



Planning and Zoning Commission City of Derby

Gino DiGiovanni Jr.-Chairman
Paul Dinice
Bill Harris

Albert Misiewicz
David Kopjanski
Raymond Sadlik

Raul Sanchez
Dan Blizman-Alternate
Joseph Sojka-Alternate
Brian Lema-Counsel

Planning & Zoning Regular Meeting Tues. March 18th, 2025-7:00 p.m.

In person-Derby City Hall, Aldermanic Chambers: 1 Elizabeth St., Derby, CT
and On Zoom

Join Zoom Meeting from your computer:

<https://us02web.zoom.us/j/87942160898?pwd=c2s5dnk4d3gzckdOd2Fjc2RrUkM2QT09>

Meeting ID: 879 4216 0898

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

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-2/18/25

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8. RECEIPT OF APPLICATIONS:

A. City of Derby Planning & Zoning-1 Elizabeth St. Derby, CT-Zone Text Change

Application-to add definition to Section 195-7, add special exception uses to Sections 195-15.D and 195-16.D, add Section 195-28(A) Smoke Shops, Vape Shops, and Tobacco Stores, and reassign Aquifer Protection Areas (Section 195-28, approved in 2010) to Section 195-29.

B. Griffin Hospital-130 Division Street-Site Plan Modification Application

-for a modular building to be a permanent addition to Griffin Hospital to replace the Magnetic Resonance Imaging (MRI) trailer on the Spring Street side of the hospital.

C. Onell Dishmey-38 Commerce Street Derby, CT-Site Plan Application

-to operate a bottle redemption center.

9. **PUBLIC HEARING:**

A. City of Derby Planning & Zoning-1 Elizabeth St. Derby, CT-Zone Text Change

Application-to add definition to Section 195-7, add special exception uses to Sections 195-15.D and 195-16.D, add Section 195-28(A) Smoke Shops, Vape Shops, and Tobacco Stores, and reassign Aquifer Protection Areas (Section 195-28, approved in 2010) to Section 195-29.

10. **NEW BUSINESS:**

A. City of Derby Planning & Zoning-1 Elizabeth St. Derby, CT-Zone Text Change

Application- to add definition to Section 195-7, add special exception uses to Sections 195-15.D and 195-16.D, add Section 195-28(A) Smoke Shops, Vape Shops, and Tobacco Stores, and reassign Aquifer Protection Areas (Section 195-28, approved in 2010) to Section 195-29. **Discussion and possible action.**

B. Summit Hill, LLC-Summit Street Assessor Map 9-6, Lots 47 & 47B and Mountain Street, Assessor Map 8-9, Lots 94 & 94B-Subdivision Application-to construct 45 one and two-family residential dwellings. **Application has been withdrawn.**

11. **INFORMAL DISCUSSION:**

A. P&Z Sub-Committee report on application procedures

12. **Payment of Bills**

13. **Adjournment**

APPROVED
JAN 17 2019
TOWN OF DERBY
PLANNING & ZONING