

Planning and Zoning Commission

City of Derby

Members:

Theodore J. Estwan, Jr., Chairman
Steven A. Jalowiec, Vice Chairman
David J. Rogers
Richard A. Stankye
Albert Misiewicz
Glenn H. Stevens
Raul Sanchez
Cynthia Knopick (Alternate)

Planning and Zoning Commission Meeting Aldermanic Chambers, City Hall 1 Elizabeth Street, Derby January 15, 2019

AGENDA:

1. Call to Order

Chairman Estwan called the meeting to order at 7:00 PM.

2. Pledge of Allegiance

Chairman Estwan led the Pledge of Allegiance.

3. Roll Call

Members present were Ted Estwan, Jr., David Rogers, Richard Stankye, Albert Misiewicz, Raul Sanchez, and Cynthia Knopick, Steven Jalowiec, Glenn Stevens, and Raymond Sadlik were absent.

4. Additions, Deletions, Corrections to the Agenda

No changes were made.

5. Correspondence

No thing was received.

6. Public Portion

Attorney Thomas spoke regarding the site plan application for THC and they will be conducting their presentation at the next meeting. He hopes to review the plan with the attorneys prior to the presentation. Joe Jalowiec 90 Sodom Lane – said that THC has a good plan, but asked how the board can accept a plan modification without an original plan. Mr. Estwan said they are only receiving the application and the site plan review will be held at the next meeting. Mr. Estwan told him to follow up with the building department.

Carl Nelson Derby Downtown LLC – Stated that a deal was made Joe Salemme regarding the Life Touch property. They are working on getting an application ready for the February or March meeting.

7. Approval of Minutes 12/18/18 Meeting

Motion to approve by Mr. Estwan with the correction of the January meeting date. It should state the 15th, seconded by Mr. Stankye and the motion carried.

8. Receipt of Applications

- 1) 49 Pershing Drive, LLC for a Zone Text Change to permit electronic signs in the Business-1 (B-1) zone for shopping centers with 100,000 SQ FT or greater of building.**
Motioned to receive application and add to February 19th meeting as a public hearing by Mr. Estwan, seconded by Mr. Rogers and the motion carried.

- 2) 49 Pershing Drive, LLC for a Special Exception Application permit for an electronic sign on property of 49 Pershing Drive, LLC known as Shoprite Plaza in accordance with 195-67(S) of the Derby Zoning Regulations and in conjunction therewith, for a special exception permit for an Alternative Signage Program in accordance with 195-71(C) (4) (a) and (b) of the Derby Zoning regulations to permit a second monument sign for the shopping center in excess of 100,000 SQ FT gross floor area.**
Motion to receive application and add to the February 19th meeting as a public hearing by Mr. Estwan, seconded by Mr. Stankye and the motion carried.

- 3) T.H.C The Hops Company, LLC 77 Sodom Lane-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.**
Motioned to receive application and add to the February 19th meeting by Mr. Estwan, seconded by Mr. Rogers and the motion carried.

9. New Business

A. Informal Discussion on proceeding with a PDD Zone addition to the City of Derby Zoning

The Board discussed the format of the PDD application. They will be asking Mr. McEvoy to research this and present to the Board several options and examples from other towns.

10. Payment of Bill

Mr. Estwan motioned to approve the payment of invoices as appropriate. Mr. Rogers seconded and the motion carried.

Mr. Stankye asked if they could add an update section to the agenda so the Board could stay informed on ongoing projects. Mr. Estwan said he'll add that to the agenda moving forward with specific bullet point items and he'll update the Board of anything he hears during the month.

11. Adjournment

Mr. Rogers motioned to adjourn at 7:20PM, Mr. Stankye seconded and the motion carried.

Respectfully submitted,

Terri Kuskowski

These minutes are subject to the Commission's approval at their next scheduled meeting.