CITY OF DERBY
PLANNING AND ZONING COMMISSION
Special Meeting Minutes
September 30, 2025

1. Call to Order: The special meeting of the Derby Planning and Zoning Commission was called to order at 6:05 p.m.

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

3. Roll Call and Quorum

Members Present: Gino DiGiovanni, Paul Dinice, Albert Misiewicz, Richard Bartholomew, and Joseph Sojka (Alternate).
Members Absent at Call to Order: David Kopjanski, Aniello D. Malerba III, and Raymond Sadlik.
The record reflected four regular members and one alternate member present. A quorum was established. Raymond Sadlik joined the meeting at 6:07 p.m.

Seating of Alternate Member Joseph Sojka was seated as an acting member for the meeting by unanimous consent.

4. Communications

No communications were reported by the Chair, staff, or Commission members.

5. Public Portion

Marc Garofalo, 95 Academy Hill Road, Derby, addressed the Commission. He asked why a special meeting had been called shortly after the Commission's prior meeting and expressed concern regarding communications and the timing and distribution of application materials. He stated that the proposed project appeared positive for the City, but asked the Commission to consider the process and to ensure that any signage remained consistent with the character of New Haven Avenue. There being no further public comment, the public portion was closed.

6. New Business

6.A. Glitzy Twins LLC d/b/a Luscious and Company — 155 New Haven Avenue — Site Plan Application for Hair Salon

The Commission reviewed the site plan application submitted by Glitzy Twins LLC, doing business as Luscious and Company, for a proposed hair salon at 155 New Haven Avenue, Derby, Assessor's Map 6-4, Lot 42.
Liz Arundell, joined by Jess Arundell, stated that they are sisters and business partners and identified their current business address as 469 Howe Avenue, Shelton. Ms. Arundell explained that Luscious and Company has operated for approximately 12 years, has locations in New Canaan and Shelton, and proposes to relocate its Shelton business to Derby. She described the business as a full-service salon with approximately 15 chairs and 30 employees serving clients from the Valley and throughout Connecticut.
Dan Blizman, owner of Two Mile LLC, identified himself as the owner of 155 New Haven Avenue and provided his address as 30 Clark Street Extension, Derby. Mr. Blizman stated that abutters within 150 feet, including individual condominium owners, had been notified of the meeting. He advised that the parking table could be revised; that the freestanding sign shown on the plan was carried over from a prior application and was not part of the present application; and that wall signage could be addressed separately in accordance with the zoning regulations. He reviewed the proposed landscaping islands and requested flexibility to preserve potential parking opportunities when the lot is repaved.

Ryan McEvoy, City Engineer summarized staff comments. He stated that the freestanding sign was not part of the application; that the applicant proposed landscaping in several areas; and that parking demand appeared adequate under the regulations. He recommended that any approval require revisions to reflect the previously approved parking allocation for Buck Electric and Blizzard Mechanical, removal of the freestanding sign, and compliance with wall-sign requirements. Mr. McEvoy reported that the Fire Marshal had no concerns regarding the site plan and that the proposed salon is a permitted use in the zone.
Commission members discussed landscaping, parking, the filing of revised plans, and the deadline for submitting revisions. Commissioner Paul Dinice supported landscaping in several areas and proposed a 60-day deadline for revised plans. Commissioner Albert Misiewicz asked about staffing and customer volume. Ms. Arundell stated that approximately 13 employees could work during a shift and that most client-facing employees generally serve one client at a time, with support and leadership staff also present. Commissioner Misiewicz commented that adequate parking should be preserved and stated that the proposed business appeared to be a positive addition to Derby. Staff clarified that application materials had been submitted the prior week and that material circulated on the day of the meeting included a corrected staff comment letter and the Fire Marshal's response.

Motion: Commissioner Albert Misiewicz moved to approve the site plan application for Glitzy Twins LLC, doing business as Luscious and Company, for a proposed hair salon at 155 New Haven Avenue, Derby, on property shown on Derby Assessor's Map 6-4, Lot 42, based upon the documents submitted in support of the application and subject to the following conditions:

1. Any modifications to the referenced drawings shall be submitted to the Planning and Zoning Commission for review and action, if necessary.
2. The proposed freestanding sign shall not be included as part of this approval. Before installation of any new freestanding sign, a subsequent site plan application containing the information required by § 195-34T of the zoning regulations shall be submitted to the Commission.
3. Within 60 days of this approval, the site plan shall be revised to show parking for Buck Electric and Blizzard Mechanical, including 18 required spaces for Blizzard Mechanical and a minimum of four spaces for Buck Electric, consistent with their approval.
4. The area of wall signs shall not exceed the maximum allowable wall-sign area for buildings within 100 feet of the street line, pursuant to § 195-69.B.1(a)(1) of the zoning regulations.

Second: Commissioner Joseph Sojka.
Vote: A roll-call vote was taken. Voting in favor were Gino DiGiovanni, Joseph Sojka, Richard Bartholomew, Albert Misiewicz, Paul Dinice, and Raymond Sadlik. There were no votes in opposition and no abstentions.
Result: The motion carried unanimously, 6-0.

7. Adjournment

Motion: Commissioner Richard Bartholomew moved to adjourn.
Second: Commissioner Joseph Sojka.
Vote: The motion carried unanimously. The meeting was adjourned at 6:25 p.m.

Table of Motions

Agenda Item	Motion	Moved By	Seconded By	Outcome
6A 155 New Haven Ave Site Application	Approve the Glitzy Twins LLC d/b/a Luscious and Company site plan application for 155 New Haven Avenue, subject to the stated conditions.	Albert Misiewicz	Joseph Sojka	Carried unanimously, 6-0.
7 Adjourn	Adjourn the meeting.	Richard Bartholomew	Joseph Sojka	Carried unanimously.

Respectfully submitted,
Jennifer Desroches

RECEIVED
By Marc J Garofalo MPA, MMC, MCTC at 3:00 pm, Oct 20, 2026