



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

PLANNING COMMISSION  
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**REVISED AGENDA – REGULAR MEETING**  
**MAY 21, 2014**  
**CITY COUNCIL CHAMBERS – THIRD FLOOR**  
**7:30 PM**

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**ROLL CALL**

THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 4, 2014.

**ACCEPTANCE OF MINUTES**      March 5, 2014 & March 19, 2014

**PUBLIC HEARING**

- 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.

**CONTINUATION OF PUBLIC HEARINGS**

- 1) Lwis H. & Jing H. Fong -- Application for Special Exception to allow Accessory Apartment in the CN-20 Zone – 17 Padanaram Rd. (#H10154) -- SE #736.
- 2) 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**

**REFERRALS**

- 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) 8-24 Referral/May 2014 City Council Agenda Item #9 – Request to use City Property by Property Owner of 2-4 Germantown Rd.
- 3) 8-24 Referral/May 2014 City Council Agenda Item #10 -- Request for Consideration of a Cell Tower Facility at Richter Park.

- 4) 8-24 Referral/May 2014 City Council Agenda Item #11 -- Request for Sewer and Water Extension for Heatherwood Acres, Padanaram Rd. & Eastwood Rd.
- 5) 8-24 Referral/May 2014 City Council Agenda Item #12 - Request for Expansion of City Sewer Service Area - Great Plain & Great Meadow Rds.

**OTHER MATTERS FOR DISCUSSION & POSSIBLE ACTION**

**FOR REFERENCE ONLY**

- 1) 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 scheduled for June 4, 2014.*

THE PUBLIC HEARING FOR THE FOLLOWING ITEM HAS BEEN RESCHEDULED:

- 2) 8-3a Referral -- Petition of Gera Danbury LLC d/b/a The Matrix Corporate Center to Amend Secs. 6.A.2.a.(11) & 6.B.2.a.(9) of the Zoning Regulations. (Add "Natural Gas Power Generation Facility" to existing Fuel Cell Power Generation Facility language.) *Zoning Commission public hearing RESCHEDULED for June 24, 2014.*

**ADJOURNMENT**