

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)

Planning and Zoning Commission Meeting and Public Hearing
Aldermanic Chambers, City Hall
1 Elizabeth Street, Derby
November 20, 2018

1. Chairman Estwan called the meeting to order at 7:03 pm.

2. Pledge of Allegiance

Chairman Estwan led the Pledge of Allegiance.

3. Roll Call

Members present were Ted Estwan, Jr., Steve Jalowiec, David Rogers, Richard Stankye, Albert Misiewicz, Raul Sanchez and Cynthia Knopick. Glenn Stevens was absent. Also present was Attorney Barbara Schellenberg.

4. Additions, Deletions, Corrections to Agenda.

There were none noted.

5. Communications

There were none presented.

6. Public Portion

Tom Lionetti
79 Sunset Drive
Derby

First of all Happy Thanksgiving to everyone. I'm here to talk about the zone change. Please don't change the zone. Once we start we're opening up Pandora's Box and then we're in big trouble. If it takes a year, then it takes a year. The Hops Company isn't going anywhere. Thank you.

Steve Ponzillo
32 Bellview Drive
Derby

I don't know all the rules and regulations, but the Zoning Board is to look after the City for the best interests of the City and its residents. When these decisions are made whether they were in the past or the future. I was told to come and give my opinion. In the past at these meetings they seem to be empty words. The concerns of the citizens aren't taken seriously. When you make the decision, it's on you to whoever is making the application to give you all that information for traffic studies and everything. When it's impacting residents and their neighborhoods it should have some weight. Now if I'm speaking by myself on this it's one thing, but when 99% of the people in the area have the same concerns they should be taken seriously. Yes or no, do you agree?

Chairman Estwan interjected and stated that this was not a subject to be addressed. He disagreed with Mr. Ponzillo's statement stating that there are minutes addressing all his concerns.

7. Approval of Minutes

Chairman Estwan moved to table the minutes of October 16, 2018. Steve Jalowiec seconded the motion. A voice vote was taken; motion passed unanimously.

8. Receipt of Applications

There were none.

9. Old Business

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

Steven Jalowiec recused himself.

The Engineer and the City Planner drew up two (2) motions. (1) was an approval and (1) was a denial. With all the modifications done this application cannot be approved. Denial is stated as:

After much deliberation it is apparent that the PZC feels strongly the need for some sort of PDD Zone in Derby, however, the way this one is proposed by THC, in our opinion, is way too broad in nature. It doesn't contain enough specific details that would apply to each individual zone throughout the city. We feel that it is in the best interest for the City of Derby that we deny this application submitted and that the additions, deletion, corrections, etc. that have been noted through the Public Hearing process and through our own deliberations are too cumbersome to modify the existing proposed zoning regulation text change and is not in the best interest of good planning and zoning practices.

Chairman Estwan moved to deny Application. Richard Stankye seconded the motion. A voice vote was taken; motion passed unanimously to deny application.

10. Payment of Bills

Chairman Estwan moved to approve the payment of bills. Richard Stankye seconded the motion. A voice vote was taken; motion passed unanimously.

11. Adjournment

Chairman Estwan moved to adjourn the meeting at 7:15 PM. Richard Stankye seconded the motion. A voice vote was taken; motion passed unanimously.

Respectfully submitted,

Sophia Belade

Sophia Belade
Interim Clerk