



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
(203) 797-4525
(203) 797-4586 (FAX)

**AGENDA – REGULAR MEETING
OCTOBER 21, 2009
COMMON COUNCIL CHAMBERS
7:30 PM**

ROLL CALL

THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 4, 2009.

ACCEPTANCE OF MINUTES: September 2, 2009 & September 16, 2009.

Error made on previous agenda – August 5, 2009 minutes were accepted at September 2, 2009 meeting.

PUBLIC HEARINGS:

7:30 PM – General Electric Capital Corp. – Application for Revised Site Plan in acc. w/Sec. 10.D.7.b. of the Zoning Regulations (GE Capital, Phase 2 Parking) for previously approved Special Exception – 4-10 Riverview Dr. (#M08010) – SE # 510.

CONTINUATION OF PUBLIC HEARING:

- 1) MetroPCS of NY LLC as Agent for DP39 LLC & AE7LLC – Application for Special Exception for Rooftop “Wireless Telecommunications Facility” in the CG-20 Zone – 116 Newtown Rd. (#M10065) – SE #686. *Public hearing opened 10/7/09 – first 35 days will be up 11/10/09. Continued for balloon launch.*

OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION:

- 1) Victorian Associates – Application for Special Exception for Housing Incentive Option (“Victorian Meadows”) in the RMF-4 Zone – 120-130 Osborne St. (#J12091, #J12092 & #J12093) – SE #684. *Public hearing closed 10/7/09 – 65 days will be up on 12/10/09.*
- 2) MetroPCS of NY LLC as Agent for Lemle Danbury LLC – Application for Special Exception for Rooftop “Wireless Telecommunications Facility” in the CA-80 Zone – 100 Mill Plain Rd. (#C14058) – SE #687. *Public hearing closed 10/7/09 – 65 days will be up on 12/10/09*

NEW BUSINESS:

- 1) Petition of the City of Danbury by Dennis I. Elpern Planning Director to Amend Secs. 3.H.1., 5.G.6.b.(3), 7.D., 8.C.1., 9.B.1., and 5.B.2.a., 5.D.2.a., 5.F.2.a., 6.A.2.a., 6.B.2.a. & 4.H.2.b.(3)(b)(iii) of the Zoning Regulations. (Asst. minor amendments and add parking areas/parking facility to several zones). *Zoning Commission public hearing scheduled for November 10, 2009.*
- 2) Petition of 46 Mill Plain LLC, Amity Lane (#E15041) for Change of Zone from RA-40 to CA-80. *Zoning Commission public hearing scheduled for November 10, 2009.*

REFERRALS:

- 1) 8-24 Referral/October '09 CC Agenda Item #1 – Request to place Directional Sign on City Property located at the Corner of Ervie Dr. & Stadley Rough Rd.
- 2) 8-24 Referral/October '09 CC Agenda Item #10 – Request for Renewal of Water Line Extension – 228 Middle River Rd. (# C07014).
- 3) 8-3a Referral – Petition of Danbury Lodge No. 120 of the Benevolent and Protective Order of the Elks, Inc. to Amend Sec. 5.C.2.a. of the Zoning Regulations. (Add "Club" as permitted use to the LCI-40 Zone) *Zoning Commission public hearing scheduled for October 27, 2009.*

CORRESPONDENCE:

OTHER MATTERS FOR REVIEW AND POSSIBLE ACTION:

FOR REFERENCE ONLY:

- 1) Interstate Business Center, LLC – Application for Floodplain Permit – "Prindle Lane Centre", Prindle La. (#D14001) – SE #603.
- 2) CTX Concrete Foundations LLC – Application for Floodplain Permit– 85 Beaver Brook Rd. (#K11146) – SE #680.

ADJOURNMENT