



Planning and Zoning Commission City of Derby

Theodore J. Estwan, Chairman
Raul Sanchez
Raymond Sadlik

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

David Kopjanski
Glenn H. Stevens

Regular Meeting Agenda - 7:00 p.m. Tuesday, December 17, 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 to Agenda**
5. **Communications**
6. **Adoption of 2020 Meeting Schedule**
7. **Election of Officers**
8. **Public Portion**
9. **Approval of Minutes-11/19/19 Regular Meeting**
10. **Receipt of Applications: No new applications**
9. **Public Hearing:**
 - A. **City of Derby-Planning and Zoning Commission-Zone Text Change to Sections 195-24.B.(2)(b&E) and 195-24.C.(3).**
 - B. **23 Factory Street-Parcels 8-3-3 & 8-5-179-Derby Downtown LLC-Application for a Zone Map Change to change the current zone (CDD) to a Planned Development District (PDD) Zone per section 195-24(B).**
 - C. **23 Factory Street-Parcels 8-3-3 & 8-5-179- Derby Downtown LLC-Application for a Master Plan of Development per section 195-24(C).**
 - D. **23 Factory Street-Parcels 8-3-3 & 8-5-179-Derby Downtown LLC-Application for a Site Plan Approval for 215 residential units and first floor commercial space.**
10. **New Business:**

A. City of Derby- Planning and Zoning Commission-Zone Text Change to Sections 195-24.B.(2)(b&e) and 195-24.C.(3). Discussion and possible action.

B. 23 Factory Street-Parcels 8-3-3 & 8-5-179 Derby Downtown LLC-Derby Downtown LLC-Application for a Zone Map Change-Discussion and possible action to change the current zone (CDD) to a Planned Development District (PDD) Zone per section 195-24(B).

C. 23 Factory Street-Parcels 8-3-3 & 8-5-179-Derby Downtown LLC-Application for a Master Plan of Development per section 195-24(C). Discussion and possible action.

D. 23 Factory Street-Parcels 8-3-3 & 8-5-179-Derby Downtown LLC- Application for a Site Plan Approval-Discussion and possible action for 215 residential and first floor commercial space.

11. Payment of Bills

12. Adjournment