

TOWN OF DERBY

~ Planning & Zoning Department ~

Bob Kelley, Zoning Administrator
124 Main Street
Derby, VT 05829

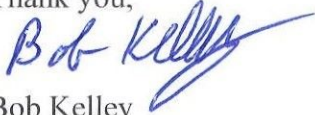
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Email: derbyza@derbyvt.org

October 24, 2023

To Whom It May Concern:

The Derby Planning Commission solicits any and all comments you may have on the attached proposed amendments to the Derby Zoning Bylaw.

Thank you,



Bob Kelley
Zoning Administrator

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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 November 20, 2023 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 two properties along Crawford Road within the Town of Derby.

Proposed Zoning Bylaw Amendments

This bylaw amendment is to make Parcel TRD41008G3T (479 Crawford Rd) entirely in the Commercial (COM) zoning district and Parcel TRD41008G3T2 (553 Crawford Rd) entirely within the Shoreland (SD) zoning district by changing the portion of TRD41008G3T currently in SD to COM and by changing the portion TRD41008G3T2 currently in COM to SD. Currently both parcels have portions each in both the COM and SD zoning districts.

Copies of the proposed zoning bylaw revision may be obtained from the office of the Zoning Administrator. Dated in Derby, Vermont, October 24, 2023.

Derby Planning Commission

Town of Derby Planning Commission Report for Bylaw Amendment

This report is in accordance with 24 V.S.A. §4441 (c).

Below is a brief explanation of the proposed bylaw amendment.

Currently Parcels TRD41008G3T (479 Crawford Rd) & TRD41008G3T2 (553 Crawford Rd) have portions of each in both the Commercial (COM) and Shoreland (SD) zoning districts. This bylaw amendment is to make Parcel TRD41008G3T entirely in the COM district by changing the portion in the SD to COM and to make Parcel TRD41008G3T2 entirely in the SD district by changing the portion in the COM to SD.

Findings regarding how the proposal:

1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:

This amendment conforms with the goals and policies in the municipal plan and will increase the amount of land available for safe and affordable housing.

2. Is compatible with the proposed future land uses and densities of the municipal plan:

This amendment is compatible with proposed future land use and densities of the municipal plan.

3. Carries out, as applicable, any specific proposals for any planned community facilities.”

This amendment will not have any effect on community facilities.



Proposed Zoning Map Amendment

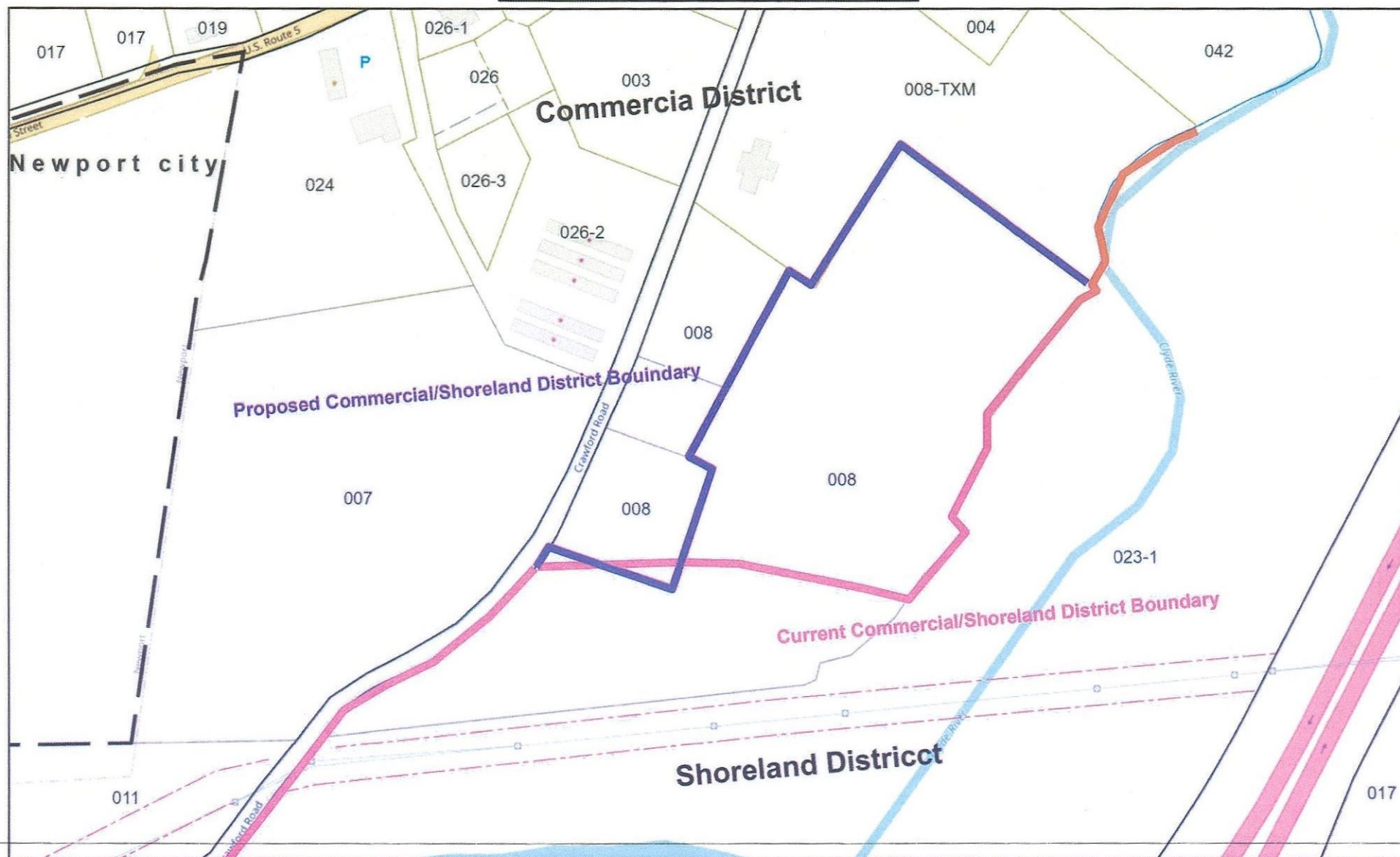
Town of Derby, VT

1 inch = 400 Feet



August 30, 2023

www.cai-tech.com



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Change to Follow *Zoning*, Lines

Town of Derby, VT

1 inch = 700 Feet



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August 22, 2023



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