

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, April 15, 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, David Rogers, Raul Sanchez and Anthony Szewczyk. Also present were Attorney Marjorie Shansky, Carlo Sarmiento, Building Official and Maryanne DeTullio, Clerk.

Additions, Deletions, Corrections to Agenda

Mr. Estwan moved to add as Item 9b, Application for CDD approval from 176 Main Street LLC for 176 Main Street, use as a construction office. The motion was seconded by Mr. Misiewicz and carried unanimously.

Mr. Estwan moved to add as Item 9c, Application for CDD approval from Edwin Melecio for 71 Fifth Street for above ground pool. The motion was seconded by Mr. Szewczyk and carried unanimously.

Mr. Estwan moved to add as Item 9d, Application for CDD approval from Jessica and Shawn Boswell for 27 Elizabeth Street for a children's consignment shop. The motion was seconded by Mr. Sanchez and carried unanimously.

Correspondence

Chm. Estwan stated that he had no correspondence.

Public Portion

There was no one from the public wishing to speak.

Approval of Minutes

Mr. Estwan moved that the approval of the minutes from the 3/18/14 meeting be tabled. The motion was seconded by Mr. Szewczyk and carried unanimously.

Acceptance of Applications

Mr. Estwan stated that this item was handled under the additions, deletions and corrections to the agenda.

New Business

(a) Application for CDD Approval from GWP Contracting for kitchen cabinet showroom at 105 Olivia Street.

Gary Paige stated that the property will be used as an office for his business. He stated that he has no employees. Mr. Estwan stated that any signage will have to conform to the sign regulations and be approved. Mr. Estwan moved that the application from GWP Contracting for 105 Olivia Street for use as office space be approved. The motion was seconded by Mr. Szewczyk and carried unanimously.

(b) Application for CDD Approval from 176 Main Street, LLC for 176 Main Street use as a construction office.

Attorney Dominick Thomas, 315 Main Street, Derby stated that Baier Construction Company, Inc. will be working on the Route 34 bridge project. The State of Connecticut Department of Transportation requires an office for their inspectors and supervisors and will be using this property for that purpose. They will be using the upstairs for their office and Baier Construction will use the lower level. There will be some inside storage of materials but no chemicals or flammable substances will be stored. A connex pad will be put in to the west of the building in the rear. There is street parking and parking in the municipal lot available. A motion to approve the application was made by Mr. Estwan, seconded by Mr. Misiewicz and carried unanimously.

(c) Application for CDD Approval from Edwin Melecio for 71 Fifth Street for above ground pool.

Mr. Sarmiento stated that this the first time an application has been submitted for an above ground pool in the CDD District. He stated that there is enough room on the property for the pool. He also stated that the pool will be fenced in and have an alarm. A motion to approve the application was made by Mr. Estwan, seconded by Mr. Misiewicz and carried unanimously.

(d) Application for CDD Approval from Jessica and Shawn Boswell for 27 Elizabeth Street use as a children's consignment shop.

The applicant was not present. Mr. Sarmiento stated that he spoke with the applicant and she indicated that the shop will be only for children's clothing. Mr. Estwan moved that the application be tabled to the May meeting and have the applicant present so the members could get more information on the business and space. The motion was seconded by Mr. Szewczyk and carried unanimously.

(a) Update on Redevelopment Zone.

Mr. Estwan stated that the Redevelopment Agency is no longer in existence. He stated that the Commission will be taking over a lot of issues regarding the downtown area. He stated that he has been speaking with Atty. Shansky on this and more information will be available shortly. He also stated that Milone and MacBroom are no longer the city engineers and the new firm is Prime Engineering. He also stated that they are working on getting a planner for the City.

Executive Session

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

There was no need for an Executive Session.

Payment of Bills

Mr. Estwan stated that there were no bills submitted for approval.

A motion to adjourn was made by Mr. Szewczyk, seconded by Mr. Rogers and carried unanimously. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Maryanne DeTullio, Clerk

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