

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

A meeting of the Planning and Zoning Commission of the City of Derby was held on Tuesday, December 15, 2009 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, Richard Stankye, Glenn Stevens, Steven Jalowiec, David Rogers and Raul Sanchez. Also present were Mike Joyce, Milone & MacBroom and Maryanne DeTullio, Clerk.

Additions, Deletions, Corrections to Agenda - None

Election of Officers

Mr. Stankye moved to nominate Ted Estwan for Chairman. The motion was seconded by Mr. Jalowiec and carried unanimously with Mr. Estwan abstaining.

Correspondence – None

Public Portion

Vincent Guardiani asked if anything had been done of the zone change request that he spoke to the Commission about a few months ago. Mr. Estwan stated that nothing has been done at this time and the Commission was going to review other zone change requests and put together an application. Mr. Guardiani was advised to file a formal application.

Approval of Minutes

A motion to approve the minutes of the 11/17/09 meeting was made by Mr. Stevens, seconded by Mr. Misiewicz and carried unanimously with Mr. Rogers abstaining.

Acceptance of Applications

Mr. Rogers moved to accept and add to the agenda an application from City of Derby, Derby Middle School Site Plan Modification. The motion was seconded by Mr. Jalowiec and carried unanimously.

Adoption of Meeting Schedule – 2010

Mr. Stevens moved to adopt the meeting schedule for 2010 with meetings on the third Tuesday of each month at 7:00 p.m. The motion was seconded by Mr. Jalowiec and carried unanimously.

New Business

(a) Application for CDD Approval from Darren Toth for 17 Elizabeth Street for use as office space – Application #2009-10-20-1 – Discussion and possible action.

Vin Guardiani stated this application is for use as a general office. It is a two unit suite and he will be using one unit for his real estate appraisal business and the other by Mr. Toth. He stated that they rarely have any clients at the office. A motion to approve the application was made by Mr. Jalowiec, seconded by Mr. Stevens and carried unanimously.

(b) Application for Site Plan Modification, City of Derby Middle School – Application #2009-12-15-01 – Discussion and possible action..

Jeff Gebrian from CR3 was present and stated that they had previously obtained approval of a reduction in parking to 349 spaces. He stated that 37 of those spaces were parallel spaces along Nutmeg Avenue. He stated that during the last few months it was determined that it would be preferable to delete those spaces. He stated that they also met with the Fire Marshal and he wanted to have the fire lanes marked differently. He presented revised drawings showing the deletion of those spaces and the fire lanes. There would now be 312 spaces on site which would be a 32.2% reduction and would adequately meet the needs of the building.

Mr. Estwan stated that he has observed the parking and traffic flows at the school and this would be a much better situation than what is there now.

Mr. Estwan moved that following review of the plans and supporting documentation submitted in support of this application, the Derby Planning & Zoning Commission hereby approves a modification to the Site Plan Approval for construction of a new Derby Middle School on property shown on Derby Assessors Map 9-6, Lot 2 subject to the following conditions:

The approval shall be based upon the following revised documents submitted in support of this application for modification.

1. Plans entitled “New Construction of Derby Middle School” with the following attached drawings dated 12/15/09:

- a. "Site Layout Plan" – Drawings L.1a, b and c, scale 1" = 20'.
- b. "Electrical Site Lighting Photometrics" – Drawing SL-1, scale unknown.

2. "Letter from CR-3, LLP dated December 15, 2009."

All previous conditions of approval associated with this property shall still apply unless otherwise revised by the following conditions which shall only apply to this request for modification.

- 1. The "Zoning Tabulations" shown on Site Layout Plan Sheet L.1a shall be amended to match the information provided in the letter dated December 15, 2009 from CR3.
- 2. The fire lane layout and signage shall be subject to final review and approval by the Fire Marshal and/or the Derby Building Official.
- 3. Any other significant changes or modifications to the plans presented will require subsequent review and approval by the Planning & Zoning Commission.

The motion was seconded by Stankye and carried unanimously with Mr. Stevens abstaining.

12. Old Business

- (a) Update on Redevelopment Zone – No report
- (b) Update on Enforcement Issues – No report

13. Payment of Bills

Mr. Stankye moved to approve the payment of all bills if found correct. The motion was seconded by Mr. Stevens and carried unanimously.

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.

Respectfully submitted,

Maryanne DeTullio, Clerk

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