



Planning and Zoning Commission City of Derby

Theodore J. Estwan, Chairman
Richard A. Stankye
Raul Sanchez

Steven A. Jalowiec, Vice Chairman
Albert Misiewicz
Cynthia Knopick – Alternate

David J. Rogers
Glenn H. Stevens
Raymond Sadlik - Alternate

Regular Meeting Agenda - 7:00 p.m. – Tuesday, February 19, 2019

Derby City Hall, Aldermanic Chambers: 1 Elizabeth St., Derby, CT

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Additions, Deletions, Corrections and Adoption of the Agenda
5. Communications
6. Public Portion
7. Approval of Minutes-1/15/19 regular meeting
8. Receipt of Applications-No new applications

9. Public Hearing:

A. 49 Pershing Drive, LLC-Shop Rite Plaza -Application for a Zone Text Amendment to permit electronic signs in the Business-1 Zone for shopping centers with 100,000 SQ. FT. or greater of building Sections 195-67.S(1)(a)(g), Sections 195-67.S(2)(a,c,d) & Section 195-71.C(4).

B. 49 Pershing Drive, LLC-Shop Rite Plaza- Application for a Special Exception for an electronic sign per (proposed) Section 195-67.S & 195-71.C.(4).

10. New Business:

A. Discussion and possible action on 49 Pershing Drive, LLC-Shop Rite Plaza for a Zone Text Amendment- to permit electronic signs in the Business-1 Zone for shopping centers with 100,000 SQ. FT. or greater of building. Sections 195-67.S(1)(a)(g), Sections 195-67.S.(2)(a,c,d) & Section 195-71.C(4).

B. Discussion and possible action on 49 Pershing Drive, LLC-Shop Rite Plaza for a Special Exception for an electric sign per (proposed) Section 195-67.S & 195-71.C(4).

C. Discussion and possible action on T.H.C The Hops Company, LLC 77 Sodom Lane for a modification of Site Plan Approval for reconstruction of area of event building to add bathroom to code and indoor bar area, improve former bathroom building and other outbuildings, relocate and reconstruct stand-alone outside bar/concession stand. Related landscaping and site improvements. All work in upper event area.

11. Old Business:

A. Continued discussion on proceeding with a PDD Zone addition to the City of Derby.

12. Updates on Previous Approvals

13. Payment of Bills

14. Adjournment