

# **Planning and Zoning Commission City of Derby**

Theodore J. Estwan, Jr., Chairman

Steven A. Jalowiec

David J. Rogers

Richard A. Stankye

David Barboza II

Albert Misiewicz

Glenn H. Stevens

Raul Sanchez (Alternate)

Maryanne DeTullio, Clerk

A special meeting of the Planning and Zoning Commission of the City of Derby was held on Monday, February 22, 2010 at 6:00 p.m. in the Aldermanic Chambers, City Hall, 1 Elizabeth Street, Derby.

The meeting was called to order at 6:05 p.m. by Chairman Ted Estwan. Present were Ted Estwan, Albert Misiewicz, David Rogers and Raul Sanchez. Also present was Maryanne DeTullio, Clerk.

## Additions, Deletions, Corrections to Agenda - None

## Correspondence

Chm. Estwan stated that the letter received from DEP regarding flood plain management would be discussed under New Business.

## Public Portion

There was no one from the public present wishing to speak at the meeting.

## Approval of Minutes

A motion to approve the minutes of the 12/15/09 meeting was made by Mr. Rogers, seconded by Mr. Misiewicz and carried unanimously.

## Acceptance of Applications

Mr. Misiewicz moved to accept an application from Matt Miklus (Music Suite Music) for 17 Elizabeth Stgreet for CDD approval for use as a music studio. The motion was seconded by Mr. Rogers and carried unanimously.

Mr. Rogers moved to accept and schedule for public hearing at the March meeting an application from Pasquale J. Civitella for zone change for property at 154 New Haven Avenue. The motion was seconded by Mr. Sanchez and carried unanimously. Chm. Estwan stated that no referrals are necessary with this application.

Mr. Rogers moved to accept and schedule for public hearing at the March meeting an application from Belleview Homes for a zone change for property on Belleview Drive, Map 1, Block 3, Lot 2, from I-C to R-3. The motion was seconded by Mr. Misiewicz and carried unanimously. Chm. Estwan noted that the Town of Woodbridge will have to be notified of this application.

Mr. Misiewicz moved to accept an application for CCD approval from Dharmesh Patel for 41 Elizabeth Street for convenience store with deli. The motion was seconded by Mr. Sanchez and carried unanimously.

### New Business

(a) Application for CDD Approval from Matt Miklus (Music Suite Music) for 17 Elizabeth Street for use as a music studio - Discussion and possible action.

Chm. Estwan read the statement of use submitted with this application. Mr. Rogers moved to approve the application. The motion was seconded by Mr. Misiewicz and carried unanimously.

(b) Discussion of DEP correspondence and Floodplain Management Ordinance/Zoning Regulation Change

A motion to table this to the March meeting was made by Mr. Rogers, seconded by Mr. Sanchez and carried unanimously.

### Old Business

(a) Update on Redevelopment Zone – No report

(b) Update on Enforcement Issues – No report

### Payment of Bills

Mr. Misiewicz moved to approve the payment of a bill from Connecticut Federation of Planning & Zoning Agencies. The motion was seconded by Mr. Sanchez and carried unanimously. Chm. Estwan stated that he will be appearing before the Tax Board regarding bills from Milone and MacBroom.

A motion to adjourn was made by Mr. Rogers, seconded by Mr. Misiewicz and carried unanimously. The meeting was adjourned at 6:15 p.m.

Respectfully submitted,

  
Maryanne DeTullio, Clerk

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

***Aquifer Protection Agency  
(Planning and Zoning Commission)  
City of Derby***

Theodore J. Estwan, Jr., Chairman

Steven A. Jalowiec

David J. Rogers

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David Barboza II

Albert Misiewicz

Glenn H. Stevens

Raul Sanchez (Alternate)

Maryanne DeTullio, Clerk

A special meeting of the Aquifer Protection Agency of the City of Derby was held on Monday, February 22, 2010 immediately following the Planning & Zoning Commission meeting, in the Aldermanic Chambers, City Hall, 1 Elizabeth Street, Derby.

The meeting was called to order at 6:15 p.m. by Chm. Ted Estwan. Present were Ted Estwan, Albert Misiewicz, David Rogers and Raul Sanchez. Also present was Maryanne DeTullio, Clerk.

Additions, Deletions, Corrections to Agenda

None.

Correspondence

Chm. Estwan stated that a letter was received from DEP regarding the Aquifer Protection Area regulations and it will be discussed under Old Business.

Public Portion

There was no one from the public wishing to speak.

Approval of Minutes

A motion to approve the minutes of the 12/15//09 meeting was made by Mr. Rogers, seconded by Mr. Misiewicz and carried unanimously .

Acceptance of Applications

There were no new applications to accept.

Old Business

(a) Aquifer Protection Area Regulations – Establish effective date pending DEP final authorization.

Chm. Estwan stated that the DEP has issued formal authorization regarding the regulations and its approval with an effective date of 3/16/10. A motion to set the effective date of the Aquifer Protection Area regulations as 3/16/10 was made by Mr. Rogers, seconded by Mr. Sanchez and carried unanimously.

A motion to adjourn was made by Mr. Misiewicz, seconded by Mr. Rogers and carried unanimously. The meeting was adjourned at 6:20 p.m.

Respectfully submitted,

  
Maryanne DeTullio, Clerk

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