

# ***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

Cynthia Knopick (Alternate)

Maryanne DeTullio, Clerk

The regular meeting of the Planning and Zoning Commission of the City of Derby was held on Tuesday, June 20, 2017 at 7:00 p.m. in the Aldermanic Chambers, City Hall, 1 Elizabeth Street, Derby.

The meeting was called to order at 7:05 p.m. by Chairman Ted Estwan. Present were Ted Estwan, David Rogers, Richard Stankye, Steven Jalowiec, Albert Misiewicz, Raul Sanchez Cynthia Knopick and Glenn Stevens. Also present were Atty. Marjorie Shansky, Ryan McEvoy, Milone and MacBroom, Leslie Creane, Economic Development Director, Carlo Sarmiento, Building Official and Maryanne DeTullio, Clerk.

## Additions, Deletions, Corrections to Agenda

Mr. Estwan moved to delete from the agenda Item 10c, application from JRD Restoration for furniture restoration shop at 326 Derby Avenue. This application has been withdrawn. The motion was seconded by Mr. Stankye and carried unanimously.

Mr. Estwan moved to add as Item 9d, Route 34 discussion – design project. The motion was seconded by Mr. Jalowiec and carried unanimously.

Mr. Estwan moved to delete from the agenda Item 9b – application for site plan for 19 Derby Avenue for use as a barber shop and convenience store. This application has been withdrawn. The motion was seconded by Mr. Stankye and carried unanimously.

## Correspondence

Mr. Estwan stated that an e-mail was received from Leslie Creane, Economic Development Director regarding DPC Partners and regulations drafted for the south side of Main Street. Mr. Estwan moved that this be referred to the Downtown Committee for discussion and comments. The motion was seconded by Mr. Stankye and carried unanimously.

## Public Portion

There was no one from the public wishing to speak.

## Approval of Minutes

Mr. Stankye moved to approve the minutes from the May 16, 2017 meeting. The motion was seconded by Mr. Jalowiec and carried unanimously. Mr. Rodgers noted that he voted in favor of the application and Mr. Stevens was opposed.

Receipt of Applications

Mr. Estwan stated that the application from Miguel Heyer, Isaac's Tires, LLC for 340 Derby Avenue will be scheduled for public hearing at the July meeting.

Mr. Estwan moved to accept and hear at the July meeting an application for change of use; site plan review from CCAR-Young Adult & Family Project for 223 Elizabeth Street. The motion was seconded by Mr. Stevens and carried unanimously.

Mr. Estwan moved to accept and hear at the July meeting an application for change of use; site plan review from Aiden Belmont for 127 Main Street for electronic vaping supplies. The motion was seconded by Mr. Jalowiec and carried unanimously.

New Business

(a) Discussion and possible action – Application for Site Plan Review from C&R Property Services for Derby Suds for 21-23 Derby Avenue.

Atty. Dominick Thomas, 315 Main Street was present for the applicant. He stated that he was contacted by the applicant after last month's meeting. This is an existing building with two apartments on the second floor. There is also an office. Atty. Thomas stated that there are no parking requirements for Laundromats in the regulations. This is in the B-2 Z one and they may be able to put in diagonal spaces. He stated that they need to know what the parking requirements are.

Mr. Estwan stated that the apartments and office do not appear to be a problem. Mr. Stevens stated that he did not feel it was a safe location for a Laundromat. Atty. Thomas stated that he will speak with Ryan McEvoy regarding parking for the apartments and office and will also speak with his client.

(c) Discussion and possible action – Application from JRD Restoration for furniture restoration shop at 326 Derby Avenue. Mr. Estwan stated that this application was withdrawn and he moved that it be denied without prejudice. The motion was seconded by Mr. Jalowiec and carried unanimously.

(d) Route 34 Discussion

Mr. Estwan stated that the widening of Route 34 has been under discussion for many years. There was a public meeting last month. There were some suggestions to make some changes to the plans and push out the plan to approximately 2020 and go back to design stage. He stated that some changes from the 2014 plan. The original plan had Minerva Street one way going up and Elizabeth Street one way coming down with angled parking. The project will be funded by the federal government. Mr. Jalowiec stated that he did not think that the new recommendations enhance the area and will have negative impacts. He stated that he did not think that the project should be delayed any longer and the plan left as it is. Mr. Misewicz stated that he liked the one way streets for better traffic control. Mr. Estwan stated that the parking lot at the corner of Main Street at the Derby Shelton Bridge will be removed and also bike lane and parking will be added to the southside of Main Street.

Leslie Creane stated that the idea is to knit together the north and south sides and make the width as narrow as possible. She stated that two way streets are safer and. Mr. Estwan stated that it is only one block and it would be the immediate downtown area. He stated that comments need to be submitted by June 22<sup>nd</sup>. He stated that he did not think that the project should go back to design. He stated that he will prepare a comment letter to VCOG on behalf of the Commission. Mr. Jalowiec stated that he would be in favor of the Commission submitting a comment letter. Mr. Jalowiec moved that Mr. Estwan draft a letter on behalf of the Commission and forward to the members for review before submitting to VCOG. The motion was seconded by Mr. Stankye and carried unanimously.

### Old Business

(a) I Discussion and possible action – Application from Randy Denny for barber shop at 154 Ne Haven Avenue (continued from 5/16/17 meeting).

Mr. Estwan stated that this application has been withdrawn.

(b) Informal Discussion with AIEP regarding 101 Marshal Lane, Boarding School residence.

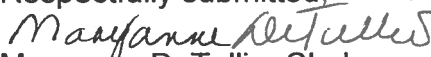
Mr. Estwan stated that this proposal looks like something that would fit an overlay zone. Atty. Dominick Thsent Atty. Marjorie Shansky a sample PDD regulation. This will be worked on and brought before the Commission.

### Payment of Bills

Mr. Estwan moved to approve payment of bills. The motion was seconded by Mr. Stankye and carried unanimously.

Atty. Shansky stated that a subcommittee meeting will be scheduled for July 18, 2017 before the regular meeting or the week before. Mr. Jalowiec moved that the sub-committee meeting be scheduled for 6:00 p.m. on July 18, 2017. The motion was seconded by Mr. Stankye and carried unanimously.

A motion to adjourn was made by Mr. Estwan, seconded by Mr. Jalowiec and carried unanimously. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,  
  
Maryanne DeTullio, Clerk

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