CITY OF DERBY
PLANNING AND ZONING COMMISSION
Special Meeting Minutes
Tuesday, August 5, 2025

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1. Call to Order: The meeting was called to order at 6:04 p.m.

2. The Pledge of Allegiance: The Commission recited the Pledge of Allegiance.

3. Roll Call

Members present: Mr. DiGiovanni, Mr. Misiewicz, Mr. Bartholomew, Mr. Dinice, Mr. Malerba, Mr. Sadlik, and Mr. Sojka (A). The record reflected six regular members and one alternate member present.
Also present: Matt Spineheimer, Corporation Counsel's Office, and Ryan McEvoy, City Engineer.
The Chair declared that a quorum was present.

4. Public Portion

The Chair called three times for public comment. No members of the public spoke, and the public comment portion was closed.

6. Receipt of Applications

6A. Superior Water and Radon Systems, LLC — 433 Roosevelt Drive

The Commission received a special-exception application for a water and radon system trade contractor's office, storage, and assembly use.

Motion: Mr. Misiewicz moved to accept the application.
Second: Mr. Bartholomew seconded the motion.
Ryan McEvoy, City Engineer: The Commission noted that the application required a public hearing and discussed scheduling it for the regularly scheduled September meeting.

Motion: Mr. Dinice moved to schedule the public hearing for the regularly scheduled September meeting.
Second: Mr. Sojka seconded the motion.
Vote: The motion was adopted without stated opposition.

7. Old Business

7A. Connecticut General Statutes § 8-24 Referral — Battery Storage at Derby Transfer Station

The Commission considered a Board of Aldermen/Alderwomen referral concerning the addition of battery storage to the existing solar installation at the Derby Transfer Station. The proposal did not include expansion of the existing solar array. Representatives discussed system size, Connecticut Siting Council jurisdiction, and the applicant's intent to seek local land-use review and approval.

Motion: Mr. Dinice moved to issue a positive referral pursuant to Connecticut General Statutes § 8-24.

Second: Mr. Misiewicz seconded the motion, with the condition that the proposal return to the Commission for local review; the maker accepted the condition.
Vote: The motion was carried with the condition as part of the motion.

Meeting Schedule

The Chair announced that no additional August meeting would be held and that the next regular meeting would occur as scheduled in September.

8. Adjournment

Motion: Mr. Bartholomew moved to adjourn.
Second: Mr. Misiewicz seconded the motion. The meeting adjourned at 6:12 p.m.
Vote: The motion carried without stated opposition.

Table of Motions

Summary of Motions				
Agenda Item	**Motion**	**Moved By**	**Seconded By**	**Outcome**
6A. Superior Water and Radon Systems, LLC	Accept the application.	Mr. Misiewicz	Mr. Bartholomew	Not stated in the minutes.
6A. Superior Water and Radon Systems, LLC	Schedule the public hearing for the regularly scheduled September meeting.	Mr. Dinice	Mr. Sojka	Adopted without stated opposition.
7A. Battery Storage at Derby Transfer Station	Issue a positive referral pursuant to Connecticut General Statutes § 8-24, conditioned on the proposal returning to the Commission for local review.	Mr. Dinice	Mr. Misiewicz	Carried with the condition as part of the motion.
8. Adjournment	Adjourn the meeting at 6:12 p.m.	Mr. Bartholomew	Mr. Misiewicz	Carried without stated opposition.

Respectfully submitted,
Jennifer Desroches

RECEIVED
By Marc J Garofalo MPA, MMC, MCTC at 12:00 pm, Sep 10, 2026