



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
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AGENDA - SPECIAL MEETING
TUESDAY, AUGUST 12, 2014
CITY COUNCIL CHAMBERS - THIRD FLOOR
7:30 PM

ROLL CALL

PLEASE NOTE: THE TWO REGULAR MEETINGS SCHEDULED IN AUGUST (AUG 6TH & Aug 20th) HAVE BEEN CANCELLED THE NEXT REGULAR MEETING WILL BE HELD ON WEDNESDAY, SEPTEMBER 3, 2014.

ACCEPTANCE OF MINUTES May 21, 2014 & June 4, 2014.

PUBLIC HEARING

- 1) Draft Stipulation of Settlement for Special Exception/Site Plan Approval of Eureka Water Tank for the Town of Bethel, 37 Long Ridge Rd. (#J20026) -- SE #727.

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) 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.
- 3) 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.

OLD BUSINESS FOR DISCUSSION & POSSIBLE ACTION

- 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.
- 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.

REFERRALS

- 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 opened & continued at July 22, 2014 meeting.*
- 2) 8-24 Referral/August 2014 City Council Agenda Item #7 -- Request to use City-owned property by Amerigo Vespucci Lodge.

NEW BUSINESS

- 1) Senuna Realty LLC -- Application for Special Exception/Site Plan Approval Under “Housing Incentive Option” for Multi-family Dwelling Units (“Hatters Dale Condominiums”) in the RMF-4 Zone -- 36-38 Triangle St. (#J15032 & #J15239) – SE #738. *Public hearing scheduled for September 17, 2014.*

FOR REFERENCE ONLY

- 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.*
- 2) Elan Kennedy Flats LLC as Contract Purchaser - Application for Floodplain Permit for Kennedy Flats, 1 Kennedy Ave. & 10 Rose St. (#H14356, #H13256-1 & #H13289) -- Revised Site Plan for SE #642.

ADJOURNMENT