



Planning and Zoning Commission City of Derby

Gino DiGiovanni Jr.-Chairman
Richard Bartholomew
Paul Dinice

David Kopjanski
Aniello D. Malerba III
Albert Misiewicz

Ray Sadlik
Joseph Sojka-Alternate
Brian Lema-Counsel

Planning & Zoning Regular Meeting Tues. Nov. 18th, 2025-7:00 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-3/18/25, 4/15/25, 5/20/25, 6/17/25, 7/15/25, 8/5/25, 9/16/25, 9/30/25, & 10/21/25
8. RECEIPT OF APPLICATIONS:
 - A. 4 YOU LLC-3 Francis Street-Site Plan Application- to be used for storage of materials and office space.
9. PUBLIC HEARING:
 - A. St. Vincent DePaul of the Valley-237 Roosevelt Dr-Site Plan Application-to expand the food bank and thrift shoppe.

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 11:30 am, Nov 17, 2025

10. NEW BUSINESS:

A. Basser-Kaufman of Derby LLC-552 New Haven Ave-Site Plan Application-for the demolition of the existing Starbucks building and constructing a Chase Bank without a drive-through. Discussion and possible action.

B. 4 YOU LLC-3 Francis Street-Site Plan Application- to be used for storage of materials and office space. Discussion and possible action.

11. OLD BUSINESS:

A. St. Vincent DePaul of the Valley-237 Roosevelt Dr-Site Plan Application-to expand the food bank and thrift shoppe. Discussion and possible action.

B. P&Z Sub-Committee-Pre-Application Check List-Discussion and possible action.

12. Payment of Bills

13. Adjournment

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