

Planning and Zoning Commission City of Derby

Theodore J. Estwan, Jr., Chairman

Steven A. Jalowiec, Vice-Chairman

David J. Rogers

Richard A. Stankye

Albert Misiewicz

Glenn H. Stevens

Raul Sanchez

Anthony Szewczyk (Alternate)

Maryanne DeTullio, Clerk

MEETING NOTICE

The Planning and Zoning Commission will hold a workshop at 6:00 p.m. on Tuesday, August 19, 2014 in the Aldermanic Chambers, City Hall, 1 Elizabeth Street, Derby to discuss the Plan of Conservation and Development.

The regular meeting of the Planning and Zoning Commission of the City of Derby will be held on Tuesday, August 19, 2014 at 7:00pm immediately following the workshop in the Aldermanic Chambers, City Hall, 1 Elizabeth Street, Derby.

AGENDA:

1. Call to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Additions, Deletions, Corrections to Agenda.
5. Correspondence
6. Public Portion.
7. Approval of Minutes of 07/15/14 meeting.
8. Acceptance of Applications.

9. New Business:

- (a) Application for CDD approval from Sam Goldwitz for 25-27 Elizabeth Street for use as retail space.
- (b) Application for CDD approval from James Calkins and Michelle Donnelly for 101 Elizabeth Street for use as a specialty bakery and catering facility.
- (c) Application for CDD approval from Michael O'Keefe and Adam Zadrosny d/b/a Power Baseball for 195 Main Street.

10. Old Business:

- (a) Update on Redevelopment Zone.

11. Executive Session:

- (a) Update on Enforcement Issues; discussion of pending litigation.

12. Payment of Bills.
13. Adjournment.

MARYANNE DETULLIO, CLERK

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The Planning and Zoning Commission of the City of Derby held a workshop on Tuesday, August 19, 2014 at 6:00 p.m. in the Aldermanic Chambers, City Hall, 1 Elizabeth Street, Derby.

Present were: Ted Estwan, Steve Jalowiec, Raul Sanchez, David Rogers, Albert Misiewicz (6:40 p.m.) and Richard Stankye (6:50 p.m.). Also present were Mayor Anita Dugatto, Attorney Marjorie Shansky, Mark Nielsen, Valley Council of Governments, Carlo Sarmiento, Building Official (6:55 p.m.) and Maryanne DeTullio, Clerk.

Chm. Estwan stated that the purpose of the workshop was to discuss updating the Plan of Conservation and Development which is being done in conjunction with the Valley Council of Governments.

Mark Nielsen, VCOG stated that the State requires municipalities to update their plans of conservation and development every ten years. The City of Derby has until July 1, 2015 to complete the update of their Plan. He stated that they are also working with Ansonia and Seymour on the updates of their Plans. He presented an outline for the Commission to use in working on what they would like to see in the update to the Plan. Chm. Estwan stated that the Commission has referred to the Plan in the past in reviewing and approving applications. Mr. Nielsen stated that they are currently compiling a lot of initial data including demographics in working on the update. Mr. Estwan stated that any information from VCOG can be sent to him and he will forward it to all the members. After the initial meetings there will be a public hearing to get input from the public on the Plan. Atty. Shansky asked if there is any social media outreach to the community to get their input. Mr. Nielsen stated that the City could use their website and have a survey on there to get feedback from the community in that way. He stated that sometimes the public has a problem with a long range plan but the key to the process is the public input. Mr. Estwan asked if the public hearing would be part of a regular meeting or scheduled as a separate meeting. Mr. Nielsen stated that it is better as a separate meeting and he will put together a questionnaire regarding the plan.

The members discussed the Route 34 expansion plan and how this will fit in with the updates to the Plan of Conservation and Development. The members felt that the downtown area needs to be seriously looked at as well as some other areas in town.

The workshop was concluded at 6:55 p.m.

The regular meeting of the Planning and Zoning Commission of the City of Derby was held on Tuesday, August 19, 2014 at 7:00 p.m. in the Aldermanic Chambers, 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, Albert Misiewicz, Steven Jalowiec, David Rogers, Richard Stankye and Raul Sanchez. Also present were Mayor Anita Dugatto, Attorney Marjorie Shansky, Carlo Sarmiento, Building Official and Maryanne DeTullio, Clerk.

Additions, Deletions, Corrections to Agenda

Mr. Estwan stated that Item 9b will be deleted from the agenda.

Correspondence

Chm. Estwan stated that he received a referral letter from Cuddy & Feder, representing New Cingular Wireless regarding a proposed wireless telecommunications tower facilities at Highland Golf Club, 261 Wooster Street and 1 Waterview Drive, Shelton.

Public Portion

There was no one from the public wishing to speak.

Approval of Minutes

Mr. Jalowiec moved to approve the minutes of the July 15, 2014 meeting. The motion was seconded by Mr. Misiewicz and carried unanimously.

Acceptance of Applications

Mr. Estwan stated that there were no new applications to accept.

New Business

(e) Application for CDD approval from Sam Goldwitz for 25-27 Elizabeth Street for use as a retail spac.

Sam Goldwitz was present and stated that he and his wife are jewelry designers and they are currently at 101 Elizabeth Street but need more space. He stated that his wife designs the jewelry and he makes it. At this time they have two part-time employees and are looking to hire two more full time employees. The hours of operation would be Monday to Saturday from 10:00 a.m. to 6:00 p.m. There is parking available at the municipal parking garage. A motion to approve the application was made by Mr. Estwan, seconded by Mr. Stankye and carried unanimously. It was noted that any change in signage will need to come back to the Commission for approval.

(c) Application for CDD Approval from Michael O'Keefe and Adam Zadrozny d/b/a Power Baseball for 195 Main Street.

Adam Zadrozny was present and stated that the building is located at the corner of Main and Minerva Streets. It will be used as a baseball training facility and will be used year round. There will be a small computer area and a small retain area. The second floor will be used as a strength and training area. The third and fourth floors will be vacant. They are working on bringing the building up to Code.

Mr. Estwan stated that the statement of use does not mention any retail space and the Commission would only approve what is stated on the Statement of Use. Mr. Zadrozny stated that any retail use would not be open to the public and it would only be a very small area. Mr. Estwan stated that if they want a retail use they would have to amend the Statement of Use and come back to the Commission. Mr. Estwan moved to approve the application based on the Statement of Use provided and noted that if any retail use is going to take place they have to come back to the Commission. Signage, lighting and the finish of the building also needs to be provided. The motion was seconded by Mr. Stankye and carried unanimously.

Old Business

(a) Update on Redevelopment Zone.

Mr. Estwan stated that there is not update at this time.

Executive Session

(a) Update on Enforcement issues; discussion of pending litigation.

There was no need for an Executive Session.

Payment of Bills

Mr. Jalowiec moved that all bills be paid if found correct. The motion was seconded by Mr. Stankye and carried unanimously.

A motion to adjourn was made by Mr. Jalowiec, seconded by Mr. Stankye and carried unanimously. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,



Maryanne DeTullio, Clerk

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