

Planning and Zoning Commission City of Derby

Theodore J. Estwan, Jr., Chairman

Steven A. Jalowiec

David J. Rogers

Richard A. Stankye

Albert Misiewicz

Glenn H. Stevens

Raul Sanchez

Anthony Szewczyk, Alt.

Maryanne DeTullio, Clerk

The regular meeting of the Planning and Zoning Commission of the City of Derby was held on Tuesday, November 19, 2013 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, Richard Stankye, Raul Sanchez, Glenn Stevens and Anthony Szewczyk. Also present were Ryan McEvoy, Milone and MacBroom, Carlo Sarmiento, Building Official and Maryanne DeTullio, Clerk.

Additions, Deletions, Corrections to Agenda

There were no additions, deletions or corrections to the agenda.

Correspondence

Chm. Estwan stated that he had no correspondence.

Public Portion

There was no one from the public wishing to speak.

Approval of Minutes

A motion to approve the minutes from the October 15, 2013 meeting was made by Mr. Stankye, seconded by Mr. Sanchez and 4-0-2 with Mr. Misiewicz and Mr. Stevens abstaining.

Acceptance of Applications

Mr. Szewczyk moved to accept an application from 140 Main Street-Derby LLC for 140 Main Street for St. Anthony's Bookshop. The motion was seconded by Mr. Stankye and carried unanimously.

New Business

(a) Discussion and possible action – Application for CDD approval from 140 Main Street-Derby LLC for 140 Main Street for St. Anthony's Bookshop – Application #2013-11-19-01.

Sam Rizzitelli and Katherine Conroy-Cass were present. Mrs. Conroy-Cass stated that she is the owner of St. Anthony's Bookshop and is moving her business from Seymour. There is the municipal lot behind the building which can be used for parking. Mr. Rizzitelli stated that the proposed sign has been submitted to the Building Inspector for approval. Mr. Estwan moved to approve the application. The motion was seconded by Mr. Szewczyk and carried unanimously.

(b) Informal Discussion – Home Depot Re: Fuel Cell

Mr. Sarmiento stated that they were interested in putting in a fuel cell behind the Home Depot on Water Street. They would have had to dig about two feet down and he told them that there is a membrane in that area. He stated that he also asked to have a study done by a sound engineer and submitted. He stated that he did not think that they will be going through with this project. Mr. Estwan stated that this is actually controlled by the Connecticut Citing Council. Mr. Sarmiento stated that he spoke with Home Depot representatives about getting the lights in front of their building on Main Street and also the lights on Water Street fixed so that they are all working. Mr. Estwan stated that this was a condition of their approval that they maintain the lights.

(c) Informal Discussion and possible action – 53 Academy Hill Road driveway plan.

Mr. Sarmiento stated that the property owner wants to put in a circular driveway and he has told him that he will need to submit an application. Mr. Estwan noted that all curb cuts are controlled by the Public Works Department.

Old Business

(a) Update on Redevelopment Zone.

Mr. Estwan stated that Attorney Coppola was not in attendance this evening and there was no update on the redevelopment zone.

Executive Session

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

Atty. Coppola was not in attendance and there was no need to go into Executive Session.

Payment of Bills

Mr. Stankye moved to approve the payment of the bills from Moline and MacBroom. The motion was seconded by Mr. Szewczyk and carried unanimously.

A motion to adjourn was made by Mr. Stankye, seconded by Mr. Misiewicz and carried unanimously. The meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Maryanne DeTullio, Clerk

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