

Planning and Zoning Commission City of Derby

Members:

Theodore J. Estwan, Jr., Chairman
Steven A. Jalowiec, Vice Chairman
David J. Rogers
Richard A. Stankye
Albert Misiewicz
Glenn H. Stevens
Raul Sanchez
Cynthia Knopick (Alternate)

2018 SEP 7 AM 10:17

Planning and Zoning Commission Special Meeting **Aldermanic Chambers, City Hall** **1 Elizabeth Street, Derby** **September 6, 2018**

AGENDA:

1. Call to Order

Chairman Estwan called the meeting to order at 7:00 PM.

2. Pledge of Allegiance

Chairman Estwan led the Pledge of Allegiance.

3. Roll Call

Members present were Ted Estwan, Jr., David Rogers, Richard Stankye, Glenn Stevens, Raul Sanchez, and Cynthia Knopick. Steven Jalowiec and Albert Misiewicz were absent.

4. Public Portion

Karen Kemmesies– 25 John Street spoke regarding aligning the intersection at John Street, Sodom Lane, and the entrance to the new Big Y shopping center. She asked that the commission continue to push for this alignment.

A resident of 185 Marshall Lane spoke regarding Marshall Manor and stated that the Commission has pre-determined decisions. He has concerns with patrons of THC drinking and driving and no one is monitoring it.

5. New Business

A. Public Hearing:

Application to approve a zone text amendment to create a New Planned Development District Zone targeted for the existing CDD zone, Article III, Section 195-24, whereby existing Article III, Section 195-24, “Zoning Map”, will remain, but be renumbered to Article III, Section 195-25 (“Application”) by Downtown Derby, LLC.



Christopher J. Smith
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September 6, 2018

Via email transmission

Theodore J. Estwan, Chairman
Planning and Zoning Commission
c/o Barbara M. Schellenberg, City Attorney
City of Derby
1 Elizabeth Street
Derby, CT 06418

Re: Petition / Application: to approve a zone text amendment to create a NEW Planned Development District Zone, Article III, Section 195-24, whereby existing Article III, Section 195-24, "Zoning Map," will remain, but be renumbered to Article III, Section 195-25 ("Application").

Petitioner / Applicant: Derby Downtown, LLC ("Applicant").

Dear Chairman Estwan and Members of the Planning and Zoning Commission,

The undersigned represents the Applicant, Derby Downtown, LLC, concerning the above-referenced Application. The Applicant is the owner and developer of real properties that may be subject to the Application and its provision for a new Planned Development District Zone ("PDD Zone").

As you are aware, there is a notice issue that requires that the opening of the public hearing associated with the Application be postponed. Therefore, please be advised that the Applicant consents to this postponement. It is our understanding that the new date, time and location for opening the public hearing are: Tuesday, October 16, 2018, at 7:00 p.m., in the Joan Williamson Aldermanic Chamber Room, Derby City Hall, 1 Elizabeth Street, Derby, Connecticut. In addition, the Applicant consents to an

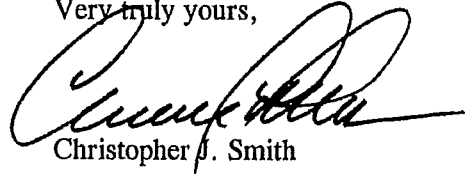
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extension of time within which to open the public hearing to accommodate opening the public hearing on October 16, 2018, as provided by Section 8-7d of the Connecticut General Statutes.

Downtown Derby, LLC, its members and team, look forward to processing this exciting PDD Zone text amendment with the Commission. We believe that it's an essential first step to provide a valuable zoning mechanism to assist with the revitalization of Downtown Derby.

Thank you for your anticipated assistance and cooperation concerning this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Chris Smith", written over a horizontal line.

Christopher J. Smith

cc: Downtown Derby, LLC (via email transmission)

B. Public Hearing:

Application for a zone text change, Section 195-16 (A) to create the Derby Development District Zone by THC, LLC.

Mr. Estwan motioned to open and continue the public hearing until the next meeting on September 18, 2018. Mr. Rogers seconded and the motion carried.

**Planning and Zoning Commission
City of Derby**

Theodore J. Estwan, Jr., Chairman

Steven A. Jalowiec, Vice Chairman

David J. Rogers

Richard A. Stankye

Albert Misiewicz

Glenn H. Stevens

Raul Sanchez

Cynthia Knopick (Alternate)

SPECIAL MEETING NOTICE INFORMATION

Town Clerk's Office
% Marc Garofalo
One Elizabeth Street
Derby, CT 06418

September 4, 2018

For the record,

Please be advised that I have been notified via email by:

Dominick J. Thomas, Jr.
Cohen and Thomas
315 Main Street
Derby, CT 06418
T: 203-735-9521
F: 203-732-8129

Representative for The Hops Company (THC) applicant for a zone text change, Section 195-16(A) to create the Derby Development District Zone, has requested that the Public Hearing be opened at the PZC Special Meeting on September 6, 2018 and be continued to the regularly scheduled monthly meeting on September 18, 2018. No one will be available for the applicant to present at the meeting on the 6th which is why they are requesting continuation to the next meeting.

Please post this letter in the Town Clerk's office, on the Derby website, forward a copy to The Valley Independent Sentinel and anywhere else that you see fit so the public can be as informed as possible.

Thank You.

Theodore J Estwan, Jr.
Derby PZC-Chairperson

Cc: Vin Marino, Corporation Counsel

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6. Old Business

A. 50 Olivia Street: Minor Modification Application. Discussion and possible action for a wireless rooftop antenna facility.

Mr. Estwan stated that no action is required. This minor modification falls under federal law guidelines. If it were a substantial modification then the commission would need to review the application.

7. Adjournment

Mr. Estwan motioned to adjourn at 7:15 PM. Mr. Stankye seconded and the motion carried.

Respectfully submitted,

Terri Kuskowski

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