



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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

ROLL CALL

THE NEXT REGULAR MEETING IS SCHEDULED FOR JULY 16, 2014.

ACCEPTANCE OF MINUTES April 2, 2014 & May 7, 2014.

PUBLIC HEARING

- 1) MMP Realty LLC – Application for Revised Special Exception/Revised Site Plan (in acc. w/Sec. 10.D.7.a.) for Additions to Existing Structure (Cartus Corporation) & Parking Lot Improvements in the IL-40 Zone -- 40 Apple Ridge Rd. (#E17061) – SE #509.

CONTINUATION OF PUBLIC HEARINGS

- 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.
- 2) 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.
- 3) 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.

OLD BUSINESS

REFERRALS

- 1) 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 opened and continued until July 22, 2014.*

NEW BUSINESS

- 1) 8-3a Referral -- Petition of Ward J Mazzucco Esq. for Nejame Development LLC, 1 Scuppo Rd. (#F14073) for Change of Zone from RA-40 to RMF-4. *Zoning Commission public hearing scheduled for July 22, 2014.*
- 2) 8-3a Referral -- Petition of Gera Danbury LLC d/b/a The Matrix Corporate Center to Amend Secs. 2.B., 6.A.4.d. & 6.B.4.d. of the Zoning Regulations. (Add Definition, Restrictions and Limitations for “Natural Gas Power Generation Facility”.) *Zoning Commission public hearing scheduled for July 22, 2014.*

OTHER MATTERS

FOR REFERENCE ONLY

- 1) TAG I, LLC -- Application for Special Exception/Site Plan Approval to permit a “Medical Office” (Dr. Gregory McKenna, DDS) in the RH-3 Zone - 138 Deer Hill Ave. (#I15118) -- SE #737. *Public hearing scheduled for July 16, 2014.*

ADJOURNMENT