



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

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

AGENDA – REGULAR MEETING  
SEPTEMBER 1, 2010  
CITY COUNCIL CHAMBERS – THIRD FLOOR  
7:30 PM

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ROLL CALL

THE NEXT REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 15, 2010.

ACCEPTANCE OF MINUTES: July 7, 2010 & July 27, 2010

PUBLIC HEARING

7:30 PM – Levine Sapan Levine LLC – Application for Special Exception for Warehouse/Storage Addition (“Levine Automotive”) in the IL-40 Zone – 3-5 Jansen St. (#K15093, #K15094, #K15095 & #K14136) – SE #702.

CONTINUATIONS OF PUBLIC HEARINGS:

- 1) 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. *Public hearing opened 6/16/10. First 35 days were up 7/20/10. Additional extension granted to 9/15/10.*
- 2) 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. *Public hearing opened 6/16/10. First 35 days were up 7/20/10. Additional extension granted to 9/15/10.*
- 3) Shelter Rock Business Center LLC – Application for Special Exception for Warehouse/Truck Terminal/Storage Establishment & Wholesale Distributor (“Shelter Rock Business Center”) in the IL-40 Zone – Shelter Rock Lane-Parcel “AR”(#L15006) – SE #700. *Public hearing opened 8/25/10. First 35 days will be up 9/28/10.*
- 4) Natram Associates– Application for Special Exception to Permit Installation of Telecommunication Antennas on Existing Freestanding Sign (“Quality Inn”) in the CG-20 Zone – 106 Federal Rd. (#L09025) – SE #703. *Public hearing opened 8/25/10. First 35 days will be up 9/28/10.*

NEW BUSINESS:

- 1) Petition of the City of Danbury by Dennis I. Elpern, Planning Director to Amend Secs. 2.B., 4.B.2., 4.D.2. & 4.G.7. of the Zoning Regulations. (Add "Housing Redevelopment Option" to RMF-4 & RH-3 Zones) *Zoning Commission public hearing scheduled for September 28, 2010*

OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION:

- 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 closed 7/27/10. 65 days to make decision will be up 9/29/10.*
- 2) Public hearing for Draft Stipulated Agreement for Special Exception & Site Plan Approval of Eureka Lake Water Tank for the Town of Bethel, 37 Long Ridge Rd. (#J20026) – SE # 681. *Public hearing closed 8/4/10. 65 days to make decision will be up 10/7/10.*
- 3) First Congregational Church – Application for Special Exception to allow Wireless Telecommunications Facility in the RH-3 Zone– 162 Deer Hill Ave. (#I14104) – SE #704. *Public hearing closed 8/25/10. 65 days to make decision will be up 10/28/10.*
- 4) White Street Duchess Property LLC- A 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 closed 8/25/10. 65 days to make decision will be up 10/28/10.*
- 5) 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 closed 8/25/10. 65 days to make decision will be up 10/28/10.*

REFERRALS:

OTHER MATTERS FOR REVIEW AND POSSIBLE ACTION:

- 1) Letter from Artel Engineering regarding extension of approval for Subdivision #05-04, Spruce Mountain Estates. (*Original approval date: September 21, 2005.*)

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) New West St. LLC – Application for Floodplain Permit – 3-5 Montgomery St. (#I14071 & #II14072) – SP #10-04.

- 4) New West St. LLC – Application for Floodplain Permit – New St./West St./Montgomery St. (#114066, #114067, #114068 & #114069) – SP #10-05.
- 5) New Hope Baptist Church – Application for Floodplain Permit –10 Dr. Aaron B. Samuels Blvd. (#115018) – SP #06-26.
- 6) Levine Sapan Levine LLC – Application for Floodplain Permit – “Levine Automotive”, 3-5 Jansen St. (#K15093, #K15094, #K15095 & #K14136) – SE #702.

ADJOURNMENT