaw amendments ~~warned for~~. Cynthia Adams moved to adjourn at 7:30 PM, seconded by Joe Profera. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION ***MINUTES*** May 23, 2022

MEMBERS PRESENT: Bob DeRoehn, Carol Brown, Cynthia Adams, Joe Profera, Hazen Converse.

MEMBERS ABSENT: None.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 6:30 P.M.

APPROVE MINUTES:

Joe Profera moved to approve the May 9, 2022 minutes with a correction deleting “warned for” in the Adjournment section, seconded by Carol Brown. Unanimous.

PUBLIC HEARING:

Hazen Converse moved to recess the meeting to go into a Public Hearing on Proposed Bylaw Amendments, seconded by Joe Profera. Unanimous.

Public Hearing for Public comments on proposed bylaw amendments:

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

Irene Naigle, NVDA Senior Planner submitted the following written comments:

1. In the clean copy (with redline and strikeout) The first paragraph under Article 7 has been eliminated. This seems to be an error. *It was noted that the first paragraph mentioned has not been eliminated. The Clean Copy only contained §701.*
2. **701.2.A.2** Its suggested that this be revised to “...all of which are for one or two-family residences...” since every residential district in Derby allows for two-family residences as a permitted use.
3. **Reference to DRB** throughout: If Derby has established a Development Review Board to conduct the discretionary review required under the land use regulations (site plans, conditional use permits, subdivisions, variances, etc.) then all reference to the Zoning Board of Adjustment in the bylaws should be removed and replaced with DRB, and whenever the bylaws refer to the Planning Commission undertaking discretionary permit review (e.g., site plan review) this should also be changed to the DRB. In addition, if Derby has a DRB, all of Sections 902 and 903 would need to be revised to be consistent with 24 VSA Section 4460 “Appropriate Municipal Panels.” *It was noted that the Planning Commission is addressing the above mentioned references as they amend the various sections of the bylaw.*
4. **701.5.D.** Typo: ... in accordance with 24 VSA § 4464 ~~of this bylaw.~~
5. **701.9.E.1.** This section should reference the requirements for a State Stormwater Permit.
6. **701.10.** Effective March 2021, a new provision was added to Title 27, Section 545, that restricts the use of certain easements and covenants. It’s suggested that the following clause be added to the end of the first sentence: “...except that in accordance with 27 VSA §545, deed restrictions, covenants, or similar binding agreements that prohibit or have the effect of prohibiting land development allowed under 24 V.S.A. § 4412(1)(E) and (2)(A) shall not be valid.”

There were no other public comments.

Carol Brown moved to close the Public Hearing and return to their regular meeting, seconded by Joe Profera. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

To consider the Proposed Bylaw Amendments discussed at the Public Hearing: The Commission made changes to the proposed amendments as suggested by Irene Naigle's comments #2, 4, 5, & 6. Carol Brown moved to send the proposed bylaw amendments to the Selectboard for adoption, seconded by Hazen Converse. Unanimous.

Review Article 7 – Subdivision, PRD, PUD, Mobile Home Park Regulations – PRDs & PUDs were reviewed. The Commission reviewed Burke and Sutton's PUD regulations and decided to use Burke's as a template. PRDs and PUDs will be combined. The Commission reviewed and made appropriate changes to the Purpose and Applicability sections. They will continue review starting with the PUD Applications section at their next meeting.

Review Mail – The Commission reviewed their mail.

ADJOURNMENT:

The next regular meeting is scheduled for 6:30 PM on June 6, 2022. Joe Profera moved to adjourn at 7:40 PM, seconded by Hazen Converse. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** June 6, 2022**

MEMBERS PRESENT: Bob DeRoehn, Carol Brown, Joe Profera, Hazen Converse.

MEMBERS ABSENT: Cynthia Adams

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 6:30 P.M.

APPROVE MINUTES:

Carol Brown moved to approve the May 23, 2022 minutes as written, seconded by Hazen Converse. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Review PUD Regulations – The Commission reviewed and made changes to the PUD Applications, Master Plan, Preliminary Plan, and Density Calculations sections. They will continue review starting with the PUD General Standards section at their next meeting.

Review Mail – The Commission reviewed their mail.

ADJOURNMENT:

The next regular meeting is scheduled for 6:30 PM on June 20, 2022. Joe Profera moved to adjourn at 7:30 PM, seconded by Hazen Converse. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** June 20, 2022**

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

MEMBERS ABSENT: Hazen Converse, Carol Brown.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 6:30 P.M.

APPROVE MINUTES:

Joe Profera moved to approve the June 6, 2022 minutes as written, seconded by Cynthia Adams. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Review PUD Regulations – The Commission reviewed and made changes to the PUD regulations. This completes their first draft. They will begin their second reading of the PUD regulations at their next meeting.

