



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

PLANNING COMMISSION  
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August 19, 2021

To: Theodore J. Haddad Jr., Chairman, Danbury Zoning Commission

From: Arnold E. Finaldi Jr., Chairman, Danbury Planning Commission

Re: 8-3a Referral/ Petition of 29 Federal Road LLC & Robert W. Schmus, 21, 29, 33-35, & 39 Federal Road (K11123, K11125, K11126, & K11127) for Change of Zone from IL40 to CG-20.

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At the web based Zoom meeting held on August 18, 2021, the City of Danbury Planning Commission voted to give the above referenced petition a **positive** recommendation for the following reasons:

- Although this proposal is inconsistent with the POCD Land Development Plan Map, this map has not been updated since 2002 and does not reflect zone changes that have occurred in this area since that time. Additionally since that time, the uses on these parcels has changed to more of a commercial/retail nature.
- The rezoning of 1.655 acres of IL-40 zoned land does not represent a significant loss of industrial land. And considering the sizes of these parcels, the dimensional limitations, and the existing uses, the CG-20 Zone may be a more appropriate zone for them..

The motion to give this a positive recommendation was made by Mr. Chiocchio, seconded by Mr. Salvagne, and passed by roll call vote with three ayes (from Mr. Chiocchio, , Mr. Salvagne, and Chairman Finaldi) and two nays (from Mrs. Hoffstaetter and Mr. Urice).

AEF/jr