



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

PLANNING COMMISSION  
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**AGENDA – REGULAR MEETING**  
**APRIL 2, 2014**  
**CITY COUNCIL CHAMBERS – THIRD FLOOR**  
**7:30 PM**

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**ROLL CALL**

**THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 7, 2014.**  
Please note that due to Passover, tonight is the only meeting scheduled in April.

**ACCEPTANCE OF MINUTES**      February 19, 2014

**CONTINUATION OF PUBLIC HEARINGS**

- 1) Elizabeth Healy & Knapp Family Land Mgmt. Rev Trust. -- (1) Application for Waiver to Chap. 4, Sec. B.9.2. of the Subdivision Regulations, and (2) Application for twelve (12) Lot Subdivision (“Pondview Estates”) of 38± acres in the RA-80 Zone -- 95-97 King St. (Portions of B06006 & C06121) -- SUB #14-01.
- 2) Randhawas Corp. Inc. -- Application for Revised Special Exception/Revised Site Plan Approval (1) for uses generating over 500 vehicle trips per day and (2) allow Fast Food Restaurant (“Mobil Service Station Expansion”) in the CG-20 Zone -- 40 Backus Ave. (#F17007) -- SE #425.

**PUBLIC HEARING**

- 1) A & J Construction -- Application for Special Exception/Site Plan Approval to permit “Outdoor Storage, Sale, Rental or Repair of Construction Equipment & Building Materials; and Screening of Earth Materials” in the IG-80 Zone -- 50-56 Payne Rd. (#M12009) -- SE #731.

**OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION**

- 1) Randhawas Corp. Inc. -- Application for Revised Floodplain Permit -- 40 Backus Ave. (#F17007) -- SE #425.

### REFERRALS

- 1) ~~8-24 Referral/March 2014 City Council Agenda Item #8: Expansion of City Sewer Service Area -- Great Plain & Great Meadow Rds. THIS ITEM HAS BEEN WITHDRAWN.~~
- 2) 8-3a Referral -- Petition of Dev Patel to Amend Sec. 5.F.2.b. of the Zoning Regulations. (Add "Hookah Bars" as a Special Exception use in the C-CBD Zone). *Zoning Commission public hearing scheduled for May 13, 2014.*
- 3) 8-3a Referral -- Petition of J.A.R. Associates, 1-7 South St. (#K16161, #K16159 & #K16158) for Change of Zone from IL-40 to RMF-4. *Zoning Commission public hearing scheduled for May 13, 2014.*

### NEW BUSINESS

- 1) 8-3a Referral -- Petition of Paul J. Valeri, 10-12 Downs St. (#H12166 & #H12155) for Change of Zone from R-3 to CG-20. *Zoning Commission public hearing scheduled for May 27, 2014*
- 2) Robert N. Talarico, Trustee -- Application for six (6) Lot Subdivision ("Middle River Hills") of 14.53 acres in the RA-40 Zone - 147-153 Middle River Rd. (#C10052) -- SUB #14-03. *Public hearing date to be announced.*

### OTHER MATTERS FOR DISCUSSION & POSSIBLE ACTION

### FOR REFERENCE ONLY

- 1) Cotswald of Danbury -- Application for Special Exception/Site Plan Approval to allow cluster development ("Heatherwood Acres") in the RA-20 Zone -- Padanaram Rd. (#F07052) -- SE #735. *Public hearing scheduled for May 21, 2014.*

### ADJOURNMENT