CITY OF DERBY, CONNECTICUT

PLANNING AND ZONING COMMISSION - Regular Meeting Minutes

Tuesday, March 17, 2026 – 7 pm - Derby City Hall – Aldermanic Chambers & via Zoom

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1. Call to Order - **Acting Chair Paul Dinice c**alled the meeting to order at **7:01 PM**.

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2. Pledge of Allegiance - The Pledge of Allegiance was recited.

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3. Roll Call

Members Present: Richard Bartholomew, Paul Dinice, Matthew Ezzo (arrived at 7:05 PM), David Kopjanski, Aniello D. "Owney" Malerba, III, Albert Misiewicz, Joseph Sojka – Alternate. **Member Absent:** Raymond Sadlik

Also Present: Corporation Counsel Attorney Brian Lema, Zoning Enforcement Officer Kevin White, City Planning Consultant Ryan McEvoy

It was noted that **six regular members and one alternate** were present and a **quorum** was established.

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4. Election of Officers

A. Chair - Nominations were opened.

- **Nomination:** Albert Misiewicz nominated Paul Dinice. Mr. Dinice d*eclined* due to time constraints.
- **Nomination:** Aniello D. "Owney" Malerba, III
  - **Motion:** To Nominate Owney Malerba as Chair by Joseph Sojka - **Second:** Albert Misiewicz
  - No further nominations were offered.

Motion to close nominations: Motion: Close nominations for Chair by Joseph Sojka - **Second:** David Kopjanski

- **Vote:** All in favor — *motion carried unanimously*.

Vote on Chair: Vote: All in favor — *motion carried unanimously*. Aniello D. "Owney" Malerba, III was elected **Chair**.

Following the vote, the Chair thanked members for their support and expressed appreciation to former Chair Gino DiGiovanni for his service.

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B. Vice Chair - Nominations were opened.

- **Nomination:** Paul Dinice was nominated by Albert Misiewicz **Second:** Aniello D. "Owney" Malerba, III
  - Paul Dinice accepted the nomination.

Motion to close nominations: Motion: Close nominations for Vice Chair by Joseph Sojka - **Second:** David Kopjanski - **Vote:** All in favor — *motion carried unanimously*.

Vote on Vice Chair: Vote: All in favor — *motion carried unanimously*. Paul Dinice was elected **Vice Chair**.

5. Additions, Deletions, Corrections to the Agenda - None

6. Communications

Attorney **Brian Lema** reported:

- A letter dated **March 2, 2026** was sent to **Detention Basin LLC** (Katherine Norwood) requesting an update on maintenance of the stormwater detention basin on Lanzieri Court.
- **No response** has been received as of the meeting.
- A **follow-up letter** will be sent.

A copy of the correspondence will be provided to the Commission and the Town Clerk.

Minutes continue on next page.

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Michelle C. Laubin ◆
Gregory S. Kimmel
Christopher M. Hodgson
Mario F. Coppola
Christine A. Sullivan

Nicholas R. Bamonte
Richard C. Buturla
Ryan P. Driscoll ◆▪
Rebecca E. Goldberg
Bryan L. LeClerc ◆
Brian A. Lema
Douglas E. LoMonte
Matthew L. Studer
Paul A. Testa * ▸

Anthony V. Avallone
Jacob P. Bryniczka
Eileen Lavigne Flug
Peter V. Gelderman ◊
Warren L. Holcomb
Eugene M. Kimmel

Carolyn Mazanec Dugas
Chandler K. Holcomb
Jason D. Kaplan
Herbert Z. Rosen
Matthew J. Sponheimer
A. Weston Stephens
Jordan A. Vazzano

* - Also Admitted in FL
◊ - Also Admitted in IL
▸ - Also Admitted in MA
▪ - Also Admitted in NJ
◆ - Also Admitted in NY
• - Also Admitted in PA

PLEASE REPLY TO MILFORD OFFICE

March 2, 2026

Detention Basin LLC
c/o Katherine Norwood
Its Member
4 Lanzieri Court
Derby, CT 06418

RE: Stormwater Management Basin – Lanzieri Court, Derby, CT

Dear Ms. Norwood:

This office represents the City of Derby (the "City"). Reference is hereby made to that certain stormwater management basin located on Lanzieri Court in Derby, Connecticut (the "Stormwater Detention Basin"). The City has received inquiries about the operation and maintenance of the Stormwater Detention Basin. It is our understanding that Detention Basin LLC is the owner and operator of the Stormwater Detention Basin.

