



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

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

**AGENDA – REGULAR MEETING**  
**JANUARY 6, 2010**  
**COMMON COUNCIL CHAMBERS**  
**7:30 PM**

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ROLL CALL

THE NEXT REGULAR MEETING IS SCHEDULED FOR JANUARY 20, 2010.

ACCEPTANCE OF MINUTES: October 7, 2009, October 21, 2009, November 4, 2009 (corrected) & November 18, 2009.

PUBLIC HEARING:

7:30 PM – MetroPCS of NY LLC as Agent for 25 Germantown Rd. LLC – Application for Special Exception for Rooftop “Wireless Telecommunications Facility” in the RH-3 Zone – 25 Germantown Rd. (#J11381) – SE #690.

CONTINUATION OF PUBLIC HEARING:

OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION:

- 1) Seymour R. Powers, Et Al– Application for expansion of previously approved Special Exception for trip generation and change of use from professional office to medical office in the IL-40 Zone – 51-53 Kenosia Ave. (#E17078) – SE #633. *Public hearing closed 12/16/09 – 65 days will be up 1/19/10.*
- 2) MetroPCS of NY LLC as Agent for Lumar Lake Ave. Realty LLC – Application for Special Exception for Rooftop “Wireless Telecommunications Facility” in the CA-80 Zone – 11 Lake Ave. Ext. (#F15031) – SE #688. *Public hearing closed 12/16/09 – 65 days will be up 1/19/10.*
- 3) MetroPCS of NY LLC as Agent for Danbury Office Center Condo Association – Application for Special Exception for Rooftop “Wireless Telecommunications Facility” in the CG-20 Zone – 57 North St. (#I12007) – SE #689. *Public hearing closed 12/16/09 – 65 days will be up 1/19/10.*

NEW BUSINESS:

- 1) New Hope Baptist Church – Application for Special Exception for Shared/Proportionate Parking in the RMF-4 Zone – 4, 6, 8-10, 12 & 14 Dr. Aaron B. Samuels Blvd., 22 Williams St. & 9 East Pearl St. (#H15318, #I15017, #I15018, #I15019, #I15020, #I15021 & #I15026)– SE #69 1. *Public hearing scheduled for 1/20/10.*

- 2) Staples Realty LLC – Application for Special Exception for Nursing Home (“ Hancock Hall”) in the R-3 Zone – 19, 27 & 31 Staples St. (#G13206, #G13066 & #G14075) – SE #182. *Public hearing scheduled for 2/3/10.*
- 3) Century 21 Lombardi Realtors/Agriventures Realty LLC Application for Special Exception for Storage or Sale of Landscape Materials in the CA-80 Zone – 88 Mill Plain Rd. (#D14006) – SE #692. *Public hearing scheduled for 2/3/10.*
- 4) 8-3a Referral – Petition of The Windmere LLC, 44 Old Ridgebury Rd. (#C16006) for Change of Zone from IL-40 to RMF-4. *Zoning Commission public hearing scheduled for January 26, 2010*

REFERRALS:

CORRESPONDENCE:

- 1) Schedule of regular meetings for 2010.

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