

Unapproved

Derby Development Review Board * Minutes * December 16, 2024

Members Present: Jim Bumps, Jeremy Davis, Judy Nommik, Tanner Jacobs, Paul Prue, Bob DeRoehn, Adam Guyette.

Members Absent: None.

Others Present: Kevin Nolan, Steve Barrup, Bob Kelley.

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

APPROVE MINUTES:

Adam moved to approve minutes for the November 18, 2024 meeting with the following corrections; Jim and Tanner were not present and Judy seconded the approval of application 24-105, seconded by Tanner. Unanimous.

Public Comment: None

New Business:

Application 24-108 by Diane & Kevin Nolan, PIN #WSSAL004I6T, for conditional use approval to tear down their existing 30 ft by 32 ft dwelling with a 12 ft by 26 ft deck and rebuild in the same location. The property is within the floodplain in zone A. This property is located at 191 Summer Lane and is in the Shoreland (SD) zoning district.

Kevin Nolan was present to explain the request. Abutting property owner Steve Barrup's only concern was that Mr. Nolan fix any damage to Summer Lane during construction. Mr. Nolan assured him that he would. The new house will be on concrete piers and bolted to a metal plate imbedded into the concrete. The old house will be demolished. Heating fuel will be propane and the tank will not be buried. The Board had concerns with flotation of the propane tank during flooding. No change is proposed to the septic. The house will be rebuilt in the same footprint and the deck will be the same size or smaller. Comments from State Floodplain Manager Sacha Pealer were reviewed. Adam moved to close application 24-108, seconded by Jeremy. Unanimous.

After deliberating Adam moved to approve application 24-108 by Diane & Kevin Nolan as submitted with the following conditions; 1) the lowest floor of the new house must be at 969.7'(NGVD 29 vertical datum) or higher, 2) a FEMA Elevation Certificate of the lowest floor based on Finished Construction must be submitted upon project completion, 3) all fuel tanks must be anchored to prevent flotation during flood events, and 4) a Certificate of Occupancy is required, seconded by Tanner (see attached decision). Unanimous.

Other Business: None.

Adjournment:

Jeremy moved to adjourn the meeting at 6:20 PM, seconded by Jim. Unanimous.

Submitted by Bob Kelley. Unofficial until approved.