

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
DEVELOPMENT REVIEW BOARD  
PUBLIC HEARING**

**6:00 p.m., Monday, January 29, 2024**

**AGENDA**

**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: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 24-004 by Todd & Hillarie Wright, PIN #TRD56023C4T, for conditional use approval to build a 70 ft by 60 ft house with a garage, deck, porch and 2 bedroom apartment above the garage. This property is located at 640 Top of The World Drive and is in the Special Lands (SL) district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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

**Dave LaBelle, Chair**

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
DEVELOPMENT REVIEW BOARD  
PUBLIC HEARING**

**6:00 p.m., Monday, February 12, 2024**

**AGENDA**

**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: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**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.

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.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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

**Dave LaBelle, Chair**

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
DEVELOPMENT REVIEW BOARD  
PUBLIC HEARING**

**6:00 p.m., Monday, February 26, 2024**

**AGENDA**

**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: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**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.

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.

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.

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.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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

**Dave LaBelle, Chair**

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
DEVELOPMENT REVIEW BOARD  
PUBLIC HEARING**

**6:00 p.m., Monday, April 8, 2024**

**AGENDA**

**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: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Reorganize the Board.

Application 24-016 by Norman & Nicole Gaboriault, PIN #ESSAL020H6T, for conditional use approval to replace 15 ft by 45 ft garage with a 24 ft by 28 ft garage. The property is within the floodplain and is located at 930 4H Rd and is in the Shoreland (SD) district.

Application 24-025 by Tanya Griffin, PIN #NDRT5082F4C, for site plan approval for 6 vendors on the lot. The is a renewal of permit #23-054 with the addition of a 20 ft by 40 ft covered area in the rear of the lot and split rail fence on the south and east sides. This property is located at 3221 US Route 5 and is in the Village Commercial Derby Center (VCDC) district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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

**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
DEVELOPMENT REVIEW BOARD  
PUBLIC HEARING**

**6:00 p.m., Monday, April 22, 2024**

**AGENDA**

**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: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Reorganize the Board.

Application 24-023 by James Young & Tricia Tyo, PIN #ESSAL021H6T, for a variance to the side yard setback and for conditional use approval to a 16 ft by 20 ft attached garage. The property is within the floodplain and is located at 902 4H Rd and is in the Shoreland (SD) district.

Application 24-026 by Shannon Garrett, PIN #ESSAL027H6T, for conditional use approval for a 10 by 10 deck within the floodplain. This property is located at 802 4H Rd and is in the Shoreland (SD) district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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



**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
DEVELOPMENT REVIEW BOARD  
PUBLIC HEARING**

**6:00 p.m., Monday, May 20, 2024**

**AGENDA**

**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: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 24-046 by Jared & Sharon Gonyaw, PIN #TRD41008G3T2, for final plan approval for a 2-lot subdivision. Lot #1 – 1.0 ac and lot #2 28.6 ac. This property is located at 553 Crawford Road and is in the Shoreland (SD) district.

Application 24-047 by Town of Derby, PIN #TRD03022C5TTXM, for conditional use approval to build an 8 ft high fence along the easterly portion of the north boundary line. This property is located at 1008 Beebe Road and is in the Residential 2-Acre (R2) district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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

**Bob DeRoehn, Chair**



**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
DEVELOPMENT REVIEW BOARD  
PUBLIC HEARING**

**6:00 p.m., Monday, June 3, 2024**

**AGENDA**

**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: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 24-049 by Todd Wright, PIN #TRD56023C4T, for site plan approval for a 62 ft by 20 ft addition, a 20 ft by 20 ft addition, and for a 220 ft by 80 ft parking area. This property is located at 640 Top of the World Drive and is in the Special Land (SL) district.

