

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 meeting of the Planning and Zoning Commission of the City of Derby was held on Tuesday, September 19, 2006 at 7:00 p.m. in the Aldermanic Chambers, New City Hall, 1 Elizabeth Street, Derby.

The meeting was called to order at 7:00 p.m. by Chairman Ted Estwan. Present were Ted Estwan, David Barboza, Steven Jalowiec, Joseph Gruttadauria, David Savo and Albert Misiewicz. Also present were Atty. Joseph Coppola, Mike Joyce, Milone & MacBroom and Maryanne DeTullio, Clerk.

Additions, Deletions, Corrections to Agenda

Mr. Estwan stated that he received a letter from Shipman & Goodwin withdrawing the applications for CDD approval for affordable housing for 16 Fourth Street, 225 Caroline Street and 175 Caroline Street. Therefore, Items 8(a), (b) and (c) will be deleted from the agenda.

Public Portion

Phil Clark, property owner of 140 Main Street asked about an application for 142-144 Main Street. Mr. Estwan stated that the application was heard and approved at the August meeting and no comment could be made on it at this time. The public portion was then closed.

Approval of Minutes:

A motion to approve the minutes of 08/15/06 minutes was made by Mr. Barboza, seconded by Mr. Stankye and carried unanimously.

Acceptance of Applications:

There were no new applications to accept.

New Busienss

8(d) Home Depot Request for Bond Release.

Mr. Estwan stated that a letter was received indicating that all work has been done.

They also provided a sketch showing the location and specifications of the drywell. Mr. Joyce stated that it drains the way it should and there appears to be no problems at this time. He also notified them that they will be receiving a letter regarding the outside storage. The amount of the current bond is \$11,800.00. Mr. Jalowiec moved to release the bond. The motion was seconded by Mr. Stankye and carried unanimously.

8(e) Referral from Ansonia Planning & Zoning Commission - Pending Application for a 31 lot subdivision adjacent to Coe Lane.

Mr. Joyce stated that this property is located past Lilac Circle up to Pulaski Highway. They have already received Ansonia Inland-Wetlands approval. He spoke with the City Engineer in Ansonia and was informed that the public hearing is still open. He will be getting the drainage calculations to review. Mr. Estwan felt that Mr. Joyce should review the plans and send his comments to the Ansonia Planning & Zoning. A motion was made by Mr. Stankye to authorize Mr. Joyce to review the plans and respond to them. The motion was seconded by Mr. Jalowiec and carried unanimously.

Old Business:

(a) Update on Redevelopment Zones.

Mr. Estwan stated that Derby Jewelers has been sold to the City. All utilities are being disconnected so that demolition may begin.

Payment of Bills

A motion to pay the bills from Milone & MacBroom was made by Mr. Jalowiec, seconded by Mr. Savo and carried unanimously.

A motion to adjourn was made by Mr. Stankye, seconded by Mr. Jalowiec and carried unanimously. The meeting was adjourned at 7:15 p.m.

Attest:

Maryanne DeTullio