



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
(203) 797-4525
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AGENDA – REGULAR MEETING
JUNE 16, 2010
COUNCIL CHAMBERS – THIRD FLOOR
7:30 PM

ROLL CALL

THE NEXT REGULAR MEETING IS SCHEDULED FOR JULY 7, 2010.

ACCEPTANCE OF MINUTES: May 5, 2010 and May 19, 2010

PUBLIC HEARINGS:

7:30 PM – John E. Haga – Application for Waiver to Sec. B.12, Chap. 4 of the City of Danbury Subdivision Regulations for five (5) lot subdivision (“Capitola Estates”) in the RA-40 Zone – 3, 5, 9, 11 & 13-17 Capitola Rd. (#G07113, #G07114, #G07115, #G07116 & #G07006) – SUB #96-03.

7:40 PM – John E. Haga – Application for five (5) lot subdivision (“Capitola Estates”) in the RA-40 Zone (8.48 acres) 3, 5, 9, 11 & 13 -17 Capitola Rd. (#G07113, #G07114, #G07115, #G07116 & #G07006)– SUB #96 -03. (Same application approved 1996 but approval lapsed before site work was done)

CONTINUATION OF PUBLIC HEARING:

1) 28 Division St. LLC Application for Special Exception for Housing Incentive Option/Affordable Housing Application (“White House Commons”) in the RMF-4 Zone – 28 Division St. (#H15277)– SE 696. *Public hearing opened 5/19/10– 35 days will be up 6/22/10.*

OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION:

1) Nutmeg Square LLC – Application for Special Exception to allow a Medical Office (in the existing Nutmeg Square) in the CG-20 Zone – 70 -72 Newtown Rd. (#L12026)– SE #697. *Public hearing closed 6/2/10 – 65 days will be up 8/5/10.*

2) UB Danbury Inc.– Revised Site Plan for previously approved Special Exception (“Airport Plaza”) in accordance with Sec. 10.D.7.b. of the Zoning Regulations in the CG-20 Zone – Backus Ave (#F17010 & #F18001)– SE #381. *Public hearing closed 6/2/10 – 65 days will be up 8/5/10.*

- 3) UB Danbury Inc. LLC – Application for Floodplain Permit – Backus Ave (#F17010 & #F18001) – SE #381.

NEW BUSINESS:

- 1) Germantown Plaza Associates LLC – Application for Special Exception to allow a Fast Food Restaurant (in the existing Germantown Plaza) in the CG-20 Zone– 30 Germantown Rd. (#J11361) – SE #370. *Public hearing scheduled for 7/7/10.*

REFERRALS:

- 1) 8-24 Referral/June 2010 CC Agenda Item #5 – Housatonic Habitat for Humanity: Request for Road Acceptance & Drainage Easement – Bayberry Lane.
- 2) 8-24 Referral/June 2010 CC Agenda Item #7 – Request for Easement (for Traffic Control Devices) from Boehringer Ingelheim Pharmaceuticals, Briar Ridge Rd.
- 3) 8-24 Referral/June 2010 CC Agenda Item #8 – Request for Storm Drainage Easement/Rights to Drain at 12 Dixon Rd. (#J08204).
- 4) 8-24 Referral/June 2010 CC Agenda Item #9 – Request for Water Extension to 6-8 Margerie St. (#H11175, #H11174, #H11173 & portion of #H11172).
- 5) 8-24 Referral/June 2010 CC Agenda Item #10 – Request for Sewer & Water Extensions the Windemere LLC 44 Old Ridgebury Rd. (#C16006).
- 6) 8-24 Referral/June 2010 CC Agenda Item #11 – Request for Sewer Extension at 8 Rose St. (#H13290)
- 7) 8-24 Referral/June 2010 CC Agenda Item #26 – Ad Hoc Report: Old Ridgebury Rd. Proposed Lease.

OTHER MATTERS FOR REVIEW AND POSSIBLE ACTION:

- 1) Consideration of Resolution declaring expiration of subdivision: Capitola Estates, Capitola Rd., SUB #96-03.
- 2) Amendment to Resolution of Approval for SE #658 for 25 Germantown Rd. LLC, property located at 33 Germantown Rd. – Item 7.B.

CORRESPONDENCE:

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.

- 3) White Street Duchess Property LLC – Application for Special Exception to allow Gas Station & Convenience Store (“One Stop”) in addition to existing Drive-Thru Restaurant in the CG-20 Zone – 276-280 White St. (#K13031) – SE #556. *Public hearing scheduled for 7/7/10.*
- 4) Plumpar LLC– Application for Special Exception for Warehouse/Storage of Construction Equipment in addition to previously approved uses in the IG-80 Zone– 25 Plumtrees Rd. (#M12014) – SE #698. *Public hearing scheduled for 7/21/10.*

ADJOURNMENT