



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

**PLANNING COMMISSION**  
www.danbury-ct.gov

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

**AGENDA – REGULAR MEETING**  
**WEB BASED MEETING HOSTED ON ZOOM**  
SEPTEMBER 16, 2020  
7:30 P.M.

**Public Participation Instructions on Page 3 of this Agenda**

**To view livestream on Danbury CT Planning & Zoning YouTube Channel click on**  
<https://www.youtube.com/channel/UC59LEpmvEgAN4B3EAyXEVTQ>

**To View Application Materials, Click on Links Below the Agenda Item**

**ROLL CALL**

**ACCEPTANCE OF MINUTES:** September 2, 2020.

**[Click on link for September 2, 2020 Draft Minutes.](#)**

**THE NEXT REGULAR VIRTUAL MEETING IS SCHEDULED FOR OCTOBER 7, 2020.**

**PUBLIC HEARINGS:** None.

**CONTINUATION OF PUBLIC HEARING:**

***THIS HEARING HAS BEEN CONTINUED UNTIL THE OCTOBER 7, 2020 MEETING AT THE REQUEST OF THE APPLICANT'S ATTORNEY:***

- 1) Nejame Plaza LLC – Application for Special Exception/Revised Site Plan Approval to permit Storage of Concrete Aggregates and Manufacture of Concrete, Storage of Bituminous Product, Outdoor Storage of Building Materials, and Storage & Incidental Repair of Company Construction Equipment & Vehicles (Nejame Pool Industrial Site) in the IG-80 Zone - 44 Payne Road (N12004) - SE #776.

**OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:**

- 1) City of Danbury & The Women's Center of Greater Danbury Inc. - Application for Floodplain Permit for "Transitional Housing Facility" in the RH-3 Zone - 89 Rose Hill Avenue, Parcel 1 (H13166) - SE #777.

***Click on links below to review:***  
[\*Request for Floodplain Permit\*](#)  
[\*Department Staff Report\*](#)

**REFERRALS:**

**[\*Click on Department Staff Report for Items # 1 and 2\*](#)**

- 1) 8-24 Referral – August City Council Agenda Item #12 (Add-On Item): Improvements/Alterations to Designated Scenic Road Portion of Long Ridge Road.
- 2) 8-24 Referral – September City Council Agenda Item #6: Request for Renewal of Water and Sewer Extension for 1 & 2 Kevin Drive (G05085 & G05074).
- 3) 8-3a Referral - Petition of Encompass Health to Amend Sections 2.B. & 4.H.2.b.(3)(iii) of the Zoning Regulations. (Add “Physical Medical Facility, in-patient” to the PND zone) *Public hearing scheduled for October 13, 2020. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19. This will be discussed at the October 7, 2020 meeting.*
- 4) Petition of Fairway Asset Management II, LLC, Reserve Road (C16046) for Change of Zone from PND to IL-40. *Public hearing scheduled for October 13, 2020. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19. This will be discussed at the October 7, 2020 meeting.*

**NEW BUSINESS:**

- 1) West Miry Holdings LLC – Application for Special Exception/Site Plan approval for Aircraft hangar, aircraft maintenance, flight instruction, & storage in the IL-40 zone – 49 Miry Brook Road (F19004) – SE #778. *Public hearing scheduled for October 21, 2020.*
- 2) West Miry Holdings LLC – Application for Floodplain Permit for 49 Miry Brook Road (F19004) – SE #778.

**CORRESPONDENCE:** None.

**OTHER MATTERS:**

**FOR REFERENCE ONLY:**

- 1) Falcon Development Investment Co. LLC - Application for Floodplain Permit for 138 Deer Hill Ave. & 12 George St. (I15118 & I15110) - SP #20-04.

ADJOURNMENT

**Public Participation Instructions:**

**NOTE:** This meeting starts at 7:30 PM (US and Canada), PLEASE feel free to join early after 7:00 PM to test the audio and video connection.

Topic: Planning Commission Meeting

Time: Sep 16, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87440994802?pwd=Wmp0TUZRb0lCQ2hVeFZXZVBwMmtnQT09>

Meeting ID: 874 4099 4802

Passcode: 531021

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Find your local number: <https://us02web.zoom.us/u/kdA9pIPuGK>

See Also Virtual Meeting Instructions on Planning Commission webpage.