Planning and Zoning Commission
City of Derby

Aniello D. Malerba lll-Chair.	**Matthew Ezzo**	**Ray Sadlik**
Richard Bartholomew	**David Kopjanski**	**Joseph Sojka-Alternate**
Paul Dinice	**Albert Misiewicz**	**Brian Lema-Counsel**

Planning & Zoning Regular Meeting Tues. Nov. 17th, 2026-7:00 p.m.

In person-Derby City Hall, Aldermanic Chambers: 1 Elizabeth St., Derby, CT
Or On Zoom
Join Zoom Meeting from your computer:

https://us02web.zoom.us/j/87942160898?pwd=c2s5dnk4d3gzckdOd2FJc2RrUkM2QT09
Meeting ID: 879 4216 0898 - Password: 685010

One tap mobile from your Smartphone - +13126266799,87942160898#, 0#,685010#

Dial in from your telephone - +1 312 626 6799 - Meeting ID: 879 4216 0898 - Password: 685010

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Additions, Deletions, Corrections to Agenda**
5. **Communications**
6. **Public Portion**
7. **Approval of Minutes-** 1-2025,3-2025,4-2025,5-2025,6-2025,7-2025,7-2025,8-2025,9-2025,10-2026,1-2026,5-2026,6-2026,8,2026,9,2026.
8. **RECEIPT OF APPLICATION:**

9. **A. Dennis Morraquin-New Beginnings Church-87 Elizabeth Street-Special Exception Application-**to move existing church from 101 Elziabeth Street to 87 Elizabeth Street.

10. **PUBLIC HEARING:**

A. Dabrina Hudson-131 High Street-Special Exception Application-to operate a small home-based cottage food bakery for sale at local farmer's markets**.**

B. Joe Jaloweic-90 & 114 Sodom Lane-Special Exception Application-for a Motor Vehicle facility with an office at 90 Sodom Lane and an addition/expansion to the adult daycare center for a home care/companion business at 114 Sodom Lane.

11. NEW BUSINESS:

A. Dabrina Hudson-131 High Street Special Exception Application-to operate a small home-based cottage food bakery for sale at local farmer's markets. Discussion and possible action.

B. Joe Jaloweic-90 & 114 Sodom Lane-Special Exception Application-for a Motor **Vehicle** facility with an office at 90 Sodom Lane and an addition/expansion to the adult daycare center for a home care/companion business at 114 Sodom Lane. Discussion and possible action.

12. Payment of Bills

13. Adjournment

RECEIVED
By Marc J Garofalo MPA, MMC, MCTC at 3:53 pm, Nov 16, 2026