Review Mobile Home Regulations – The Commission began review of Mobile Home regulations. Changes where appropriate thru Mobile Home Park Design Standards #5.

Review Mail – The Commission reviewed their mail.

ADJOURNMENT:

The next regular meeting is scheduled for 6:30 PM on July 18, 2022. Joe Profera moved to adjourn at 7:30 PM, seconded by Cynthia Adams. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** July 18, 2022**

MEMBERS PRESENT: Bob DeRoehn, Hazen Converse, Carol Brown, Joe Profera.

MEMBERS ABSENT: Cynthia Adams.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 6:45 P.M.

APPROVE MINUTES:

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

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Review PUD Regulations – The Commission approved changes made at their last meeting and reviewed and modified bond requirements taken from Burke's bylaw. The Commission decided to wait until their next meeting do a final review of the PUD regulations in hope of having all members present.

Review Mobile Home Regulations – The Commission completed review of Mobile Home regulations, making changes where appropriate. The Commission decided to wait until their next meeting do a final review of the Mobile Home regulations in hope of having all members present.

Review Mail – The Commission reviewed their mail.

ADJOURNMENT:

The next regular meeting is scheduled for 6:30 PM on August 1, 2022. Joe Profera moved to adjourn at 7:25 PM, seconded by Hazen. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** August 1, 2022**

MEMBERS PRESENT: Bob DeRoehn, Hazen Converse, Joe Profera.

MEMBERS ABSENT: Carol Brown.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 6:45 P.M.

APPROVE MINUTES:

Joe Profera moved to approve the July 18, 2022 minutes as written, seconded by Hazen Converse. Unanimous.

PUBLIC COMMENT:

Bob Kelley informed the Board that Cynthia Adams has resigned from the Commission.

NEW/OLD BUSINESS:

Review PUD Regulations – The Commission approved changes made at their last meeting and reviewed and made a few additional changes. The Commission hopes to finalize the PUD regulations at their next meeting.

Review Mobile Home Regulations – The Commission approved changes made at their last meeting and made a few additional changes. The Commission hopes to finalize the Mobile Home Park regulations at their next meeting.

Review Mail – The Commission reviewed their mail.

ADJOURNMENT:

The next regular meeting is scheduled for 6:30 PM on August 15, 2022. Joe Profera moved to adjourn at 7:20 PM, seconded by Hazen Converse. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** August 15, 2022 as amended**

MEMBERS PRESENT: Bob DeRoehn, Carol Brown, Joe Profera.

MEMBERS ABSENT: Hazen Converse.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 6:45 P.M.

APPROVE MINUTES:

Joe Profera moved to approve the August 1, 2022 minutes as written, seconded by Bob DeRoehn. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Review PUD Regulations – The Commission approved changes made at their last meeting and reviewed and made a few additional changes. The Commission hopes to finalize the PUD regulations at their next meeting.

Review Mobile Home Regulations – The Commission approved changes made at their last meeting and made a few additional changes. The Commission hopes to finalize the Mobile Home Park regulations at their next meeting.

***Solar Preferred Siting Designation** – Todd Wright has requested his solar energy project off Upper Quarry Road. The Commission briefly discussed and asked that it be put on their next agenda.*

Review Mail – The Commission reviewed their mail.

ADJOURNMENT:

The next regular meeting is scheduled for 6:30 PM on August 29, 2022. Joe Profera moved to adjourn at 7:10 PM, seconded by Carol Brown. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** August 29, 2022**

MEMBERS PRESENT: Bob DeRoehn, Carol Brown, Joe Profera, Hazen Converse.

MEMBERS ABSENT: None.

OTHERS PRESENT: Timothy Mayhew, Josh Leckey (remotely), Bob Kelley.

MEETING CALLED TO ORDER: 6:30 P.M.

APPROVE MINUTES:

“Solar Preferred Siting Designation – Todd Wright has requested his solar energy project off Upper Quarry Road. The Commission briefly discussed and asked that it be put on their next agenda” needs to be added to the minutes. Carol Brown moved to approve the August 15, 2022 minutes with the above addition, seconded by Joe Profera. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Solar Preferred Siting Designation – Todd Wright – Timothy Mayhew & Josh Leckey explained the request to the Commission. The Public Utility Commission allows a site to be “Preferred Site” if the Selectboard, Planning Commission and Regional Planning Commission all support the site as a preferred site. Owners of Preferred Sites get an extra \$0.01/kW for electricity produced. The Selectboard has declared Wright’s project as a preferred site and NVDA is ready to if the Planning Commission does. The Commission currently does not have any criteria for evaluating solar sites. The site and Preferred Site designation were discussed at length. Carol Brown moved to approve Wright’s solar project as a Preferred Site, seconded by Bob DeRoehn. Ayes – Carol Brown, Bob DeRoehn. Nays – Joe Profera, Hazen Converse. The motion fails.

