

Planning and Zoning Commission City of Derby

Theodore J. Estwan, Jr., Chairman

Steven A. Jalowiec

David J. Rogers

Richard A. Stankye

David Barboza II

Albert Misiewicz

Glenn H. Stevens

Raul Sanchez (Alternate)

Maryanne DeTullio, Clerk

The regular meeting of the Planning and Zoning Commission of the City of Derby was held on Tuesday, March 15, 2011 at 7:00 p.m. in the Aldermanic Chambers, 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, Albert Misiewicz, David Barboza, Glenn Stevens, Steve Jalowiec and Raul Sanchez. Also present were Atty. Joseph Coppola, Ryan McEvoy, Milone and MacBroom and Maryanne DeTullio, Clerk.

Additions, Deletions, Corrections to Agenda

Mr. Estwan moved that Item 10b Update on Enforcement Issues be heard in Executive Session because of the sensitive material that will be discussed. The motion was seconded by Mr. Jalowiec and carried unanimously.

Correspondence - None

Public Portion

David Anroman, 182 Shagbark Drive, owner of 63 and 59 Minerva Street. Mr. Anroman stated that he owns the properties that are adjoining 67 Minerva Street and had some questions regarding the application. He stated that he is concerned because that property is in a blighted condition and portions are caving in. He stated that there are several barrels on his property and he is not sure who put them there and what is in them. He has contacted the Blight Officer about this and also notified them about bricks that were falling onto his properties from that building. He also stated that if any demolition work is planned he would like to be notified of that. All the documentation is on file in the Building Department.

Approval of Minutes

A motion to approve the minutes of the 02/15/11 meeting was made by Mr. Stevens, seconded by Mr. Jalowiec and carried unanimously.

Acceptance of Applications

Mr. Jalowiec moved to accept an application for CDD approval from Joseph Ccarelli/National Lumber for 23 Factory Street for use as a lumber/building material retail operation. The motion was seconded by Mr. Misiewicz and carried unanimously.

Mr. Jalowiec moved to accept an application for site plan approval from Schrade Water Street, LLC for 205 Water Street for proposed base of operations for Quick-Pic Crane Service. The motion was seconded by Mr. Misiewicz and carried unanimously.

New Business

(a) Application for Site Plan Modification from Fabrizio Taramelli for 67 Minerva Street for fabrication of miscellaneous metals and railings – CDD Zone.

Fabrizio Taramelli and Marcos Reinheimer were present regarding the application. Mr. Reinheimer stated that a portion of the building will be demolished; approximately 4300 s.f.. The proposed use is on the Caroline Street side of the building. Mr. Taramelli is relocating his business from Stratford and it is mostly decorative metal fabrications. Mr. Stevens asked if the welding tanks would be inside and Mr. Taramelli stated that they are and there will be no outside storage. Mr. Estwan read a letter dated 2/25/11 from the Fire Marshal (copy attached). The Fire Marshal had some concerns that the building is now being used in an unsafe condition. Mr. Reinheimer stated that the plan is to demolish that portion of the building as soon as the approvals are received. He also stated that the sprinkler system will not be needed once that portion of the building is demolished. He stated that the electrical and water service will be provided. Mr. Estwan stated that the applicant needs to show that the site will be cleaned up. He stated that the property is located in the CDD zone and the Commission needs to determine if the use is conducive with that zone. Mr. Estwan also read the review letter dated 2/22/11 from Milone and MacBroom (copy attached). Mr. Estwan stated that there are a lot of concerns listed in the letter that the applicant needs to address.

Mr. Reinheimer stated that they are taking care of a lot of the issues with the site. Mr. Estwan asked if anyone was working the building at this time and stated that no one should be working until the approval is received. Mr. Estwan also read a letter dated 1/24/11 regarding the demolition order from the Building Official (copy attached) . Mr. Barboza asked how the trucks will enter the property and Mr. Taramelli stated from Caroline Street. The hours of operation will be from 8:00 a.m. to 4:30 p.m. Monday through Friday.

A motion to table the application to the April meeting was made by Mr. Stevens, seconded by Mr. Barboza and carried unanimously.

Old Business

(a) Update on Redevelopment Zone.

Atty. Coppola stated that there were no new updates on the redevelopment.

(b) Update on Enforcement issues

A motion to go into Executive Session to discuss enforcement issues and have Atty. Coppola and Ryan McEvoy attend was made by Mr. Jalowiec, seconded by Mr. Barboza and carried unanimously. The Commission went into Executive Session at 7:40 p.m. A motion to go back to the regular meeting at 7:50 p.m. was made by Mr. Barboza, seconded by Mr. Jalowiec and carried unanimously.

11. Payment of Bills

Mr. Barboza moved to pay all bills submitted if found correct. The motion was seconded by Mr. Jalowiec and carried unanimously.

A motion to adjourn was made by Mr. Barboza, seconded by Mr. Jalowiec and carried unanimously. The meeting was adjourned at 7:55p.m.

Respectfully submitted,

Maryanne DeTullio, Clerk

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

***Aquifer Protection Agency
(Planning and Zoning Commission)
City of Derby***

Theodore J. Estwan, Jr., Chairman

Steven A. Jalowiec

David J. Rogers

Richard A. Stankye

David Barboza II

Albert Misiewicz

Glenn H. Stevens

Raul Sanchez (Alternate)

Maryanne DeTullio, Clerk

The regular meeting of the Aquifer Protection Agency was held on Tuesday, March 15, 2011, in the Aldermanic Chambers, City Hall, 1 Elizabeth Street, Derby.

The meeting was called to order at 7:55 p.m. by Chairman Ted Estwan. Present were Ted Estwan, David Barboza, Albert Misiewicz, Steve Jalowiec, Glenn Stevens, and Raul Sanchez. Also present were Atty. Joseph Coppola, Ryan McEvoy, Milone and MacBroom and Maryanne DeTullio, Clerk.

Additions, Deletions, Corrections to Agenda

Mr. Stevens moved to add as Item 8a the effective date of the Aquifer Protection regulations to the agenda. The motion was seconded by Mr. Jalowiec and carried unanimously.

Correspondence

None

Public Portion

There was no one from the public wishing to speak.

Approval of Minutes

A motion to approve the minutes of the 02/15/11 meeting was made by Mr. Jalowiec, seconded by Mr. Rogers and carried unanimously.

Acceptance of Applications

There were no new applications to accept.

Effective Date of Regulations

Mr. Ryan stated that the regulations were approved by DEP and the Agency now needs to set an effective date for the regulations. Mr. Stevens moved that the regulations become effective as of March 15, 2011. The motion was seconded by Mr. Barboza and carried unanimously.

A motion to adjourn was made by Mr. Misiewicz, seconded by Mr. Barboza and carried unanimously. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Maryanne DeTullio, Clerk

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