

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

**Monday, January 16, 2023**

**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, January 30, 2023**

**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 – Begin Review of Article 8: Limitations and Variances

Review Mail

**ADJOURNMENT:**

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

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

**Monday, February 13, 2023**

**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:**

**PUBLIC HEARING:**

6:30 PM - Public Hearing for public input on proposed Bylaw Amendments:

- Article 6: Flood Hazard & River Corridor Regulations
- §702 Planned Unit Development (PUD)
- §703 Mobile Home Parks
- §1102 Term Definitions.

**NEW/OLD BUSINESS:**

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

Zoning Bylaw – Continue Review of Article 8: Limitations and Variances

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](mailto: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 February 13, 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 all lands within the Town of Derby.

### **Proposed Zoning Bylaw Amendments**

Complete rewrite of Flood Hazard regulations.

#### **ARTICLE 6: FLOOD HAZARD & RIVER CORRIDOR REGULATIONS**

- §601 Statutory Authorization and Effect
- §602 Purpose
- §603 Summary Table: Development Review in Hazard Areas
- §604 River Corridor Protection
- §605 Flood Hazard Area Protection
- §606 Other Provisions

Complete rewrite of Planned Unit Development and Mobile Home regulations.

#### **ARTICLE 7: SUBDIVISION, PUD and MOBILE HOME PARK REGULATIONS**

- §701 Subdivision Review (no change)
- §702 Planned Unit Development (PUD)
  - 702.1 Purpose
  - 702.2 Applicability
  - 702.3 PUD Applications
  - 702.4 Density Calculations.
  - 702.5 General Standards
  - 702.6 Open Space Standards
  - 702.7 Density Bonuses
- §703 Mobile Home Parks
  - 703.1 New and Proposed Expansions Mobile Home Parks
  - 703.2 Non-conforming Mobile Home Parks

Added or changed definitions for: Affordable Housing, Accessory Structure, Area of Special Flood Hazard, Associated Transportation and Utility Networks, Base Flood, Base Flood Elevation (BFE), Channel, Compensatory Storage, Common Plan of Development, Construction Trailer, Critical Facilities, Design Flood Elevation (DFE), Designated Center, Development (for purposes of floodplain management), Encroachment, Equilibrium Condition, Fill, Flood Hazard, Flood Insurance Study (FIS), Floodway, Fluvial Erosion, Grading, Historic Structure, Lowest Floor, Maintenance, Manufactured Home/Mobile Home, New Construction (for purposes of floodplain management), Nonconforming Structure, Nonconforming Use, Non-Residential, Recreational Vehicle, Replacement Structure, River, River Corridor, Special Flood Hazard Area (SFHA), Start of Construction, Storage, Structure (within a floodplain), Substantial Damage, Substantial Improvement, Top of Bank, Top of Slope, and Violation

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, January 25, 2023.

Derby Planning Commission

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

**Monday, February 27, 2023**

**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:**

To consider the Proposed Bylaw Amendments to Article 6, §702, §703 & §1102.

Zoning Bylaw – Continue Review of Article 8: Limitations and Variances

Review Mail

**ADJOURNMENT:**

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

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

**Monday, March 13, 2023**

**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:**

Josh Poulin – Warehouse Use in the Rural Residential Zoning District

To consider the Proposed Bylaw Amendments to Article 6, §702, §703 & §1102.

Zoning Bylaw – Continue Review of Article 8: Limitations and Variances

Review Mail

**ADJOURNMENT:**

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

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

**Monday, March 27, 2023**

**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:**

Reorganize the Commission

Zoning Administrator Reappointment

To consider the Proposed Bylaw Amendments to Article 6, §702, §703 & §1102.

