



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

**PLANNING COMMISSION**  
www.ci.danbury.ct.us

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

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**EXECUTIVE SESSION**  
JULY 16, 2014  
CITY COUNCIL CAUCUS ROOM - 3<sup>RD</sup> FLOOR  
7:15 PM

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**FOR DISCUSSION AND POSSIBLE ACTION**

- 1) Town of Bethel vs. City of Danbury Planning Commission: discuss (and take possible action on) strategy and negotiation regarding pending litigation.

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**AGENDA - REGULAR MEETING**  
CITY COUNCIL CHAMBERS - THIRD FLOOR  
7:30 PM

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**ROLL CALL**

**PLEASE NOTE:** THE TWO REGULAR MEETINGS SCHEDULED IN AUGUST (AUG 6<sup>TH</sup> & Aug 20<sup>th</sup>) HAVE BEEN CANCELLED - THERE WILL BE ONE SPECIAL MEETING ON TUESDAY, AUGUST 12, 2014 AT 7:30 PM. THE NEXT REGULAR MEETING AFTER THE SPECIAL AUGUST 12<sup>TH</sup> MEETING WILL BE HELD ON WEDNESDAY, SEPTEMBER 3, 2014.

**ACCEPTANCE OF MINUTES** April 2, 2014 & May 21, 2014.

**OLD BUSINESS FOR DISCUSSION & POSSIBLE ACTION**

- 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.

**PUBLIC HEARING**

- 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. (#115118) -- SE #737.

**CONTINUATION OF PUBLIC HEARINGS**

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

#### 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.*
- 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.*
- 3) 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.*
- 4) 8-24 Referral/July 2014 City Council Agenda Item #1: Request by City to purchase property located at 357 Main Street.
- 5) 8-24 Referral/July 2014 City Council Agenda Item #4: Request to transfer roadway rights for Cannonball Drive Extension.
- 6) 8-24 Referral/July 2014 City Council Agenda Item #5: Request to purchase City-owned land--landlocked parcel off of Petersons Farm Road.

#### NEW BUSINESS

- 1) Lemle Danbury LLC - Application for Revised Special Exception/Revised Site Plan (in acc. w/Sec. 10.D.7.b.) Approval for Conversion of Professional Office Space to Medical Office Space in the CA-80 Zone - "One Plaza West", 100 Mill Plain Rd. (#C14058) - SE #728. *Public hearing scheduled for September 3, 2014.*

#### FOR REFERENCE ONLY

#### ADJOURNMENT