After more discussion the Commission agreed to do a site visit of the solar project location at 6:00 p.m. prior to their next meeting on Monday September 12th.

Review PUD Regulations – The Commission reviewed and made a few minor changes. Joe Profera moved to approve the revised PUD regulations and begin the formal amendment process, seconded by Hazen Converse. Unanimous.

Review Mobile Home Regulations – The Commission reviewed and made a few minor changes. Joe Profera moved to approve the revised Mobile Home regulations and begin the formal amendment process, seconded by Hazen Converse. Unanimous.

Review Mail – The Commission reviewed their mail.

ADJOURNMENT:

The next regular meeting is scheduled for 6:30 PM on September 12, 2022 with a site visit of the Wright Solar Project site prior to the meeting at 6:00 PM. Joe Profera moved to adjourn at 7:28 PM, seconded by Hazen Converse. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** September 12, 2022**

MEMBERS PRESENT: Bob DeRoehn, Carol Brown, Hazen Converse.

MEMBERS ABSENT: Joe Profera.

OTHERS PRESENT: Todd Wright, Josh Leckey, Bob Kelley.

SITE VISIT: 6:00 P.M.

The Commission conducted a site visit of the proposed Wright Solar Project off Upper Quarry Road. Bob DeRoehn, Carol Brown, Hazen Converse, Bob Kelley, Todd Wright, and Josh Leckey were present.

MEETING CALLED TO ORDER: 6:30 P.M.

APPROVE MINUTES:

Carol Brown moved to approve the August 29, 2022 minutes as written, seconded by Hazen Converse. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Solar Preferred Siting Designation – Todd Wright – Josh Leckey and Todd Wright explained the request to the Commission. The financial incentive for having the site designated as a Preferred Site will make the project feasible. Carol Brown moved to approve Wright's solar project as a Preferred Site, seconded by Hazen Converse. Unanimous.

Review PUD & Mobile Home Regulations – The Commission did one final review of the amendments they have been working on. No changes were made. The amendments are ready to begin the formal adoption process.

Flood Hazard and River Corridor Regulations – The Commission began review of model regulations from the Agency of Natural Resources. The Commission reviewed thru §604.4 with only a few questions and no changes. They will continue review starting with reviewing starting with §604.5 at their next meeting.

Mail – The Commission reviewed their mail.

ADJOURNMENT:

The next regular meeting is scheduled for 6:30 PM on September 26, 2022. Hazen Converse moved to adjourn at 7:21 PM, seconded by Carol Brown. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** September 26, 2022**

MEMBERS PRESENT: Bob DeRoehn, Carol Brown, Hazen Converse, Joe Profera.

MEMBERS ABSENT: None.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 6:30 P.M.

APPROVE MINUTES:

Carol Brown moved to approve the September 12, 2022 minutes as written, seconded by Hazen Converse. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Flood Hazard and River Corridor Regulations – The Commission continued review of model regulations from the Agency of Natural Resources. The Commission completed review thru §606. They will continue review starting with definitions and Administration at their next meeting.

Mail – The Commission reviewed their mail.

ADJOURNMENT:

Because of Columbus Day, the next regular meeting is scheduled for 6:30 PM on October 24, 2022. Joe Profera moved to adjourn at 7:33 PM, seconded by Carol Brown. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** October 24, 2022**

MEMBERS PRESENT: Bob DeRoehn, Carol Brown, Hazen Converse, Joe Profera.

MEMBERS ABSENT: None.

OTHERS PRESENT: Bob Kelley.

MEETING CALLED TO ORDER: 6:30 P.M.

APPROVE MINUTES:

Joe Profera moved to approve the September 26, 2022 minutes as written, seconded by Hazen Converse. Unanimous.

PUBLIC COMMENT: None.

NEW/OLD BUSINESS:

Flood Hazard and River Corridor Regulations – The Commission continued review of model regulations from the Agency of Natural Resources. They completed their first reading of the regulations.

Mail – The Commission reviewed their mail.

ADJOURNMENT:

The next regular meeting is scheduled for 6:30 PM on November 7, 2022. Joe Profera moved to adjourn at 7:31 PM, seconded by Hazen Converse. Unanimous.

The minutes were taken by Bob Kelley.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** November 7, 2022**

Meeting canceled due to a lack of a quorum.

*** Unapproved ***

DERBY PLANNING COMMISSION *MINUTES*** November 21, 2022**

Meeting canceled due to a lack of a quorum.