

Planning and Zoning Commission City of Derby

Theodore J. Estwan, Jr., Chairman

Steven A. Jalowiec

David J. Rogers

Richard A. Stankye

Albert Misiewicz

Glenn H. Stevens

Raul Sanchez

Cynthia Knopick (Alternate)

Maryanne DeTullio, Clerk

The regular meeting of the Planning and Zoning Commission of the City of Derby was held on Tuesday, March 20, 2018 at 7:00 p.m. in the Aldermanic Chambers, City Hall, 1 Elizabeth Street, Derby.

The meeting was called to order at 7:08 p.m. by Chairman Ted Estwan. Present were Ted Estwan, Steven Jalowiec, Raul Sanchez, Cynthia Knopick, David Rogers, Glenn Stevens, Albert Misiewicz and Richard Stankye. Also present were Atty. Barbara Schellenberg, Ryan McEvoy, Milone and MacBroom, and Maryanne DeTullio, Clerk.

Additions, Deletions, corrections to Agenda

Mr. Estwan noted that there was a notification issue regarding Item No. 9a the public hearing for the special exception application for 251 Roosevelt Drive (Bad Sons Brewery) for Food Trucks and the public hearing will not be heard this evening and will be addressed at next month's meeting..

Communications

There were no communications to accept.

Public Portion

There was no one from the public wishing to speak.

Approval of Minutes- 1/16/18 and 2/20/18 regular meetings.

Mr. Estwan noted that in the 1/16/18 minutes it should be 800 students at Derby High School. A motion to approve the minutes as corrected was made by Mr. Estwan, seconded by Mr. Stevens and carried unanimously.

Mr. Estwan noted that in the 2/20/18 minutes on the second page it should be that the application for The Hops Company was denied without prejudice because it was incomplete. A motion to table the approval of the minutes of the 2/20/18 meeting was made by Mr. Jalowiec, seconded by Mr. Estwan and carried unanimously.

Receipt of Applications

Mr. Estwan moved to accept and hear at the May meeting an application for site plan modification for 3 Pershing Drive for added use as a U-Haul facility. Mr. Estwan noted that this application was withdrawn several years ago because it was incomplete. He also noted that this is the same

incomplete application that was withdrawn. Mr. Jalowiec stated that there is a lot of information missing on this application. Mr. Jalowiec moved to receive the application and deny without prejudice because it is incomplete. The motion was seconded by Mr. Estwan and carried unanimously.

Public Hearing

a. Public Hearing for Special Exception Application for 25 Roosevelt Drive (Bad Sons Brewery) for Food Trucks.

The public hearing will not be held this evening because of notification issues.

New Business

a. Site Plan Application for 21-23 derby Ave. 2 bedroom apartment and office space.

There was no one present regarding this application.

b. CDD Review for Retail Clothing Boutique for 25 Elizabeth Street.

Agatha Likoba was present and stated that she is a designer of jump suits for women and would like to open a boutique at 25 Elizabeth Street. The hours of operation will be Monday to Saturday from 10:00 a.m. to 6:30 p.m. The property is known as 17 Elizabeth Street. Mr. Estwan moved to approve the application. The motion was seconded by Mr. Stankye and carried unanimously.

c. Discussion and possible action on Special Exception Application for 251 Roosevelt Drive (Bad Sons Brewery) for Food Trucks.

The public hearing on this matter was not held.

Old Business

a. 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)

Atty. Schellenberg stated that a draft of the proposed regulation was presented and discussed at the sub-committee meeting prior to this meeting. Mr. Jalowiec stated that the sub-committee went through the draft regulations and discussions were continued to next month's meeting. There was discussion about the Historic Green Design District and what this will apply to and whether it should be expanded. He stated that they had some questions for Ryan McEvoy and Attorney Schellenberg to research including underground utilities. He also stated that all Commission members are invited to attend the sub-committee meetings.

Payment of Bills

Mr. Estwan moved to approve the payment of Milone and MacBroom invoice #84737 in the amount of \$425.00. The motion was seconded by Mr. Stankye and carried unanimously.

A motion to adjourn was made by Mr. Rogers, seconded by Mr. Estwan and carried unanimously. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Maryanne DeTullio, Clerk

These minutes are subject to the Commission's approval at their next scheduled meeting.