



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

**PLANNING COMMISSION**  
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**ACTIONS TAKEN**  
**PLANNING COMMISSION**  
**OCTOBER 7, 2020**

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

Present were Chairman Finaldi, Helen Hoffstaetter, Bob Chiocchio, Perry Salvagne, and Kevin Haas. Sharon Calitro, Planning Director, Jennifer Emminger, Deputy Planning Director, and JoAnne Read, Planning Assistant were also present.

Absent were Vice-Chairman Joel Urice and Alternate Gary Renz.

At the meeting of the Planning Commission of the City of Danbury held on October 7, 2020, the following decisions were made:

**ACCEPTANCE OF MINUTES:**

Mr. Salvagne made a motion to accept the September 16, 2020 minutes. Mr. Chiocchio seconded the motion and it was passed with five AYES (Chairman Finaldi, Ms. Hoffstaetter, Mr. Chiocchio, Mr. Salvagne, and Mr. Haas).

**CONTINUATION OF PUBLIC HEARINGS**

Nejame Plaza LLC – Application for Special Exception/Revised Site Plan Approval to permit storage of Concrete Aggregates and Manufacture of Concrete, Storage of Bituminous Project, 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.

The application was withdrawn by the applicant's attorney.

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

Falcon Development Investment Co., LLC. - Application for Floodplain Permit for 138 Deer Hill Avenue and 12 George Street I15118 and I15110) - SP 20-04.

Ms. Hoffstaetter made a motion to approve the draft floodplain permit. Mr. Chiochio seconded the motion and it was passed with five AYES (Chairman Finaldi, Ms. Hoffstaetter, Mr. Chiochio, Mr. Salvagne, and Mr. Haas).

**REFERRALS:**

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).

Ms. Hoffstaetter made a motion for a positive referral. Mr. Salvagne seconded the motion and it was passed with five AYES (Chairman Finaldi, Ms. Hoffstaetter, Mr. Chiochio, Mr. Salvagne, and Mr. Haas).

8-3a Referral – Petition of Fairway Asset Management II, LLC, 18.22 acres on Reserve Road (C16046) and 1.345 acres to the center of the adjacent right-of-way (total of 19.565 acres) for a Change of Zone from PND to IL-40.

Ms. Hoffstaetter made a motion to table the referral. Mr. Haas seconded the motion and it was passed with five AYES (Chairman Finaldi, Ms. Hoffstaetter, Mr. Chiochio, Mr. Salvagne, and Mr. Haas).

**ADJOURNMENT:**

At 8:17, Mr. Salvagne made a motion to adjourn. Mr. Chiochio seconded the motion and it was passed unanimously with five AYES (Chairman Finaldi, Ms. Hoffstaetter, Mr. Chiochio, Mr. Salvagne, and Mr. Haas).

Arnold E. Finaldi, Chairman