

# ***Planning and Zoning Commission City of Derby***

Theodore J. Estwan, Jr., Chairman

Steven A. Jalowiec, Vice Chairman

David J. Rogers

Richard A. Stankye

Albert Misiewicz

Glenn H. Stevens

Raul Sanchez

Cynthia Knopick (Alternate)

Terri Kuskowski, Clerk

## **MEETING NOTICE**

The regular monthly meeting of the Planning and Zoning Commission of the City of Derby will be held on Tuesday, April 17, 2018 at 7:00 p.m. in the Aldermanic Chambers, City Hall, 1 Elizabeth Street, Derby.

### **AGENDA:**

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 – 2/20/18 & 3/20/18 regular meetings
8. Receipt of Applications. 1) Site Plan Amendment Application for 77 Sodom Lane (THC), 2) Site Plan amendment application for 155 New Haven Avenue to (enclose loading dock and staging area), 3) CDD review for 147/153 Main Street for a food cart.

### **9. Public Hearings**

- a. Public Hearing for Special Exception Application for 251 Roosevelt Drive (Bad Sons Brewery) for Food Trucks

### **10. New Business**

- a. Discussion and possible action on Site Plan amendment application for 155 New Haven Avenue to (enclose loading dock and staging area).
- b. Site Plan Amendment Application for 77 Sodom Lane (THC) (informal discussion-no action)
- c. Discussion and possible action on Special Exception Application for 251 Roosevelt Drive (Bad Sons Brewery) for Food Trucks.
- d. Informal discussion with The Barretta Family & Associates regarding development of property on Factory Street and vicinity (South Side of Main Street)

e. Discussion and possible action on CDD review for 147/153 Main Street for a food cart.

## **11. Old Business**

a. Site Plan Application for 21-23 Derby Ave. 2 Bedroom apartment and office space.

c. Continued discussion regarding the creation of 2 new overlay zones in the downtown area to allow more certainty for potential developers and allow the PZC more flexibility while still maintaining control:

(1) South Main Street Transit Oriented District Zone, primarily would include the property on the south side of Main Street.

(2) Historic Green Design District, which would include properties around the Green (Boundaries to be determined).

c. Continued informal discussion with William Korolyshun regarding continued use of the property behind BJs (Division Street)

12. Payment of Bills

13. Adjournment

Lisa Narowski, Administrative Assistant-Building Dept.