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2022 OCT 11 P 2:09
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**2023 PLAN OF CONSERVATION & DEVELOPMENT (“POCD”)
OVERSIGHT COMMITTEE MEETING MINUTES
JULY 19, 2022**

The web based meeting hosted on Zoom was called to order by Sharon Calitro, City of Danbury (“COD”) Planning Director, at 4:06 PM.

Present were Oversight Committee Members, Arnold Finaldi (PC Chairman), Bob Chiochio (PC), Perry Salvagne (PC), Helen Hoffstaetter (PC), Sharon Calitro (COD Planning), Jennifer Emminger (COD Planning), Shay Nagarsheth (COD Business Advocacy), Fernanda Carvalho (COD Health), PJ Prunty (Chamber of Commerce), Richard Janelli (Board of Education), Ed Siergiej (Former Env./Lake Commission), Candace Fay (ZC), and Paul Rotello (City Council). Present from FHI Studio were Francisco Gomes.

Absent: Kevin Haas (PC), Gary Renz (PC), Matthew Cassavechia (COD Emergency Services), Juan Rivas (ZBA), Timothy Nolan (COD Public Services), Brigid Guertin (Danbury Museum & Historical Soc.), and Vincent DiGilio (City Council).

Sharon Calitro welcomed the Oversight Committee and turned the meeting agenda over to Francisco Gomes from FHI Studio (“FHI”).

Francisco briefly reviewed the agenda for the meeting, which includes a review of the Future Land Use Map categories and review build out analysis of Downtown sites.

The purpose of the future land use map was summarized by Francisco, noting the future land use map reinforces existing zoning districts and regulations and guides future revisions to the zoning regulations. It acts as a guide when making decisions regarding zoning amendments which should be supported by the POCD and Future Land Use Map.

The categories for the Future Land Use Map were further discussed with respect to the classifications, which includes residential areas, commercial areas, mixed use areas, industrial, institutional, and open space. Each category was discussed in detail. Rural residential is


described as preservation of open space as the top priority, with the presence of single-family dwellings on medium to large lots with these areas often located outside of the sewer and water service areas and have limited transportation options. This category includes RA-80 zones. Neighborhood Residential was next discussed, noting these areas are comprised mostly of single-family and multi-family homes on small and medium size lots and are typically located within sewer and water service areas and have a range of transportation options. This category includes RA-40, RA-20, and RA-8 Zones. High-Density Residential is the next category discussed and is described as areas that are primarily comprised on multi-family homes and mid-rise residential buildings and located within sewer and water service areas with range of transportation options and access to sidewalks and transit. This category includes R-3, RH-3, and RMF zones. The commercial categories were next discussed. Neighborhood Commercial is described as areas that are comprised of small clusters of commercial uses typically surrounded by residential uses and oriented around an intersection. This category includes CN-5, CN-20, and RR-10. The next category is Corridor Commercial which is comprised of commercial areas located along major transportation corridors and are located within sewer and water service areas with a wide range of transportation options. This category includes CG-20, CA-80, and CL-10. The Downtown Mixed-Use category was next discussed which is an area that incorporates Danbury's central business district, the center of which is Main Street. This area includes a range of uses including commercial, institutional, and high-density residential and is served by a wide range of transportation options and a complete sidewalk network. This category includes the C-CBD zone. The West Side Mixed-Use category is an area that incorporates the City's planned neighborhood development district. It includes a range of uses including commercial, institutional, and medium to high-density residential uses. The category includes the PND Zone. Francisco discussed Regional Mall as a new land use category. The next category discussed is Industrial which is described as areas characterized by existing industrial uses that are located within water and sewer service area and are typically served by arterial roadways and State highways. These zones include the IL-40 and IG-80 zones. Francisco next discussed the Institutional category which includes Western CT State University, FCI Danbury, Danbury Hospital and public schools. Many of these uses are located in residential zones.

Francisco next discussed the downtown build-out analysis, which includes sites at White Street, Pahquioque Avenue, and Center Street (across from St. Peter's Church). The key factors shaping site development include its primary market driven uses, density increases, parking demands, and numerous zoning constraints. The first concept includes three properties along White St., located at 131-123 White Street, 127-133 White Street, and 135-145 White Street. Francisco summarized the development potential and noted between 35-45 housing units and 10,000-15,000 sq. ft. of retail possible across the three redevelopment sites. The next potential redevelopment site is located in the area of Main/Center Street. This concept involves a 4 to 5-story building with active ground floor uses, a small plaza along the Main Street sidewalk, basement and deck parking, and three-story walkup flats with front porches. Development potential provides 86 housing units and 6,400 sq. ft. of retail. The last concept discussed is the Pahquioque Avenue site, which is adjacent to the rail station. The development potential provides 80-140 housing units including 2-3 story townhomes along Pahquioque Avenue, 3-5 stories with a 2nd level parking if needed. Francisco summarized the development constraints present with each design concept.

The remaining project schedule was discussed and reviewed. Francisco briefly discussed the August meeting which includes the working sessions to develop the future land use plan and review the draft implementation plan. The next meeting is scheduled for August 23, 2022.

The meeting adjourned at 5:40 pm.

Respectfully submitted,


Jennifer L. Emminger
Deputy Planning Director