

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

A special meeting of the Planning and Zoning Commission of the City of Derby was held on Wednesday, November 1, 2017 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, David Rogers, Glenn Stevens, Raul Sanchez and Cynthia Knopnick. Also present was Maryanne DeTullio, Clerk.

Public Portion

There was no one from the public wishing to speak.

Old Business

(a) Discussion and possible action – Application for site plan approval for improvements to existing athletic fields, 75 Chatfield Street (Application #2017-10-03-01) – Continued from 10/17/17.

(b)) Discussion and possible action – Application for site plan approval for new field house, baseball field and associated site improvements, 75 Chatfield Street (Application #2017-10-03-02) – Continued from 10/17/17 meeting.

Mr. Estwan stated that both items will be heard together.

Luke McCoy, Kaestle Boos, stated that this will be a conversion of grass to turf with a new press box and relocation of visitor bleachers. He stated that they received the comments from the town engineer and went through them and addressed things. He stated that there is some off site grading and have discussed that with the adjacent property owner. He stated that the grading at the street has been updated on the grading plan. He stated that they have revised the drainage where both projects overlap. He stated that the lighting poles are set at the same elevation that they are currently. He stated that if they were lowered to meet the regulations they would be unsafe. He stated that there is a change to the pipe at the bottom of the bleachers to a perforated pipe instead of a solid one. He stated that they revised the drainage report and have sent the revisions to Milone & MacBroom.

He stated that the plans have been revised to clarify the height of the fence around the softball field. It will be six feet in the outfield and eight feet in front of the dugout and bleachers. There will also be some netting added. He stated that there will also be signage on the fence.

Katie Gagnan, Langdon Engineering stated that they have rerouted the existing pipe to a new pipe that does not go through the underground detention system. She stated that the fixtures have been removed from the light poles. She also stated that grease traps will be internal so there is no need for one outside. She stated that they revised the calculations and these have been reviewed by Milone and MacBroom. She noted that there will be a maintenance access gate and they have added a dumpster pad.

Mr. Estwan stated that they received a letter giving the City authority to move forward with the plans from John and Christine Sonsini, the property owners at 323 Hawthorne Avenue. They will be conveying to the 4,031 square feet to the City of Derby. from the July 18, 2017 meeting.

Mr. Estwan moved that following review of the plans and supporting documentation Submitted in support of this application, the Derby Planning & Zoning Commission hereby approves the Site Plan Application for the City of Derby on property shown on Derby Assessor's Map 9-6 Lot 2 subject to the following conditions:

The approval shall be based upon the following documents submitted in support of this application:

1. Plans entitled "Athletic Field Improvements, Derby High School", dated 9/29/17, prepared by Kaestle Boos Associates, Inc., et al, including the following sheets (with those sheets revised after 9/29/17 noted):

- a. SS1.00-SS1.02
- b. L0.00
- c. L1.01, L1.02
- d. L2.01, L2.02
- e. L6.01-L6.07
- f. C2.01 (revised to 10/27/2017)
- g. C3.01, C3.02 (revised to 10/27/2017)
- h. C5.01 (revised to 10/27/2017)
- i. C6.01, C6.02 (revised to 10/27/2017)
- j. SU.00-Su.02
- k. SUD.01
- l. A1.01, A1.02
- m. IR1.01

2. Engineering report entitled "Stormwater Management Plan, Derby High School Athletic Field Improvements, 75 Chatfield Street, Derby, Connecticut", dated 9/28/2017, revised to 10/26/2017, prepared by Benesch.
3. Application package including a letter from Kaestle Boos Associates, dated 9/29/2017.
4. Letter from Milone and MacBroom, inc. dated 10/18/2017.
5. Letter from Kaestle Boos Associates, Inc. dated 10/27/2017.
6. Letter from John and Christine Sansini re: Authorization to Review Proposal Regarding #323 Hawthorne Avenue, Derby CT, dated November 1, 2017.

