

## ***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 workshop meeting of the Planning and Zoning Commission of the City of Derby was held on Tuesday, May 19, 2015 at 6:00 p.m. in the Media Room, City Hall, 1 Elizabeth Street, Derby.

The meeting was called to order at 6:15 p.m. by Chairman Ted Estwan. Present were Ted Estwan, Richard Stankye, Raul Sanchez, David Rogers, Albert Misiewicz and Anthony Szewczyk. Also present were Attorney Marjorie Shansky, Peter Georgetti, City Engineer, Mark Nielsen, VCG and Maryanne DeTullio, Clerk.

Mr. Nielsen presented a draft of the plan which contains basic background data of the City. This includes open space, historic properties and a transportation section. He stated that he is working on some things that the Commission wants included in the plan including goals and strategies.

Mr. Estwan stated that this contains a lot of factual data and is an overall scope of the plan. Atty. Shansky stated that the Commission needs to have a comprehensive vision and look at the issues presented by the public at the sessions that were held.

Mr. Nielsen stated that it is their intent to take the information from those sessions and see what the issues are and incorporate those into the Plan. Atty. Shansky stated that this provides a mechanism for changing zoning regulations.

Mr. Estwan stated that the CDD Zone could be modified and possibly expanded. He stated that he would like to see more commercial development in town. He also stated that with the proposed Mill Design District and Center Design District it would make development more desirable and the areas more marketable. Atty. Shansky stated that the Center Design District could be expanded into Roosevelt Drive and the Mill Design District as an overlay zone.

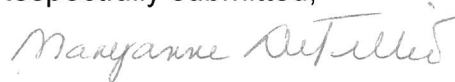
Mr. Nielsen stated that there are different techniques that the City can use to get what the Commission is looking for. Encouraging different uses could be an overlay zone. He stated that the real focus is on the downtown area and what can be done to revitalize this area.

Mr. Estwan stated that as far as recreational uses these are pretty much taken care of already. He felt that the downtown area and Roosevelt Drive areas need to be addressed. Mr. Nielsen asked what was the north boundary of the downtown area and Mr. Estwan stated that it would be the Green. Atty. Shansky asked about housing in the downtown area and Mr. Estwan stated that he felt that housing as to be part of the critical mass for this area and multi-family should be in the downtown area.

Mr. Nielson felt that it would be beneficial to schedule another workshop before the June meeting. He stated that he will try and focus in on the downtown area and incorporate some of the ideas expressed this evening and at the public engagement sessions.

.The workshop was concluded at 6:50 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Maryanne DeTullio".

Maryanne DeTullio, Clerk

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