



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

DANBURY REDEVELOPMENT AGENCY
(203) 797-4525
(203) 797-4586 (FAX)

October 3, 2013

To: City of Danbury Redevelopment Agency

From: Dennis I. Elpern, Executive Director

Re: **Special Meeting of October 15, 2013**

A Special Meeting of the City of Danbury Redevelopment Agency will be held Tuesday, October 15, 2013 at 4:00 p.m. in the 3rd floor Caucus Room at City Hall, 155 Deer Hill Avenue, Danbury, CT.

AGENDA

1. **Call to Order.**
2. **Approval of Minutes of November 22, 2011.** (Attached)
3. **Skate Park, Parcel 9**

Discussion for approval of a proposal by the City of Danbury to construct a skate park on Parcel 9 of the Downtown Danbury Redevelopment Plan (corner of Patriot Drive and Pahquioque Avenue).

4. **Other Business.**
 5. **Adjournment.**
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Attachments

c: Mayor Mark D. Boughton
Wayne Shepperd
Antonio Iadarola
David Null
Daniel Casagrande
Lazlo Pinter
Sharon Calitro
Town Clerk

G: RDA Agenda October 15, 2013

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MINUTES
November 22, 2011

1. Call to Order.

Chairman Michael Kallas called the November 22, 2011 special meeting of the City of Danbury Redevelopment Agency to order at 4:00 pm in the 3rd Floor Conference Room, City Hall, 155 Deer Hill Avenue, Danbury, Connecticut.

Other RDA members in attendance were Ernest Boynton, William Coffey Sr., Art Colley, Usha Kumar (arrived at 4:05 PM) and Art Roberts. Also in attendance were Dennis Elpern, Executive Director, Sharon B. Calitro, Deputy Planning Director, Daniel Casagrande, Corporation Counsel, and Paul Fagan, LLS for the applicant. Absent was Barbara Susnitzky

2. Approval of Minutes of November 20, 2008.

A motion to approve the minutes of November 20, 2008 was made by Mr. Roberts, seconded by Mr. Coffey and passed unanimously.

3. 2 National Place: Revised Contract.

Mr. Elpern briefly described the history of the project and previous contract approval. He indicated there were now changes proposed to the site plan that required the contract to be amended. He indicated that the changes do not affect the use of the building but rather are limited to the exterior of the building and site improvements. Attorney Casagrande distributed copies of the amended contract with the revision date of the site plan referenced in the contract and listed on Schedule B of said contract as November 22, 2011.

Mr. Fagan described the four site plan changes. First, the applicant has abandoned the proposal to enclose the area under the current drive-through windows as previously approved. The area would remain and is proposed to function as a covered patio area. Second, a new exterior staircase is proposed to be added from the basement to the first floor as required for access. The staircase is not required to be covered and the plan has been approved by both the Building Department and the Office of the Fire Marshal. The third change is that ingress from White Street will be replaced by a right-turn only exit and that the exit only driveway onto National

Place will be replaced by a two-way driveway. The fourth change is that two new pedestrian walkways have been proposed from White Street to the parking lot and from National Place to the interior of the site for safe passage of pedestrians.

Mr. Elpern noted that the RDA must approve the contract amendment prior to approval by the Department of Planning and Zoning and the Environmental Impact Commission. Applications for approval have been submitted and are in process.

Mr. Boynton inquired whether there were any proposed changes to signage. Mr. Fagan indicated there were no additional changes and that the conditions imposed by the Agency in 2008 regarding signage remain. Mr. Elpern clarified that new signs must meet current Zoning Regulations while existing signs may remain. Lettering on existing signs may be changed to identify a new use.

A motion was made by Mr. Boynton to approve the second contract amendment, including the site plan as presented by Mr. Fagan and identified by revision date November 22, 2011, and to authorize Chairman Kallas to execute the contract. Mr. Coffey seconded the motion and it was passed unanimously.

At 4:35 PM, Mr. Coffey made a motion to adjourn. Mr. Boynton seconded the motion and it was passed unanimously.

Respectfully submitted,

Sharon B. Calitro, Deputy Planning Director