

Planning and Zoning Commission City of Derby

Theodore J. Estwan, Jr., Chairman

Steven A. Jalowiec

David J. Rogers

David Barboza II

Richard A. Stankye

Albert Misiewicz

Glenn H. Stevens

David L. Savo (Alternate)

Joseph Gruttadauria III (Alternate)

Maryanne DeTullio, Clerk

A special meeting of the Planning and Zoning Commission of the City of Derby was held on Tuesday, June 5, 2007 at 6:00 p.m. in the Aldermanic Chambers, New City Hall, 1 Elizabeth Street, Derby.

The meeting was called to order at 6:05 p.m. by Steven Jalowiec. Present were Steven Jalowiec, David Rogers, David Barboza and Albert Misiewicz. Also present were Michael Joyce, Milone & MacBroom and Maryanne DeTullio, Clerk.

Public Portion

There was no one from the public wishing to speak.

Public Hearing:

Application for Special Exception Use from The Recreation Camp, Inc. for off-site parking and drop-off area - Lakeview Terrace at Guardiano Drive- R-M Zone.

Donald Smith was present for the applicant and presented the certified mailings to adjacent property owners. He also presented a copy of the License Agreement between the Recreation Camp and Derby Housing Authority.

He stated that they wish to develop, maintain and use two different parking areas on Guardiano Terrace. He stated that they appeared before the Zoning Board of Appeals and received approval for six variances; four of which relate to these parking areas.

He stated that they are proposing to have eleven parking spaces along Lakeview Terrace which will be used for staff parking and the area will be signed. He stated that it will have a turf stone pavers and there will be very little impervious area. They will be removing the existing curbing and replace it with sidewalk and apron. They will paint the crosswalk along Guardiano Terrace and then pick up the sidewalk again.

The other area will have four spaces for drop off and pick up in front of Housing Authority property and the exit will be through DOT driveway to Roosevelt Drive. The children will be congregated in this area until they are crossed by staff members to the Camp.

Mr. Smith stated that they had applied to DOT for a full traffic signal which was denied, but they did receive approval for flashing lights on the sign that is there now. He stated

that they are workign with DOT on this. They have also secured an agreement with DOT to use the driveway and permission to construct 10 car gravel area behind the maintenance building. This will be designated for staff parking. He stated that the State of Connecticut is exempt from zoning and approval from the P&Z is not needed for this. He stated that all staff parking will be off site and this plan cleans up the area and makes it safer.

Michael Drew, Camp Director stated that the Camp hours are from 9:30 a.m. to 4:30 p.m. He stated that the Derby Police Department has given them crossing guard training and six staff members are certified. They stop traffic three times in the morning and three times in the afternoon for the purpose of crossing children. They have stop signs and appropriate attire to wear when doing this. The Camp runs during the summer months only.

Mr. Smith stated that they would like to get approval for the construction of the parking spaces as soon as possible. He stated that the area with the four spaces will have swing gates on both sides. The area with the 11 spaces will be signed and the Police Department will be able to tag cars with the way the signage is done. They are trying to do what is best for the neighborhood. They will be planting a row of five foot high blue spruce trees along the property line of the neighbor. They will also add some additional landscaping to the areas and clean up what is there now.

Mr. Barboza asked if there are sidewalks there now and Mr. Smith indicated that there are not. Mr. Barboza asked about parking on the Camp property and Mr. Smith stated that there will only be one space there. Mr. Rogers asked about the crossing signal and Mr. Smith stated that they asked for a full signal light which was denied and they will have flashing lights which will be push button operated.

Mr. Joyce asked about the sight line to the area where the children cross and also how many children attend the Camp. Mr. Smith stated that there is ample sight line and the Camp will have a maximum of 200 children. Mr. Jalowiec stated that it appears that there will be more control in the area. Mr. Joyce asked about maintenance and Mr. Smith stated that it is in the agreement and the Camp only runs for 11 weeks. He stated that they have considered putting up a fence along the curb so you cannot get to the area once the Camp is closed and they feel that this should address some of the concerns of the neighbors.

Mr. Jalowiec asked for any public comment on the application.

Cheryl Treadwell, 43 Lakeview Terrace stated that she was concerned with traffic and the children in the area. Mr. Smith stated that they tried to get a full signal and are still working with DOT and they have tried to do what would be best for the neighborhood.

Joann Barrett, 44 Lakeview Terrace stated that she was concerned with traffic congestion. Mr. Smith stated that they are trying to alleviate traffic problems and the staff will now be parking in the designated spaces and off the street.

Mr. Joyce suggested signage indicating where the parking is and he also felt that stop sign was needed when coming out of the DOT driveway along with signage. Mr. Smith stated that if there is a problem with of season use of the parking spaces they will do something to secure that area with a fence. Mr. Joyce felt that they could do an assessment of the situation after the Camp season is over this summer.

A motion to close the public hearing was made by Mr. Barboza, seconded by Mr. Rogers and carried unanimously.

New Business

Application for Special Exception Use from The Recreation Camp, Inc. for off-site parking and drop-off area - Lakeview Terrace at Guardian Drive- R-M Zone.

Mr. Jalowiec moved to approve the application for special exception from The Recreation Camp Inc. with the following conditions: (1) recommend that The Recreation Camp work with staff and DOT on advance warning signs for the crosswalk area; (2) stop sign at DEP driveway; (3) staff to finalize details of sidewalk cuts; (4) seasonal split rail fence be erected; (5) "do not enter" signs at DEP driveway; (6) notes on plans that indicate what variances were approved; (7) Commission acknowledges that crossing guards are used to assist pedestrians at all times for Camp children; (8) at time site plan application is submitted Commission will have opportunity to review the parking situation. The motion was seconded by Mr. Barboza and carried unanimously.

A motion to adjourn was made by Mr. Barboza, seconded by Mr. Misiewicz and carried unanimously. The meeting was adjourned at 6:55 p.m.

Attest:

Maryanne DeTullio

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