With the following stipulated conditions:

1. The plans shall be modified to eliminate the proposed contract limit line and grading shown on Assessor's Lot 9-6, Lot 3 (a.k.a. #13 Chatfield Street).
2. The relocation of the visitor's bleachers and associated grading shown on Assessor's Lot 9-6, Lot 5 (a.k.a. #323 Hawthorne Avenue) shall not commence until the transfer of the property to the City of Derby has occurred and verified as complete by the City Engineer, Corporation Counsel and/or Zoning Enforcement Officer.
3. Plans showing the final sequence of construction for the site shall be submitted to the City Engineer prior to the start of construction. These plans shall include at a minimum, perimeter construction and safety fencing, lay down and staging areas, construction access, phased sediment and erosion control measures, material stockpiles, etc.
4. The final site plans including the structural design of the retaining walls, and final field surface materials, along with technical specifications shall be provided to the Building Official and City Engineer.
5. The relocation of the field lighting shall result in the total height of the light poles to be reduced from the existing condition.
6. Prior to any earthmoving activities, the proper installation of all sediment and erosion control measures indicated on the above referenced plans.
7. The Zoning Enforcement Officer and City Engineer shall have the authority to direct the applicant to install additional sediment and erosion control measures as conditions may warrant.
8. Any modifications to the above referenced drawings shall be submitted to the Planning & Zoning Commission for review and action if necessary.

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

(b) Discussion and possible action – Application for site plan approval for new field house, baseball field and associated site improvements, 75 Chatfield Street
(Application #2017-10-03-02) – Continued from 10/17/17 meeting.

Mr. Estwan moved that following review of the plans and supporting documentation submitted in support of this application, the Derby Planning & Zoning Commission hereby approves the Site Plan Application for the City of Derby on property shown on Derby Assessor's Map 9-6, Lot 2 subject to the following conditions:

The approval shall be based upon the following documents submitted in support of this application:

1. Plans entitled "J.R. Payden Fieldhouse & Payden Field, City of Derby, 100% Design Development", dated 9/27/2017, prepared by Peter de Bretteville Architect, et al, including the following sheets (with revision dates after 9/27/2017 where applicable).
 - a. VB101
 - b. C1.0
 - c. C2.0-C2.2
 - d. C3.0 (revised to 10/27/2017) – C3.3
 - e. C4.0-C4.1
 - f. C5.0-C5.1
 - g. L1.0-L1.1
 - h. L2.0, L2.1
 - i. SU-100
 - j. A0.1
 - k. A1.0-A1.3
 - l. A2.0, A2.1
2. Plans entitled "Derby High School Baseball Field, City of Derby", dated 10/2/2017, Prepared by Peter de Bretteville Architect, et al, including sheets SF1.01 & SF2.01-SF2.03.
3. Engineering report entitled "Stormwaer Management Analysis, Derby High School Baseball Field and Field House, 75 Chatfield Street, Derby, Connecticut", dated 9/29/2017, prepared by Langan.
4. Application package including a statement of use and Property Deed from the Derby Land Records.
5. Letter from Milone and MacBroom, Inc. dated 10/18/2017.
6. Letter from Langan dated October 27, 2017.

7. Letter from the Derby Fire Marshal.

With the following stipulated conditions:

1. The plans shall be modified to include the following:
 - a. the outlet control structure details for the relocated underground stormwater detention area to the west of the baseball field.
 - b. The connection of the relocated 24" storm drain shall reconnect to the existing 24" pipe at no less than a 90 degree angle.
 - c. The location of the proposed dumpster pad and associated screening.
2. Test pits shall be performed in the presence of the City Engineer in the area of the proposed and relocated underground stormwater detention areas to verify that the soil conditions are suitable for infiltration as presented in the Stormwater Analysis Report.
3. Plans showing the final sequence of construction for the site shall be submitted to the City Engineer prior to the start of construction. These plans shall include at a minimum, perimeter construction and safety fencing, lay down and staging areas, construction access, phased sediment and erosion control measures, material stockpiles, etc.
4. The final site plans including the structural design of the retaining walls, and final field surface material, along with technical specifications shall be provided to the Building Official and City Engineer.
5. Pavement repair and restoration within any and all City streets shall include the full width mill and overlay of the existing pavement within the limits of the area of disturbance. Contractors working within any city right of way shall be insured and bonded appropriately and all work shall be coordinated with the Derby Department of Public Works.
6. All site improvements, including but not limited to pathways from all proposed building exits, shall be designed and constructed in accordance with the Fire Marshal and CT State Building Code.
7. Prior to any earthmoving activities, the proper installation of all sediment and erosion control measures indicated on the above referenced plans.
8. the Zoning Enforcement Officer and City Engineer shall have the authority to direct the applicant to install additional sediment and erosion control measures as conditions may warrant.
9. Any significant modifications to the above referenced drawings shall be submitted to the Planning & Zoning Commission for review and action if necessary.

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

A motion to adjourn was made by Mr. Stevens, seconded by Mr. Estwan and carried unanimously. The meeting was adjourned at 7:15 p.m.

ATTEST:

A handwritten signature in blue ink that reads "Maryanne DeTullio". The signature is written in a cursive, flowing style.

Maryanne DeTullio, Clerk