

Unapproved

Derby Development Review Board * Minutes * May 22, 2023

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

Members Absent: None.

Others Present: Kim Edwards, Chris Wright, Erich Spivey, Nathan Hamblett, Winston Bartley, Lisa Burke, 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 24, 2023 as written, seconded by Tanner Jacobs. Unanimous.

PUBLIC COMMENTS:

Joe Profera asked if Commercial properties still needed a 10 ft greenstrip around the property. Bob Kelley told him that yes they do.

NEW BUSINESS:

Application 23-037 by Lisa Burke, PIN #TRD54046M6T, for final plat approval for a 2-lot subdivision. 5.1 acres and 43.9 acres. This property is located off Bushey Hill Road and is in the Rural Residential (RR) district.

Lisa Burke was present to explain the request. This is a straight forward 2-lot subdivision. Both lots have frontage on Bushey Hill Road. The Tax Maps have the property drawn incorrectly. There were no comments from the public. Joe Profera moved to close application 23-0037, seconded by Bob DeRoehn. Unanimous.

After deliberations Bob DeRoehn moved to approve application 23-0037 by Lisa Burke with the condition that a Mylar of the approved subdivision must be filed with the Town Clerk with 180 days of this decision, seconded by Judy Nommik. (see attached decision) Unanimous.

Application 23-040 by Trac Equities LLC, PIN #NDRT5060F4C, for site plan approval to convert a portion of the building into Cannabis Manufacturing. This property is located at 3731 US Route 5 and is in the Commercial (COM) district.

Kim Edwards and Chris Wright were present to explain the request. They explained the process for extracting THC from the cannabis. There is no chemical waste to dispose of from the process. A State permit is required for Cannabis Manufacturing. There were no comments from the public. Joe Profera moved to close application 23-040, seconded by Judy Nommik. Unanimous.

After deliberations Jim Bumps moved to approve application 23-040 by Trac Equities LLC as submitted, seconded by Judy Nommik. (see attached decision) Ayes – Judy Nommik, Jim Bumps, Joe Profera, Dave Labelle, Bob DeRoehn. Nays – Tanner Jacobs, Adam Guyette. The motion passes.

Application 23-041 by BMS Holdings LLC, PIN #MSTDL003A6L, for site plan and conditional use approvals to split a ground floor apartment into two apartments. This property is located at 26 Main Street, Derby Line and is in the Village Commercial Derby Line (VCDL) district.

Erich Spivey was present to explain the request. This is an after the fact permit, the conversion was done a year or 2 ago. They converted a 2 bedroom 2 bathroom apartment into 2 – 1 bedroom 1 bathroom apartments. All that was needed was to wall up an archway and they will need to add another electric meter so each apartment has its own meter. Both apartments have an interior access from a common hallway and an outside access. There

were no comments from the public. Bob DeRoehn moved to close application 23-041, seconded by Joe Profera. Unanimous.

After deliberations Judy Nommik moved to approve application 23-041 by BMS Holdings LLC with a condition that a Knox Box be installed with a key to the common front door, seconded by Tanner Jacobs. (see attached decision) Unanimous.

Application 23-043 by Winston Bartley, PIN #NDRT5019G3T, for site plan approval for a 15 ft by 30 ft shed. This property is located at 5134 US Route 5 and is in the Commercial (COM) district.

Winston Bartley was present to explain the request. The shed is to store equipment and projects out of the weather. There were no comments from the public. Tanner Jacobs moved to close application 23-043, seconded by Joe Profera. Unanimous.

After deliberations Jim Bumps moved to approve application 23-043 by Winston Bartley as submitted, seconded by Adam Guyette. (see attached decision) Unanimous.

Application 23-044 by Hamblett Holdings, PIN #NDRT5077F5C, for site plan approval for a 40 ft by 52 ft dry storage building. This property is located at 3262 US Route 5 and is in the Village Commercial Derby Center (VCDC) district.

Nathan Hamblett was present to explain the request. The building will be 2 storage containers with a roof over them. There will be 1 or 2 overhead doors and will be used mainly to store equipment. Insurance will probably require fire extinguishers at each door. There were no comments from the public. Judy Nommik moved to close application 23-044, seconded by Adam Guyette. Unanimous.

After deliberations Tanner Jacobs moved to approve application 23-044 by Hamblett Holdings as submitted, seconded by Bob DeRoehn. (see attached decision) Unanimous.

OTHER BUSINESS: None.

ADJOURNMENT:

The next meeting is scheduled for 6:00 PM June 5, 2023. Jim Bumps moved to adjourn the meeting at 6:40 PM, seconded by Bob DeRoehn. Unanimous.

Submitted by Bob Kelley, *Unofficial until approved*