



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

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

**AGENDA – SPECIAL MEETING**  
**TUESDAY, APRIL 12, 2011**  
CITY COUNCIL CHAMBERS – THIRD FLOOR  
7:30 PM

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ROLL CALL

**THE NEXT MEETING IS A SPECIAL MEETING SCHEDULED FOR WEDNESDAY, APRIL 27, 2011.**

ACCEPTANCE OF MINUTES: October 6, 2010, October 20, 2010, November 3, 2010, November 17, 2010, December 1, 2010 & December 15, 2010.

PUBLIC HEARINGS:

7:30 PM – 53 Lake Ave. Assoc. LLC – Application for Special Exception to allow a Medical Office in an Existing Building in the CG-20 Zone – 53 Lake Ave. Ext. (#E15064) – SE #711.

7:40 PM – Sympaug Properties Inc. – Application for Special Exception to allow “Indoor Field Sports Arena” in the IL-40 Zone – Shelter Rock Lane (#L15001) – SE #709.

CONTINUATION OF PUBLIC HEARING:

*PLEASE NOTE THAT THE FOLLOWING MATTER WILL TABLED AND THE HEARING CONTINUED THIS EVENING AT THE REQUEST OF THE PROJECT ENGINEER:*

- 1) SSR Development LLC– Application for Special Exception for Storage or Sale of Building Materials, Storage of Construction Equipment and Warehouse in the IL-40 Zone – 90 Shelter Rock Rd. (#K14233) – SE #708.

NEW BUSINESS:

- 1) City of Danbury/Union Savings Bank– Application for Special Exception for Drive-Through Use as Accessory to a Bank in the C-CBD Zone– 116 Main St. & 6 Boughton St. (#I14134 & #I14133) – SE #712. *Public hearing scheduled for April 27, 2011.*
- 2) City of Danbury/Union Savings Bank/CT Institute for Communities Inc. – Application for Special Exception (“120 Main St.”) to permit (1) Garden apartments, (2) a use (or combination of uses) which will generate over 500 vehicle trips per day, and (3) shared parking in the C-CBD Zone – Main St. & Boughton St. (#I14135 & #I14437). Shared parking on lots #I14379, #I14380, #I14381, #I14382, #I14383, #I14384, #I14385 with access over #I14378 – SE #713. *Public hearing scheduled for April 27, 2011.*

- 3) C & W Development LLC- Application for Special Exception for Sewage Treatment Facility (“Coffey Environmental Solutions”) in the IG-80 Zone – 46 Beaver Brook Rd. (#K12176) – SE #710. *Public hearing scheduled for May 4, 2011.*

OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION:

- 1) Danbury Hospital– Application for Special Exception to permit a use (“North Tower Clinical Addition”) generating more than 500 trips per day in the RH-3 Zone – 24 Hospital Ave. (#112001 & #J12232) – SE #707.

REFERRALS:

CORRESPONDENCE:

FOR REFERENCE ONLY:

- 1) Interstate Business Center, LLC – Application for Floodplain Permit – “Prindle Lane Centre”, Prindle Lane (#D14001) – SE # 603.
- 2) Sonic –Application for Floodplain Permit –, 94-102 Newtown Rd. (#M11002), Revised Site Plan for SE #656.
- 3) Eastern Spanish Congregation of Jehovah’s Witnesses Application for Floodplain Permit – “Kingdom Hall of Jehovah’s Witnesses”, 9 New St., etals (#I14038, #I14041, #I14051 & #I14052) – SP #10-09.
- 4) Sympaug Properties Inc.– Application for Floodplain Permit– “Indoor Field Sports Arena”, Shelter Rock Lane (#L15001) – SE #709.
- 5) Sugar Hollow Associates LLC– Application for Revised Site Plan in acc. w/Sec. 10.D.7. of the Zoning Regulations for SE #663 originally approved 10/1/08 for “The Shops at Marcus Dairy”, Backus Ave. & Sugar Hollow Rd. (#G17002 & #G17019). *Public hearing scheduled for May 4, 2011.*

ADJOURNMENT