



RECEIVED FOR RECORD
DANBURY TOWN CLERK
2022 FEB - 3 A 10: 53

CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
www.danbury-ct.gov

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

MINUTES
JANUARY 19, 2022

The web-based meeting hosted on Zoom was called to order by Chairman Arnold Finaldi Jr. at 7:30 PM.

Present were Robert Chiochio, Helen Hoffstaetter, Perry Salvagne, Joel Urice, and Arnold Finaldi Jr. Also present was Deputy Planning Director Jennifer Emminger and Planning Department Intern Allie Smith.

Absent were Alternates Kevin Haas and Gary Renz.

Chairman Finaldi said the minutes were not yet ready for acceptance so he asked for a motion to table them. Mr. Chiochio made a motion to table the acceptance of the January 5, 2022 minutes. Mr. Salvagne seconded the motion and it was passed unanimously by voice vote with five ayes.

Chairman Finaldi said the next regular meeting is scheduled for Wednesday, February 2, 2022 but they also will be holding a special meeting (on the Zoom platform) on Thursday, February 3, 2022 at 3:00 PM to review and make a recommendation on the Capital Improvement Plan FY 22/23 – FY 27-28. Additionally, he said that the regular meeting scheduled for Wednesday, February 16, 2022 would be cancelled and a special meeting will be scheduled for Thursday, February 17, 2022.

PUBLIC HEARING:

Germantown Plaza Associates LLC – Application for Revised Special Exception/Revised Site Plan Approval for Medical Offices (in Building #30) in the CG-20 (& RA-8) Zones – 20 & 30 Germantown Road (J11361 & J11355) – SE #370.

Chairman Finaldi read the legal notice into the record. Speaking in favor of this application was PE Benjamin Doto. Mr. Doto said this is a use change and there are no physical modifications being proposed to the site. He said he had provided an updated zoning table, parking table, vehicle trip estimate table, and a composite map to incorporate all three buildings and associated site improvements. The reason they are here is that an existing 1,170 sq.ft. medical tenant (Select Physical Therapy) is proposing to relocate to a larger

1,800 sq.ft. space in the former bank building. The former medical space will be designated as vacant retail space. Mr. Doto said the staff report gives the details on the previous approvals that have been granted for both 20 and 30 Germantown Road. He said the two properties consist of approximately 5 acres in size and are located in the CG-20 Zoning District. As noted, a small portion of 20 Germantown Road is located in the RA-8 Zone. 30 Germantown Road (Germantown Plaza), includes two buildings consisting of a 2,800 sq.ft. building (previously occupied by Bank of America) located at the front of the property and an approximate 56,577 sq. ft. commercial building which is currently occupied by a mix of retail, fast food restaurant, restaurant, personal service, medical, office and warehouse space. 20 Germantown Road consists of a 2-story 22,730 sq.ft. medical building and associated parking. He said the staff report notes that previous revisions to the site plans (for SE 370 & SE 464) showed the improvements in relation to the both sites and the parking tables note the parking calculations for the three buildings. He added that the properties are under the same ownership and Planning staff has recommended that with this application these two approvals be incorporated into one revised grant of special exception and revised site plan approval. This will ensure that all future revisions will be reviewed and processed as one application. Lastly, he reviewed the parking counts and said that there is adequate parking available for the proposed and remaining uses on these properties.

Chairman Finaldi asked if there was anyone to speak in opposition to this application and there was no one.

He then asked Mrs. Emminger if they were waiting for any departmental reports and she said this is such a minor change that it was not sent to any other City departments.

Mrs. Hoffstaetter made a motion to close the public hearing. Mr. Chiochio seconded the motion and it was passed unanimously by voice vote with five ayes. Mr. Urice made a motion to move this matter to item one under the Old Business on tonight's agenda. Mr. Salvagne seconded the motion and it was passed unanimously by voice vote with five ayes.

CONTINUATION OF PUBLIC HEARING:

TDRAP, LLC – Application for Special Exception/Revised Site Plan Approval for Self Storage (“Modern Self Storage”) in the IL-40 Zone - 12 Great Pasture Road (L16010) – SE #782. THERE WILL BE NO DISCUSSION OR TESTIMONY AT THIS MEETING. THE APPLICANT HAS REQUESTED THIS HEARING BE CONTINUED TO FEBRUARY 2, 2022.

Mrs. Hoffstaetter made a motion to table and continue this public hearing until the February 2, 2022 meeting. Mr. Urice seconded the motion and it was passed unanimously by voice vote with five ayes.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

Germantown Plaza Associates LLC – Application for Revised Special Exception/Revised Site Plan Approval for Medical Offices (in Building #30) in the CG-20 (& RA-8) Zones – 20 & 30 Germantown Road (J11361 & J11355) – SE #370.

Mr. Urice said there really are no issues, this is straightforward and if the size of the new space was not larger than what they had originally, this could have been approved administratively. Mr. Chiochio, Mrs. Hoffstaetter, and Mr. Salvagne all said they agreed with this and directed Mrs. Emminger to prepare a resolution of approval for the next meeting.

Chairman Finaldi noted that there were no Referrals, no New Business, no Correspondence, and listed under For Reference Only were two Floodplain permits and two public hearings.

Chairman Finaldi reiterated that the Commission would be holding a special meeting (on the Zoom platform) on Thursday, February 3, 2022 at 3:00 PM to review and make a recommendation on the Capital Improvement Plan FY 22/23 – FY 27-28. Additionally, he said that the regular meeting scheduled for Wednesday, February 16, 2022 would be cancelled and a special meeting will be scheduled for Thursday, February 17, 2022. He added that notices that would be posted in the required places and on the City website.

At 7:55 PM, Mr. Chiochio made a motion to adjourn. Mr. Salvagne seconded the motion and it was passed unanimously by voice vote with five ayes.

Respectfully submitted,



JoAnne V. Read
Planning Assistant