



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, October 15, 2019

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

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Communications
5. Public Portion
6. Approval of Minutes-9/17/19 Regular Meeting
7. Receipt of Applications:

A. 23 Factory Street-Parcel-8-3 3 & 8-5 179-Derby Downtown LLC -Application for a Site Plan Approval for 192 one bedroom units, 17 two bedroom units, 9 studios, and first floor commercial space with apartment amenities throughout.

B. 23 Factory Street-Parcel 8-3 3 & 8-5 179 –Derby Downtown LLC-Application for a Special Exception for 192 one bedroom units, 17 two bedroom units, 9 studios, and first floor commercial space with apartment amenities throughout.

C. 23 Factory Street-Derby Downtown LLC-Application for a Zone Text Change to change the current zone (CDD) to a Planned Development District (PDD) Zone.

8. **NEW BUSINESS:**

A. 656 New Haven Avenue-Big Y Plaza-Discussion and possible action to approve the widening of the Big Y Plaza entrance on New Haven Avenue.

9. Old Business:

A. 249-251 Roosevelt Drive-Bad Sons Beer Company-Application for a Site Plan

Approval-discussion and possible action to add a room to the existing assembly use for charity and private events.

10. Updates on Previous Approvals

11. Payment of Bills

12. Adjournment