Zoning Bylaw – Continue Review of Article 8: Limitations and Variances

Review Mail

**ADJOURNMENT:**

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

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

**Monday, April 10, 2023**

**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 – Begin Review of Article 9: Administration and Enforcement

Review Mail

**ADJOURNMENT:**

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



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

**Monday, April 24, 2023**

**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:**

**PUBLIC HEARING:**

6:30 PM - Public Hearing for public input on proposed Bylaw Amendments:

- Article 6: Flood Hazard & River Corridor Regulations
- Article 8: Limitations and Variances

**NEW/OLD BUSINESS:**

To consider the Proposed Bylaw Amendments to Articles 6, 7, 8 and 11

Zoning Bylaw – Continue Review of Article 9: Administration and Enforcement

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 April 24, 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 all lands within the Town of Derby.

### **Proposed Zoning Bylaw Amendment**

Complete rewrite of Article 6: Flood Hazard regulations.

#### **ARTICLE 6: FLOOD HAZARD & RIVER CORRIDOR REGULATIONS**

- §601 Statutory Authorization and Effect
- §602 Purpose
- §603 Summary Table: Development Review in Hazard Areas
- §604 River Corridor Protection
- §605 Flood Hazard Area Protection
- §606 Other Provisions

Complete rewrite of Article 8: Limitations and Variances.

#### **ARTICLE 8: LIMITATIONS AND VARIANCES**

- §801 Limitations
- §802 Appeal - Variances

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, April 5, 2023.

Derby Planning Commission

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

**Monday, May 8, 2023**

**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 Map – Review proposed map amendment to change the property owned by Barrie Hume, PIN #RT005055B6T, from Residential Medium Density (RMD) to Commercial (COM). This property is located on the west side of US Route 5 approximately 0.4 miles south of Derby Line.

Zoning Bylaw – Continue Review of Article 9: Administration and Enforcement

Review Mail

**ADJOURNMENT:**

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

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

**Monday, June 6, 2023**

**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:**

**PUBLIC HEARING:**

6:30 PM - Public Hearing for public input on proposed Bylaw Amendments:

- Article 9: Administration
- Article 10: Amendments, Interpretation and Effective Date
- Zoning Map Change – Parcel #RT005055B6T from Residential Medium Density to Commercial

**NEW/OLD BUSINESS:**

To consider the Proposed Bylaw Amendments to Articles 9 & 10 and Zoning Map

Review Zoning Bylaw

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 June 5, 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 all lands within the Town of Derby.

### **Proposed Zoning Bylaw Amendment**

Amendments to the following:

#### Article 9: Administration

- §901 Administrative Officer (Zoning Administrator)
- §902 Establishment of the Planning Commission
- §903 Establishment of the Development Review Board
- §904 Zoning Permit Administrative Review
- §905 Certificates of Occupancy
- §906 Penalties
- §907 Public Notice

#### Article 10 : Amendments, Interpretation and Effective Date

- §1001 Changed references to §4403 and §4404 of the Act to §4441 and §4442.
- §1003 Changed reference to §4404 of the Act to §4442.

Change Parcel #RT005055B6T from Residential Medium Density to Commercial.

Copies of the proposed zoning bylaw revision may be obtained from the office of the Zoning Administrator. Dated in Derby, Vermont, May 18, 2023.

Derby Planning Commission

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

**Monday, August 28, 2023**

**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:**

To consider the Proposed Zoning Map changes on Prouty Drive and Crawford Rd

Review Zoning Bylaw

Review Mail

**ADJOURNMENT:**

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

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

**Monday, October 23, 2023**

**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:**

Draft Report for Bylaw Amendment for Map Change

Review Zoning Bylaw

Review Mail

**ADJOURNMENT:**

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

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

**Monday, November 20, 2023**

**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:**

**PUBLIC HEARING:**

6:30 PM - Public Hearing for public input on proposed Bylaw Amendments:

Zoning Map amendment 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.

**NEW/OLD BUSINESS:**

To consider the Proposed Bylaw Amendments to the Zoning Map

Review Zoning Bylaw

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 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