



Planning and Zoning Commission

City of Derby

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Cynthia Knopick – Alternate

David Kopjanski
Glenn H. Stevens
Raymond Sadlik - Alternate

SPECIAL Meeting Agenda - 7:00 p.m. – March 26, 2019

Derby City Hall, Aldermanic Chambers: 1 Elizabeth St., Derby, CT

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Communications
5. Public Portion
6. Approval of Minutes-2/19/19 regular meeting
7. Receipt of Applications-656 New Haven Avenue Tenku Wasabi Asian Bistro for a Site Plan Approval for a dine-in and take-out Asian restaurant.

8. Public Hearings:

A. 49 Pershing Drive, LLC-ShopRite Plaza -Application for a Zone Text Amendment to permit electronic signs in the Business-1 Zone for shopping centers with 100,000 SQ. FT. or greater of building Sections 195-67.S(1)(a)(g), Sections 195-67.S(2)(a,c,d) & Section 195-71.C (4).

B. 49 Pershing Drive, LLC-ShopRite Plaza- Application for a Special Exception for an electronic sign per (proposed) Section 195-67.S & 195-71.C. (4).

C. 73-75 Chatfield Street South Central CT Regional Water Authority- Application for a Special Exception for a 1.0 million gallon water storage tank for lot 2 (school property) and a proposed parking lot for lot 4 (St. Peter & Paul property).

9. New Business:

A. 73-75 Chatfield Street South Central CT Regional Water Authority- Application for a Special Exception for a 1.0 million gallon water storage tank for lot 2 (school property) and a proposed parking lot for lot 4 (St. Peter & Paul property).

10. OLD BUSINESS:

A. 49 Pershing Drive, LLC-Shop Rite Plaza for a Zone Text Amendment- discussion and possible action to permit electronic signs in the Business-1 Zone for shopping centers with 100,000 SQ. FT. or greater of building. Sections 195-67.S (1) (a) (g), Sections 195-67.S. (2)(a,c,d) & Section 195-71.C(4).

B. 49 Pershing Drive, LLC-ShopRite Plaza for a Special Exception-discussion and possible action for an electric sign per (proposed) Section 195-67.S & 195-71.C (4).

C. T.H.C. The Hops Company, LLC 77 Sodom Lane for a modification of Site Plan Approval- discussion and possible action 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.

D. Continued discussion on proceeding with a **PDD Zone** addition to the City of Derby.

11. Updates on Previous Approvals

12. Payment of Bills

13. Adjournment