Application 24-052 by April Bodette & Harold Shelton, PIN #MSTDL018A6L, for site plan approval for an 8 ft by 20 ft storage container in the rear yard. This property is located at 159 Main St, Derby Line and is in the Village Commercial Derby Line (VCDL) district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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

**Bob DeRoehn, Chair**



**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
DEVELOPMENT REVIEW BOARD  
PUBLIC HEARING**

**6:00 p.m., Monday, July 1, 2024**

**AGENDA**

**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: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 24-052 by April Bodette & Harold Shelton, PIN #MSTDL018A6L, for site plan approval for an 8 ft by 20 ft storage container in the rear yard. This property is located at 159 Main St, Derby Line and is in the Village Commercial Derby Line (VCDL) district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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

**Bob DeRoehn, Chair**





**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
DEVELOPMENT REVIEW BOARD  
PUBLIC HEARING**

**6:00 p.m., Monday, August 12, 2024**

**AGENDA**

**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: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 24-078 by Hamblett Holdings LLC, PIN #NDRT5077F5C, for site plan approval for a 20 ft by 80 ft storage building addition and for five 13 ft by 20 ft storage buildings. This property is located at 3262 US Route 5 and is in the Village Commercial Derby Center (VCDC) district.

Application 24-079 by the Village of Derby Line, PIN #BAXAV005A6LTXM & MSTDL025A6LTXM, for site plan approval for an 8 ft by 20 ft storage container and an 8 ft by 40 ft storage container. This property is located at 281 Baxter Ave and is in the Village Residential Two Derby Line (VR2DL) district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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

**Bob DeRoehn, Chair**



**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
DEVELOPMENT REVIEW BOARD  
PUBLIC HEARING**

**6:00 p.m., Monday, August 26, 2024**

**AGENDA**

**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: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 24-081 by Vermont Electric Cooperative, PIN #TRD44025I2T, for site plan approval for a 12 ft by 80 ft storage building addition. This property is located at 344 Citizens Road and is in the Commercial/Industrial (COM/IND) district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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

**Bob DeRoehn, Chair**



**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
DEVELOPMENT REVIEW BOARD  
PUBLIC HEARING**

**6:00 p.m., Monday, September 9, 2024**

**AGENDA**

**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: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 24-083 by Agape Ministries LLC, PIN #NMSDC010F5C, for conditional use approval to change a nonconforming use from residential/Vocational/Educational/Cultural Center/Bi-lingual Church to a Sober Living Facility. This property is located at 2853 US Route 5 and is in the Residential Two Acre (R2) and Shoreland (SD) zoning districts.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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

**Bob DeRoehn, Chair**



**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
DEVELOPMENT REVIEW BOARD  
PUBLIC HEARING**

**6:00 p.m., Monday, October 7, 2024**

**AGENDA**

**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: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 24-086 by Martha Judd, PIN #TRD03011D5T, for conditional use approval for an 8 ft by 20 ft storage trailer. This property is located at 465 Beebe Road and is in the Residential Two Acre (R2) zoning district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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

**Bob DeRoehn, Chair**



**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
DEVELOPMENT REVIEW BOARD  
PUBLIC HEARING**

**6:00 p.m., Monday, October 21, 2024**

**AGENDA**

**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: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 24-098 by Anthony Tanguay, PIN #TRD44024J2T, for site plan approval for change in use to Motor Vehicle Repair. This property is located at 145 Citizens Road and is in the Commercial/Industrial (COM/IND) zoning district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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

**Bob DeRoehn, Chair**



**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
DEVELOPMENT REVIEW BOARD  
PUBLIC HEARING**

**6:00 p.m., Monday, November 18, 2024**

**AGENDA**

**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: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**NEW BUSINESS:**

Application 24-104 by Reginald Abbott, PIN #NDRT5027G3T, for site plan approval to have a food trailer on the property. This property is located at 5016 US Route 5 and is in the Commercial (COM) zoning district.

Application 24-105 by the Church of God, PIN #TRD41008G3TTXM, for site plan approval for an 11 ft by 19 ft storage shed. This property is located at 295 Crawford Road and is in the Commercial (COM) zoning district.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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

**Bob DeRoehn, Chair**



**TOWN OF DERBY, VERMONT  
124 MAIN ST, DERBY, VT  
DEVELOPMENT REVIEW BOARD  
PUBLIC HEARING**

**6:00 p.m., Monday, December 16, 2024**

**AGENDA**

**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: 6:00 P.M.**

**APPROVE MINUTES:**

**PUBLIC COMMENT:**

**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.

**OTHER BUSINESS:**

**ADJOURNMENT:**

Plans, application materials, and information related to the items above are available from the Zoning Administrator. Call 802-766-2017 or email [derbyza@derbyvt.org](mailto:derbyza@derbyvt.org) for information.

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

**Bob DeRoehn, Chair**