



Planning and Zoning Commission City of Derby

Theodore J. Estwan, Chairman
Albert Misiewicz
Raymond Sadlik

Steven A. Jalowiec, Vice Chairman
Raul Sanchez
Cynthia Knopick – Alternate

David Kopjanski
Glenn H. Stevens
vacancy – Alternate

Regular Meeting Minutes – 7:00 p.m. – Tuesday, November 19, 2019 Derby City Hall, Aldermanic Chambers: 1 Elizabeth St., Derby, CT

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:

Theodore Estwan, Steven Jalowiec, Raul Sanchez, Albert Misiewicz, Glenn Stevens, David Kopjanski, Raymond Sadlik and Cynthia Knopick.

Also present: Building Official Carlo Sarmiento and Community Development Liaison Carmen DiCenso.

Excused: City Engineer Ryan McEvoy and Atty. Barbara Schellenberg.

4. Communications

Nothing was presented.

5. Public Portion

No one came forward

6. Approval of Minutes

MOTION by Ted Estwan and second by Steven Jalowiec. Move to table the approval of the minutes of the monthly meeting on October 15, 2019. Motion carried unanimously.

7. Receipt of Applications:

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

MOTION by Theodore Estwan and second by Steven Jalowiec. Move to receive this application and schedule a public hearing for the December meeting. Motion carried unanimously.

B. 23 Factory Street – Parcel 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).

MOTION by Theodore Estwan and second by Glenn Stevens. Move to receive this application and schedule a public hearing for the December meeting. Motion carried unanimously.

C. 23 Factory Street – Parcel 8-3 3 & 8-5 179 Derby Downtown LLC – Application for a Master Plan of Development per section 195-24 (C).

MOTION by Theodore Estwan and second by Steven Jalowiec. Move to receive this application and schedule a public hearing for the December meeting. Motion carried unanimously.

D. 23 Factory Street – Parcel 8-3 & 8-5 179 Derby Downtown LLC – Application for a Site Plan Approval for 215 residential units and first floor commercial space.

It was noted that a public hearing is not required but as this application overlaps with the other applications being received this evening, the recommendation is to include it as a public hearing. Also noted, that the timeline of approvals must be consistent as per the regulations and the timeliness of the other applications will be considered in the order that is required.

MOTION by Theodore Estwan and second by Raymond Sadlik. Move to receive this application and schedule a public hearing for the December meeting. Motion carried unanimously.

10. Updates on Previous Approvals

Big Y had an excellent opening.

Bad Sons - in the process of removing the barbed wire fencing and planting will be done in the spring.

43 Anson Street – Mr. DiCenso reported that it will likely go into foreclosure soon.

Barron Block – Mr. Sarmiento indicated that there has been no activity.

Starbucks has submitted a plan for review.

The report on the detention basins is being prepared.

Members asked if there were update regarding the Aquarion Water Tank proposal, it was understood that an update is forthcoming.

11. Payment of bills

MOTION by Theodore Estwan and second by Steven Jalowiec. Move payment of the following invoices to Milone and MacBroom for professional services for the period October 1, 2019 to October 31, 2019:

Invoice #94230 dated November 12, 2019 for Application review and prepare motion	\$586.25
251 Roosevelt Dr. Bad Sons Beer Co. Site plan	
For a TOTAL of	<u>\$586.25</u>

Invoice #94231 dated November 12, 2019 for General consultation & administration	\$1,678.75
Reimbursable expenses	23.20
For a TOTAL of	<u>\$1,701.95</u>

13. Adjournment

MOTION by David Kopjanski and second by Steven Jalowiec. Move to adjourn the meeting at 7:10 PM. Motion passed unanimously.

Respectfully submitted;

Karen Kemmesies

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