



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

PLANNING COMMISSION  
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**ACTIONS TAKEN**  
**NOVEMBER 3, 2021**

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The web-based meeting hosted on Zoom was called to order by Vice-Chairman Joel Urice at 7:35 PM.

Present were Robert Chiocchio, Helen Hoffstaetter, Perry Salvagne, Joel Urice, and Alternate Kevin Haas. Also present was Deputy Planning Director Jennifer Emminger.

Absent were Chairman Arnold Finaldi and Alternate Gary Renz.

Vice-Chairman Urice asked Mr. Haas to take Chairman Finaldi's place for the items on tonight's agenda.

Mrs. Hoffstaetter made a motion to accept the October 20, 2021 minutes. Mr. Chiocchio seconded the motion and it was passed unanimously by voice vote with five ayes.

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OLD BUSINESS:

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

This application was discussed and the Commission gave Mrs. Emminger guidance for the preparation of a resolution of approval. Mrs. Emminger stated that due to the complexity of this application, the resolution may not be ready until the December 1, 2021 meeting.

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REFERRAL:

8-24 Referral – 8-24 Referral – October 2021 City Council Agenda Item #4: Acceptance of City Roadway – Corner Pond Court, Pondview Development LLC.

Mr. Chiocchio made a motion to give this request a positive recommendation subject to completion of the outstanding items noted in correspondence from the Engineering Division of the Department of Public Works dated October 27, 2021 and submission of all

final plans and documents required for dedicated/conveyance in form and content acceptable to the Engineering Division of the Department of Public Works and the Office of the Corporation Counsel. Mr. Haas seconded the motion and it was passed unanimously by voice vote with five ayes.

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NEW BUSINESS:

8-3a Referral - Petition of the City of Danbury by Sharon B. Calitro, Planning Director to Amend Sections 3.C., 10.B.2. & 10.C.4.(a)(2) of the Zoning Regulations. (Amendments pursuant to Public Act 21-29: Opt out of Parking Requirements, Amend Zoning Permit Fee Schedule to Add Provision Authorizing Charging of Fee for Expert Consultant, and Amend Language in Additional Requirements for Approval of Special Exceptions and Special Permits relative to use of the word "character") Public hearing scheduled for December 14, 2021.

Vice-Chairman Urice said this petition would be on file in the Planning & Zoning office and they would discuss it and make their recommendation at a future meeting.

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CORRESPONDENCE:

Letter from CT Department of Energy & Environmental Protection (DEEP): Notice of a Tentative Decision to Renew a State Permit to Discharge for Mannkind Corporation, One & Eight Casper Street. Dated October 22, 2021

Vice-Chairman Urice said this letter was provided for general informational purposes only and there is no action required.

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At 8:05 PM, Mrs. Hoffstaetter made a motion to adjourn. Mr. Salvagne seconded the motion and it was passed unanimously by voice vote with five ayes

Respectfully submitted,

JoAnne V. Read  
Planning Assistant