

***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
Raul Sanchez (Alternate)
Maryanne DeTullio, Clerk

A meeting of the Planning and Zoning Commission of the City of Derby was held on Tuesday, August 19, 2008 at 7:05 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 Acting Chairman Glenn Stevens. Present were Glenn Stevens, David Rogers, Albert Misiewicz, David Barboza and Raul Sanchez. Also present were Michael Joyce, Milone & MacBroom and Maryanne DeTullio, Clerk.

Additions, Deletions, Corrections to Agenda

A motion to adcept the agenda as presented was made by Mr. Barboza, seconded by Mr. Rogers and carried unanimously.

Correspondence - None

Public Portion

There was no one from the public wishing to speak. A motion to close the public portion was made by Mr. Barboza, seconded by Mr. Misiewicz and carried unanimously.

Approval of Minutes:

A motion to approve the minutes of 7/15/08 meeting was made by Mr. Barboza, seconded by Mr. Rogers and carried unanimously.

Acceptance of Applications:

Mr. Barboza moved to accept an application for site plan amendment from Jo-Ann E. Cecarelli for 385 New Haven Avenue. The motion was seconded by Mr. Misiewicz and carried unanimously.

Mr. Barboza moved to accept an application for CDD approval from Jerry Key for 196 Elizabeth Street for use as a second hand store. The motion was seconded by Mr. Misiewicz and carried unanimously.

Mr. Misiewicz moved to accept and schedule for public hearing at the September meeting an application from the City of Derby Planning & Zoning Commission for change of zone for Assessors maps 7-8, 7-10, 8-5, 8-7 (Water Street). The motion was seconded by Mr. Rogers and carried unanimously.

Mr. Rogers moved to accept and schedule for public hearing at the October meeting an application from the City of Derby Planning & Zoning Commission an application for change of zone and zone text change for Assessors Maps 9-4, 10-3 - area bounded by Roosevelt Drive, "D" Street, Park Avenue and North Avenue. The motion was seconded by Mr. Barboza and carried unanimously.

Mr. Misiewicz moved to accept and schedule for public hearing at the October meeting an application for change of zone from Wesleyan Homes of Connecticut, Inc. for Assessors Map 1-3, Lot 6/also on Map 1-5 from Industrial Campus District (I-C) to Continuing Care Retirement Community District (CCRC). The motion was seconded by Mr. Rogers and carried unanimously.

Mr. Barboza moved to accept and schedule for public hearing at the October meeting an application for zone text change from Wesleyan Homes of Connecticut, Inc. for new proposed zone: Continuing Care Retirement Community District (CCRC). The motion was seconded by Mr. Misiewicz and carried unanimously.

New Business

(a) Application for Site Plan Review from Derby Housing Authority for business office at Cicia Manor (West Foruth St., Anson St. and Fifth St.). Application #2008-7-15-1).

J. Rotundo, 25 Brook Street, Shelton was present for the applicant. He stated that the Derby Housing Authority is the owner of Cicia Manor which was developed in the early 1970s' and contains 40 dwelling units in 10 buildings. There is also a community building and a series of walkways on the site. There is an existing parking lot in the northwest corner for 11 vehicles which is accessed from Fifth Street. They are proposing to construct a new 2100 s.f. office building for their office which is currently located at 45 Minerva Street. He stated that they have five employees and the relocation of the offices will make it more convenient for the elderly residents to visit the office. They are also proposing an 8 space lot adjacent to the proposed office building. The driveway will be shifted over so there will be no conflict with the existing parking lot.

Mr. Rotundo explained the drainage system and also stated that there will be some added landscaping around the existing building. They are relocating some sidewalk areas. He stated that they have an application pending before the ZBA for parking as they do not meet the current parking standards for this type of development. They are not increasing any non-conformity and are providing enough parking for the office needs.

He presented pictures and floor plans of the building. Mr. Joyce stated that he has met with their engineer and reviewed the plans. They have received approval from the Inland Wetlands Agency. He noted that there is existing parking around the perimeter of the property for residents. Mr. Rotundo stated that of the 40 units there are about 20 vehicles belonging to the residents. He also stated that they met with the residents council and informed them of the proposal and they were in favor of the relocation of the office closer to the residences.

Mr. Joyce felt that at Buildign 90-96 a different barrier should be put there to keep vehicles from encroaching. Mr. Rotundo stated that there is about 9' of open space between the office and they can shift over and add concrete curb stops and more landscaping to provide more protection.

Mr. Rogers asked about traffic from the complex and Mr. Rotundo stated that it is not a heavy traffic generating site and a lot fo the client traffic is pedestrian. Mr. Barboza asked about the height of the retaining wall and Mr. Rotundo indicated it is 4'.

A motion to continue this application to the September meeting was made by Mr. Barboza, seconded by Mr. Misiewicz and carried unanimously.

Old Business

(a) Update on Redevelopment Zones - No Report

(b) Request for Release of Maintenance Bond for Hidden Woods Subdivision.

Fred D'Amico stated that he forwarded a copy of the maintenance reports for the 1st few years to Mr. Joyce. Mr. Joyce stated that he went out to the property but wants to go out again. He also stated that the Commission should know who will be taking over the maintenance of the basin. Mr. D'Amico stated tact there are two owners who are listed as officers of the Association and he will approach others as well. The item will be continued to the September meeting.

Payment of Bills

Mr. Stevens stated that there were no bills to be paid at this time.

A motion to adjourn was made by Mr. Rogers, seconded by Mr. Misiewicz and carried unanimously. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Maryanne DeTullio, Clerk

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