



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
www.danbury-ct.gov

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

MINUTES
MAY 20, 2020

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

Present were Robert Chiochio, Helen Hoffstaetter, Perry Salvagne, Joel Urice, and Arnold Finaldi Jr. Also present were Planning Director Sharon Calitro, and Deputy Planning Director Jennifer Emminger.

Absent were Alternates Kevin Haas and Gary Renz.

Mr. Urice said that he had watched the video of the May 6, 2020 meeting so he is eligible to vote on everything. Additionally he pointed out that there was a typo on the first page of the May 6th minutes as he is listed as being both absent and present. Chairman Finaldi said the secretary would correct that error.

Mr. Salvagne made a motion to accept the amended May 6, 2020 minutes. Ms. Hoffstaetter seconded the motion and it was passed unanimously by roll call vote.

Chairman Finaldi said the next virtual meeting is scheduled for June 3, 2020.

CONTINUATION OF PUBLIC HEARING:

Julianna Lunetta, Trustee - Application for two (2) lot Re-Subdivision (1.288 ac.) - 41 Golden Hill Road. (H11130) - SUB #20-01.

Ralph Gallagher Jr. PE spoke in favor of this application. He said he had satisfied all of the departmental comments, but Engineering has asked for revisions to the plan to show more details. He said these details are already included on the plans. Mr. Urice said they need to be sure that all of the information is shown on the plans before they approve a resolution. Mrs. Emminger said she had spoken to Kelly Green in Engineering and she felt these details could be conditioned in the approval. Mrs. Emminger then said they could close this tonight and condition the resolution or they could keep this open to allow Mr. Gallagher to submit revisions. There were no other questions.

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

Mr. Urice made a motion to close the public hearing. Mrs. Hoffstaetter seconded the motion and it was passed unanimously by roll call vote.

Mr. Urice then made a motion to move this item to number 2 under Old Business for Discussion and Possible Action. Mr. Chiochio seconded the motion and it was passed unanimously by roll call vote.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

AL Real Estate Holdings LLC - Application for Special Exception/Site Plan Approval for Warehouse & Distribution Facility (LoStocco Auto Parts) in the IL-40 Zone - 94 Triangle Street (J14276) - SE #775.

Chairman Finaldi said the members should have received a draft resolution from Mrs. Emminger. Mrs. Hoffstaetter questioned if condition #3 "The on-site storm drainage system shall remain private and regular maintenance is crucial for the system to continue to function as intended" is a requirement or a suggestion. Mrs. Emminger said this language is putting the property owner on notice that this should be done and if it is not, they are in violation of the approval. Mr. Urice said he agrees that this is worded oddly and should be required. Mrs. Emminger said no one from the City is checking up on this maintenance but since it is included in the approval, it is understood that this is necessary. Chairman Finaldi suggested they include the phrase "regular maintenance of the on-site storm drainage system is the obligation of the property owner". After further discussion, Mr. Urice made a motion to approve the draft resolution, as amended. Mr. Chiochio seconded the motion and it was passed unanimously by roll call vote.

Julianna Lunetta, Trustee - Application for two (2) lot Re-Subdivision (1.288 ac.) - 41 Golden Hill Road. (H11130) - SUB #20-01.

Mr. Urice said this application is pretty straightforward, but they should make the approval contingent upon satisfaction of the outstanding Engineering Dept. comments. Mr. Salvagne said he is familiar with this lot and thinks this is appropriate, also suggest making compliance with the Engineering comments part of the resolution. Mrs. Hoffstaetter and Chairman Finaldi said they agreed with Mr. Urice and Mr. Salvagne.

REFERRALS:

8-3a Referral - Petition for BRT Sconset LLC to Add Section 4.I to the Zoning Regulations. (Create “Active Adult Residential Floating Zone: AAR”) Zoning Commission public hearing has been *rescheduled from May 26, 2020 to June 23, 2020.* THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19. THIS ITEM WILL BE DISCUSSED AT THE JUNE 3, 2020 PLANNING COMMISSION MEETING.

8-3a Referral - Petition for SC Ridge Owner LLC for a Zone Change from IL-40 to PND and approval of Master Plan, 100 Reserve Road (C16022). Zoning Commission public hearing scheduled for June 9, 2020. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19. THIS ITEM WILL BE DISCUSSED AT THE JUNE 3, 2020 PLANNING COMMISSION MEETING.

8-3a Referral – Petition of D & B Wellness to Amend Sections 3.C.4., 5.A.2.b., 5.A.5., 5.B.2.b., 5.B.5. of the Zoning Regulations. (Medical Marijuana Dispensaries as Special Exception in CG-20 & CA-80 Zones) Zoning Commission public hearing scheduled for June 9, 2020. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19. THIS ITEM WILL BE DISCUSSED AT THE JUNE 3, 2020 PLANNING COMMISSION MEETING.

Chairman Finaldi said each of these would be discussed at another meeting.

Chairman Finaldi asked if there was anything to discuss under Other Matters and there was nothing. He then said there was no Correspondence or New Business, and one Floodplain Permit listed under For Reference Only.

At 7:55 PM, Mr. Chiochio made a motion to adjourn. Mrs. Hoffstaetter seconded the motion and it was passed unanimously by roll call vote.

Respectfully submitted,

JoAnne V. Read
Planning Assistant