

Members Present: Joe Profera, Judy Nommik, Bob DeRoehn, Adam Guyette.

Members Absent: Dave LaBelle, Jim Bumps, Tanner Jacobs.

Others Present: Lance Sargent, Peter Emerson, Chris Binette, Diane Binette, Nate Nadeau, Patrick Hurley, Andrew DelaBruere, Kathy DelaBruere, Burkett Houghton, Doug Spates, Bob Kelley.

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

APPROVE MINUTES:

Bob DeRoehn moved to approve the minutes of February 12, 2024 as written, seconded by Judy Nommik. Unanimous.

PUBLIC COMMENTS: None.

NEW BUSINESS:

Application 24-008 by Chris & Diane Binette, PIN #TRD06066A4T, for final plan approval for a 2-lot subdivision. Lot #1 – 25.20 ac and lot #2 – 24.02 ac. This property is located at 3870 North Derby Rd and is in the Residential 1-Acre (R1) district.

Peter Emerson, Patrick Hurley, Diane Binette and Chris Binette were present to explain the request. VT Fish & Wildlife will be purchasing the 24 ac lot to protect Johns River. The Binettes will retain a lifetime pasture lease for the areas outside of the floodplain. There were no comments from the public. Bob DeRoehn moved to close application 24-008, seconded by Judy Nommik. Unanimous.

Application 24-011 by Lance Sargent, PIN #TRD06054A3T, for final plan approval for a 3-lot subdivision. Lot #1 – 3.45 ac, lot #2 – 16.48 ac and lot #3 – 34.4 ac. This property is located at 2746 North Derby Rd and is in the Rural Residential (RR) district.

Peter Emerson, Patrick Hurley and Lance Sargent were present to explain the request. This is a combination subdivision and lot line adjustment. VT Fish & Wildlife will be purchasing 13 ac along the Johns River to protect the river. This land connects to land the state owns to the west that goes all the way to Lake Memphremagog. Sargent will retain 34 ac south of the river and will have a 20 ft wide right of way through the State's property to North Derby Rd. The lot line adjustment is because Mr. Sargent's barn is currently mostly on State land. The lot line adjustment will correct this. There were no comments from the public. Bob DeRoehn moved to close application 24-011, seconded by Adam Guyette. Unanimous.

Application 24-012 by Andrew & Katherine DeLaBuere, PIN #TRD07021F2T, for final plan approval for a 2-lot subdivision. Lot #1 – 10.39 ac and lot #2 – 25 ac. This property is located at 826 Shattuck Hill Rd and is in the Residential 1-Acre (R1) district.

Andrew DelaBruere and Katherine DelaBruere were present to explain the request. The DelaBrueres will be retaining the 10 ac lot and selling the 25 ac lot to the Town of Derby through an effort by Doug & Vivian Spates to preserve the view. There were no comments from the public. Bob DeRoehn moved to close application 24-012, seconded by Judy Nommik. Unanimous.

Application 24-013 by B and C Storage LLC, PIN #TRD45040L6T, for final plan approval for a 2-lot subdivision. Lot #1 – 5 ac and lot #2 – 36.9 ac. This property is located at 2231 Salem Derby Rd and is in the Rural Residential (RR) district.

Burkett Houghton was present to explain the request. The plan is to sell the 5 ac lot and retain the 37 ac lot. There were no comments from the public. Judy Nommik moved to close application 24-013, seconded by Bob DeRoehn. Unanimous.

Bob DeRoehn moved to go into deliberative session, seconded by Judy Nommik. Unanimous.

After deliberating Bob DeRoehn moved to approve application 24-008 by Chris & Diane Binette with the condition that a mylar of the approved subdivision must be filed with the Town Clerk within 180 days of this decision, seconded Judy Nommik by (see attached decision). Unanimous.

After deliberating Judy Nommik moved to approve application 24-011 by Lance Sargent 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 Bob DeRoehn (see attached decision). Unanimous.

After deliberating Bob DeRoehn moved to approve application 24-012 by Andrew & Katherine DelaBruere 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.

After deliberating Judy Nommik moved to approve application 24-013 by B & C Storage LLC 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 Adam Guyette (see attached decision). Unanimous.

OTHER BUSINESS: None.

ADJOURNMENT:

The Board does not have any permits pending. Bob DeRoehn moved to adjourn the meeting at 6:26 PM, seconded by Adam Guyette. Unanimous.

Submitted by Bob Kelley, *Unofficial until approved*