

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, May 18, 2006 at 7:00 p.m. in the Aldermanic Chambers, New City Hall, 1 Elizabeth Street, Derby.

The meeting was called to order at 7:10 p.m. by Chairman Ted Estwan. Present were Ted Estwan, David Rogers, David Barboza, Steven Jalowiec, Joseph Gruttadauria and Albert Misiewicz. Also present were Atty. Joseph Coppola, Mike Joyce, Milone & MacBroom and Maryanne DeTullio, Clerk.

Additions, Deletions, Corrections to Agenda

A motion to add Automotive Restorations to the agenda under New Business was made by Mr. Barboza, seconded by Mr. Rogers and carried unanimously. A motion to add Prestige Builders under New Business was made by Mr. Barboza, seconded by Mr. Rogers and carried unanimously.

Public Portion

Eric Lindgren, 24 Silver Hill Road thanked the members of the Board for their hard work. He stated that he tried to do a good job as a member and wished the new member luck. He also thanked Mike Joyce and Ted Estwan for their hard work.

Dan Waleski, 21 Elm Street stated that there have been several text change applications over the last several years and he is concerned about that. He felt that it has been too easy to amend regulations and he was opposed to any more amendments.

Approval of Minutes:

A motion to approve the minutes of 04/18/06 minutes was made by Mr. Rogers, seconded by Mr. Jalowiec and carried unanimously with Mr. Barboza abstaining.

Acceptance of Applications:

Mr. Estwan stated that there an application for a three lot subdivision on Clark Street Extension was received from J. Pawlowski. A motion to accept the application and schedule for public hearing at the June meeting was made by Mr. Jalowiec, seconded by Mr. Rogers and carried unanimously.

Public Hearings

(a) Application from Mangione Properties LLC for text change to amend Section 195-92 and Section 195-17E.

Mr. Estwan read a letter from Atty. James Cohen stating that the application is being withdrawn without prejudice and asking that the fees for the re-application be waived. It was noted that only the Board of Aldermen can waive the fees. Mr. Joyce stated that any costs for review time would be transferred to the applicant. Mr. Jalowiec moved that any fees made for this application would be credited toward the new application. The motion was seconded by Mr. Barboza and carried unanimously. A motion to close the public hearing was made by Mr. Jalowiec, seconded by Mr. Rogers and carried unanimously.

New Business:

(a) Application from Kathleen Cellar for 35 Minerva Street for pet grooming operation - CDD Zone.

Kathleen Cellar was present and stated that the hours of operation will be 8:30 to 4:30 p.m. Tuesday to Saturday. There will be no overnight stay for the animals. A motion to approve the application was made by Mr. Rogers, seconded by Mr. Jalowiec and carried unanimously.

(b) Bond Reduction Request - LMC Estates - Great Hill Road.

Mr. Joyce stated that they reviewed the project and would recommend full release of the bond. A motion to release the bond was made by Mr. Barboza, seconded by Mr. Jalowiec and carried unanimously.

(c) Automotive Restorations.

Mr. Joyce stated that one of the conditions of the approval was that prior to the issuance of a certificate of occupancy the applicant shall provide written confirmation that the deed of the property mentions the stipulated conditions of this approval. The applicant is not the owner of the property and therefore it was recommended that this condition be waived. A motion to waive condition No. 3 of the approval was made by Mr. Jalowiec, seconded by Mr. Rogers and carried unanimously.

(d) Prestige Builders

Atty. Thomas Welch stated that the map should be filed within a week and stated that they are requesting a 90 day extension to file the subdivision map. A motion to grant a 90 day extension was made by Mr. Barboza, seconded by Mr. Jalowiec and carried unanimously.

Old Business:

(a) Update on Redevelopment Zones.

It was noted that the special tax district is in place and bi-weekly meetings have been held with the developer. There has been a lot of confusion on the special tax district so a public informational session regarding that will be held.

Payment of Bills

There were no bills to approve at this time.

A motion to adjourn was made by Mr. Rogers, seconded by Mr. Jalowiec and carried unanimously. The meeting was adjourned at 7:30 p.m.

Attest:

Maryanne DeTullio