

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

A special meeting of the Planning and Zoning Commission of the City of Derby was held on Tuesday, March 18, 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 Vice Chairman Steve Jalowiec. Present were Steve Jalowiec, Richard Stankye, Raul Sanchez, Glenn Stevens, David Rogers, Albert Misiewicz and Anthony Szewczyk. Also present were Atty. Marjorie Shansky, Carlo Sarmiento, Building Official and Maryanne DeTullio, Clerk.

Additions, Deletions, Corrections to Agenda

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

Correspondence - None

Public Portion

There was no one from the public wishing to speak.

Approval of Minutes

A motion to approve the minutes from the January 23, 2014 meeting was made by Mr. Stankye, seconded by Mr. Stevens and 6-0-1 with Mr. Rogers abstaining. The February 14, 2014 meeting was cancelled.

Acceptance of Applications

Mr. Stankye moved to accept an application for CDD approval from Gary Paige, GWP Contracting for kitchen cabinet showroom at 105 Olivia Street. The motion was seconded by Mr. Stevens and carried unanimously.

New Business

(a) Discussion and possible action – Signage – Walgreen’s, Pershing Drive.

Mr. Sarmiento explained that one of the existing signs will be taken down but the others will be used. One of the existing signs is slightly larger than what is now allowed under the sign regulations. He did not feel that this would be a problem since it is the re-use of an existing sign.

Mr. Jalowiec moved to approve signage plans prepared by BL Companies, dated 2/16/14 as presented with the condition that the Derby Zoning Enforcement Officer review each sign prior to installation to verify conformity with the approved plans. The motion was seconded by Mr. Stevens and carried unanimously.

(b) Appointment of Paul Dinice (Inland Wetlands Agency Chairman) as City of Derby representative to VCOG.

Mr. Rogers moved to approve the appointment of Paul Dinice as City of Derby representative to VCOG. The motion was seconded by Mr. Misiewicz and carried unanimously.

(c) Appointment of Anthony Szewczyk as City of Derby representative to TTAC (Transportation Technical Advisory Committee).

Mr. Stankye moved to approve the appointment of Anthony Szewczyk as City of Derby representative to TTAC (Transportation Technical Advisory Committee). The motion was seconded by Mr. Misiewicz and carried 6-0-1 with Mr. Szewczyk abstaining.

Old Business

(a) Discussion and possible action – Application for site plan approval from Grillo Realty Holdings LLC for 2 new residential apartments on first floor, 121-123 Olivia Street – CDD Zone.

Mr. Jalowiec read the review letter dated March 17, 2014 from Milone and MacBroom. Mr. Grillo asked that the Commission waive the requirement for an A-2 survey. He stated that he is staying within the same footprint. Mr. Grillo stated that he has tried to market the first floor for a commercial use but has not been successful and would now like to convert it to residential use.

Mr. Sanchez asked what the practice has been in the past regarding waiving the requirement for an A-2 survey. Mr. Jalowiec stated that the Commission has waived this requirement in the past. Mr. Sarmiento stated that there is no expansion of the building and he is staying within the same footprint.

Mr. Jalowiec moved that following review of the plans and supporting documentation submitted in support of this application, the Derby Planning & Zoning Commission hereby approves the CDD Use Review and Site Plan Modification for a portion of property shown on Derby Assessor's Map 8-5, Lot 50. The approval shall be based upon the following documents submitted in support of this application:

1. Application for Special Exception Use and/or Site Plan Approval.
2. "Statement of Use".
3. Plan entitled "Grillo Realty Holdings, LLC, Proposed First Floor Plan, 121 Olivia Street, Derby, Connecticut" note dated, at a scale of $\frac{1}{4}'' = 1'$.
4. Letter from Milone and MacBroom, Inc. dated 3/17/2014.

With the following stipulated conditions:

1. That the applicant is granted a waiver of Section 195-33 of the Zoning Regulations requiring a Class A-2 Survey.
2. Prior to the issuance of a Certificate of Occupancy, the existing playground area shall be finished with a gravel or paved surface suitable for vehicular use. The spaces shall be clearly defined with signage or pavement markings indicating the residential unit assigned to each space.

The motion was seconded by Mr. Stevens and carried unanimously.

(b) Update on Redevelopment Zone.

Mr. Jalowiec stated that there was no update at this time.

Executive Session

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

Mr. Jalowiec stated that there was no need to go into Executive Session.

Payment of Bills

Mr. Stevens moved to approve the payment of the following invoices from Milone and MacBroom - #66516, #66515, #66514, #66366 and #66364. The motion was seconded by Mr. Stankye and carried unanimously.

A motion to adjourn was made by Mr. Stankye, seconded by Mr. Stevens and carried unanimously. The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Maryanne DeTullio, Clerk

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