

## ***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.

Cynthia Knopick, Alt.

Maryanne DeTullio, Clerk

The regular meeting of the Planning and Zoning Commission of the City of Derby was held on Tuesday, October 20, 2015 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, Richard Stankye, Raul Sanchez, David Rogers, Albert Misiewicz, Glenn Stevens, Anthony Szewczyk and Cynthia Knopick. Also present were Ryan McEvoy, Milone & MacBroom, Atty. Marjorie Shansky and Maryanne DeTullio, Clerk.

### Additions, Deletions, Corrections to Agenda

Mr. Estwan moved to move Item 10b before the New Business portion of the agenda. The motion was seconded by Mr. Stankye and carried unanimously.

### Correspondence - None

### Public Portion

There was no one from the public wishing to speak.

### Approval of Minutes

A motion to approve the minutes of the September 15, 2015 meeting was made by Mr. Szewczyk, seconded by Mr. Stevens and carried 6-0-2 with Mr. Sanchez and Mr. Misiewicz abstaining.

### Acceptance of Applications

There were no new application to accept.

10(b) Derby Center Redevelopment District (DCRD), Mill Design District (MDD) and Update to Plan of Conservation and Development Discussions.

Mark Nielsen, Naugatuck Valley Council of Governments was present and stated that the deadline to update the plan was to be 7/1/15 but that has been extended to 7/1/16. The Plan

was last updated in 2002. He stated that it is their intent to have the narrative portion compiled by the end of December which will allow Commission members time to review and get it finalized before the deadline date. He stated that public outreach efforts were done and they have all that information. All data collection has been completed and they are now concentrating on the downtown area. They are identifying parcels where there are mixed uses and trying to get background information for all the parcels in the Mill Design District and Center Redevelopment District. Mr. Nielsen stated that they are meeting with Milone & MacBroom and working on getting the amendments done. He stated that they want to make sure that the Plan and zoning regulations are compatible. They are looking for feedback from Commission members. He stated that they are also looking at the railroad station area to see how that can be developed. Mr. Estwan stated that the Commission will have a downtown sub-committee of the Commission which will help in updating the Plan.

#### New Business:

(a) Application for Site Plan Approval from Andrew Mortensen for 88 Sodom Lane for use as an animal hospital.

Mr. Estwan stated that Inland Wetlands met last week and accepted an application from Mr. Mortensen but no action was taken. Mr. Estwan moved that the application be denied without prejudice and the applicant re-apply after Inland Wetlands has taken action on his application. The motion was seconded by Mr. Stankye and carried unanimously.

#### Old Business:

(a) Informal presentation – O’Riordan Migani Architects, 101 Elizabeth Street.

Joseph Migani was present and stated that he had submitted an informal presentation for apartments and a boutique hotel at the Plaza-on-the-Green site. He stated that this property has historic and symbolic significance. He is in close proximity to the Sterling Opera House and abuts the Green. They are proposing structured parking underneath the building. He also stated that there would be water views on here sides. He stated that he has received some feedback and suggestions of having this development in a different location. He noted that at this time there is no regulation for this type of development in the downtown area. Atty. Shansky asked about the parking ratios and Mr. Migani stated that they are proposing 350 spaces for 100 apartments and 100 hotel rooms. Atty. Shansky stated that it seems like an excessive amount of parking and felt that the number of spaces could be reduced. She added that there is public transportation available with the close proximity of the train station and also bus service. Mr. Migani stated that the density is determined by the cost of the parking.

Mr. Estwan stated that a twenty story building doesn’t really fit the harmony of the downtown area. He stated that he does not see how it will fit in the area. Mr. Stankye stated that it is a bold concept with a lot of parking. He felt that it was overpowering and suggested cutting down on the parking and the number of floors. Mr. Stevens stated that the size of the building is overpowering and he did not know if there would be public support for this development at the size being proposed. Mr. Estwan stated that the Commission has not seen any alternate designs or other locations for the development. He stated that he likes the concept but it is

overpowering and no one likes the location at that height. He recommended that Mr. Migani present some other designs to the Commission.

Executive Session

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


Mr. Estwan stated that there was no need to go into Executive Session this evening.

Payment of Bills

A motion to pay the bills if deemed correct was made by Mr. Stevens, seconded by Mr. Stankye and carried unanimously.

A motion to adjourn was made by Mr. Stevens, seconded by Mr. Stankye and carried unanimously. The meeting was adjourned at 8:05 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.*