

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

**Members Absent:** None.

**Others Present:** Michele Jones, Richard Jones, Raymond Jones, Steve Abbott, Pamela Abbott, Monica Bingham, Mark Linton, Bob Kelley.

**MEETING CALLED TO ORDER - 6:00 P.M.**

**APPROVE MINUTES:**

Bob DeRoehn moved to approve the minutes of January 29, 2024 as written, seconded by Judy Nommik. Unanimous.

**PUBLIC COMMENTS: None.**

**NEW BUSINESS:**

Application 24-005 by Raymond Jones, PIN #TRD03022C5T, for conditional use approval to build an 8 ft high fence along his western boundary line. This property is located at 1004 Beebe Road and is in the Residential 2-Acre (R2) district.

Raymond Jones was present to explain the request. He wants it for privacy from a neighboring property. He has already installed a temporary 8 ft tall fence without a permit made with tarps and posts. Raymond stated that the permanent fence will be made with corrugated metal. Michele Jones owns the abutting property and does not like the tarp fence. It was stated that both properties have cameras pointing at each other. Joe Profera moved to close application 24-005, seconded by Adam Guyette. Unanimous.

Application 24-007 by Zachary & Pamela Abbott, PIN #TRD88021C2T1, for final plan approval for a 2-lot subdivision. Lot #1 – 1.87 ac and lot #2 – 0.48 ac. This property is located at 549 Sunset Acres and is in the Shoreland (SD) district.

Steve & Pamela Abbott were present to explain the request. This is the same subdivision the Board passed last year with a minor change to the right of way to the lot in the rear. The applicant did not file the required mylar last year and the prior approval has been voided. There were no comments from the public. Joe Profera moved to close application 24-007, seconded by Judy Nommik. Unanimous.

Bob DeRoehn moved to go into deliberative session, seconded by Tanner Jacobs. Unanimous.

After deliberating Jim Bumps moved to approve application 24-005 by Raymond Jones with the follow two conditions: 1) The fence must be made of solid material. The existing tarp fence is not considered a solid material; 2) The existing tarp fence must immediately be reduced to 6 ft in height to comply with Derby's Zoning Bylaw for fences not requiring a permit, seconded by Bob DeRoehn (see attached decision). Ayes – Jim Bumps, Tanner Jacobs, Dave LaBelle, Adam Guyette, Judy Nommik, Bob DeRoehn. Nays – Joe Profera. The motion passed.

After deliberating Bob DeRoehn moved to approve application 24-007 by Zachary & Pamela Abbott with the condition that a mylar of the approved subdivision must be filed with the Town Clerk within 180 days of this decision, seconded by Judy Nommik (see attached decision). Unanimous.

**OTHER BUSINESS:**

Dave LaBelle announced that he is resigning from the Board. He is now a resident of Florida. He has enjoyed serving the Town.

**ADJOURNMENT:**

The Board has 4 applications pending for their February 26<sup>th</sup> meeting. Jim Bumps moved to adjourn the meeting at 6:22 PM, seconded by Bob DeRoehn. Unanimous.

Submitted by Bob Kelley, *Unofficial until approved*