



**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**  
OCTOBER 7, 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 16, 2020.  
[Click on link for Draft Minutes.](#)

THE NEXT REGULAR VIRTUAL MEETING IS SCHEDULED FOR OCTOBER 21, 2020.

PUBLIC HEARINGS: None.

CONTINUATION OF PUBLIC HEARING:

***THE FOLLOWING APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT'S ATTORNEY:***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) Falcon Development Investment Co. LLC - Application for Floodplain Permit for 138 Deer Hill Ave. & 12 George St. (I15118 & I15110) - SP #20-04.

***Click on links below to review:***

**[Request for Floodplain Permit](#)**

**[Department Staff Report](#)**

**[Approved Site Plan](#)**

**REFERRALS:**

- 1) 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) *Zoning Commission public hearing scheduled for October 13, 2020.*

***Click on links below to review:***

**[Petition of Encompass Health](#)**

**[Department Staff Report](#)**

- 2) 8-3a Referral - Petition of Fairway Asset Management II, LLC, 18.22 acres on Reserve Road (C16046) & 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. *Zoning Commission public hearing scheduled for October 13, 2020.*

***Click on links below to review:***

**[Petition of Fairway Asset Management II, LLC](#)**

**[Proposed Zone Change Map](#)**

**[Department Staff Report](#)**

**NEW BUSINESS:** None.

**CORRESPONDENCE:** None.

**OTHER MATTERS:**

- 1) Status of Plan of Conservation and Development 2023 Update.

**FOR REFERENCE ONLY:**

- 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.

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 10/7/2020

Time: Oct 7, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83387624094?pwd=bnZ0QVNzbU9DckpoQTdtbjBtcTk1Zz09>

Meeting ID: 833 8762 4094

Passcode: 397308

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See Also Virtual Meeting Instructions on Planning Commission webpage.