As you may be aware, the City obtained a report from its engineering consultant, SLR International Corporation, dated November 15, 2021 (the "SLR Report"). The SLR Report found a significant volume of sediment accumulation with depths of up to two (2) feet, particularly in the southern portion of the Stormwater Detention Basin and recommended the removal of sediment to original grades for the Stormwater Detention Basin to function as originally intended.

The City is hereby requesting Detention Basin LLC to provide the City with information and documentation related to the ongoing maintenance and operation of the Stormwater Detention Basin, and particularly any removal of sediment as recommended by the SLR Report.

Thank you for your attention to this matter. Please do not hesitate to contact me with any questions or if you would like to discuss.

I look forward to hearing from you.

Sincerely,

Brian A. Lema, Esq.

Cc: Kevin P. White
City of Derby Zoning Enforcement Officer

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7. Public Portion - The Chair opened the floor for public comment.

A. Gino DiGiovanni, 77 Eighth Street

- Congratulated new officers.
- Reflected on his six years on the Commission and the challenges and work required behind the scenes.
- Expressed disappointment that the Commission had become "political," stating prior bipartisan tradition was valuable for Derby's volunteer-driven environment.
- Encouraged senior members to support and mentor new commissioners.

B. Pastor Alfred Watts – Cornerstone Christian Center

- Introduced himself as the new property owner at **71 Pleasant View Road**.
- Stated intent to work constructively with neighboring residents who had raised concerns.
- Noted primary complaint was **lighting trespass** onto adjacent residential property.
- Commission members suggested solutions such as:
    - Tree screening for headlight glare
    - Redirecting UI-installed lighting fixtures
- Pastor Watts confirmed willingness to meet with neighbors and resolve issues.

No additional members of the public spoke.
The Zoom host confirmed no participants online.

The public portion was closed by Chair Malerba without objection:

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8. Approval of Minutes - **No action items this month.**

Minutes continue on next page.

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9. Receipt of Applications

**A. Griffin Hospital – 130 Division Street

Site Plan Modification Application – Placement of Generators for MRI Addition**

Attorney **Dominick Thomas** (for the applicant) presented:

- Abutters had been notified per regulations (four abutters, none responded).
- Updated materials were submitted, including:
  - SLR review correspondence
  - Revised plans
  - Updated Statement of Use clarifying generators serve the **entire hospital**, not only the MRI addition

Motion to receive the application: **Motion:** David Kopjanski - **Second:** Paul Dinice - **Vote:** All in favor — *motion carried.*

Discussion on Scheduling Public Hearing

Commissioners expressed:

- Concern about the **complexity** of the cogeneration system.
- Concern about **late-arriving documentation**.
- Procedural concerns regarding whether generators were properly disclosed during prior ZBA variance hearings.
- Belief that **public input** is necessary.

Motion to schedule a public hearing for April 21, 2026:

- **Motion:** David Kopjanski - **Second:** Paul Dinice - **Vote:** All in favor — *motion carried unanimously.*

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10. New Business

A. Griffin Hospital – Site Plan Modification (Discussion / Possible Action)

Given the upcoming public hearing, the Commission agreed to **table the matter**.

Motion to table: **Motion:** Joseph Sojka - **Second:** David Kopjanski - **Vote:** All in favor — *motion carried.*

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11. Payment of Bills - Two invoices were included in the packet.

Motion to approve payment of bills if found correct:

- **Motion:** Joseph Sojka - **Second:** Albert Misciewicz - **Vote:** All in favor — *motion carried unanimously.*

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12. Adjournment - **Motion to adjourn at 7:37 PM:**

Motion: Joseph Sojka - **Second:** David Kopjanski - **Vote:** All in favor — *motion carried.*

Meeting adjourned at **7:37 PM**.

Respectfully submitted,

Marc J. Garofalo

Marc J. Garofalo, MPA, MMC, MCTC

Town/City Clerk

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