



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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

AGENDA – REGULAR MEETING
SEPTEMBER 21, 2011
COUNCIL CHAMBERS – THIRD FLOOR
7:30 PM

ROLL CALL

THE NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 5, 2011.

ACCEPTANCE OF MINUTES: May 31, 2011 & June 15, 2011

PUBLIC HEARINGS:

- 7:30 PM — Danbury Mall LLC/T-Mobile Northeast LLC — Application for Special Exception for Wireless Telecommunication Facility (CT-11816) in the CG-20 Zone — Danbury Fair Mall/7 Backus Ave. (#F16015 & #F17002) — SE #716
- 7:45 PM — 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.

CONTINUATION OF PUBLIC HEARING:

- 1) Boehringer Ingelheim Pharmaceuticals Inc. — Application for Revised Site Plan approval for **“RDG Pilot Plant Replacement Project” in acc. w/Sec./10.D.7. of the Zoning Regulations** — 39 Briar Ridge Rd. (#D17001) — SE #317.

OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION:

- 1) Hawthorne Terrace Assoc. — Application for Special Exception for Water Pumping Station & Water Storage Facility (**“Hawthorne Terrace Lower Well House”**) in the RA-80 Zone — Forty Acre Mountain Rd. (#K02079 & #K02080) — SE #715.
- 2) Boehringer Ingelheim Pharmaceuticals Inc. — Application for Revised Site Plan approval for **“Parking Lot Revisions” in acc. w/Sec./10.D.7. of the Zoning Regulations** — 39 Briar Ridge Rd. (#D17001) — SE #317.

NEW BUSINESS

- 1) 8-3a Referral — Petition of the City of Danbury by Dennis I. Elpern, Planning Director to Amend Sec. 10.B.2. of the Zoning Regulations. (Downtown Redevelopment Zone Fees) *Zoning Commission public hearing scheduled for October 11, 2011.*
- 2) 8-3a Referral — Petition of Madeline Ridge LLC, 2 Scuppo Rd. (#F14124) for Change of Zone from RA-40 to RMF-4. *Zoning Commission public hearing scheduled for October 11, 2011.*

REFERRALS:

- 1) 8-24 Referral/August 2011 Council Agenda Item #1 — Request for Ad Hoc for Sale of Thirteen (13) acres of City-owned land on Old Ridgebury Road.
- 2) 8-3a Referral — Petition of the City of Danbury by Dennis I. Elpern, Planning Director to Amend Secs. 2.B., 6.B.2., 6.B.5. & 7.C.3. of the Zoning Regulations. *Zoning Commission public hearing scheduled for September 28, 2011.*
- 3) 8-24 Referral/September 2011 City Council Agenda Item #9 — Request for time extension of Sewer Extension for Berkshire Shopping Center, 67 Newtown Rd.

OTHER MATTERS

CORRESPONDENCE:

FOR REFERENCE ONLY:



THE REGULAR MEETING SCHEDULED FOR NOVEMBER 2, 2011 HAS BEEN CANCELLED.

- 1) Interstate Business Center, LLC – Application for Floodplain Permit – **“Prindle Lane Centre”, Prindle Lane (#D14001)** – SE # 603.
- 2) Sympaug Properties Inc. – Application for Floodplain Permit – **“Indoor Field Sports Arena”, Shelter Rock Lane (#L15001)** – SE #709.
- 3) City of Danbury by Dennis I. Elpern, Planning Director — Application to Amend Chap. 2, Sec. B.7. of the City of Danbury Subdivision Regulations. (Downtown Redevelopment Zone fees) *Public hearing scheduled for October 5, 2011.*

ADJOURNMENT