



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
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ACTIONS TAKEN
NOVEMBER 17, 2021

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

Present were Robert Chiocchio, Arnold Finaldi, Helen Hoffstaetter, Perry Salvagne, Joel Urice, and Alternate. Also present was Deputy Planning Director Jennifer Emminger and Planning Director Sharon Calitro.

Absent were Alternates Kevin Haas and Gary Renz.

Mr. Urice made a motion to accept the November 3, 2021 minutes. Mrs. Hoffstaetter seconded the motion and it was passed unanimously by voice vote with five ayes.

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. *THERE WILL BE NO ACTION TAKEN ON THIS APPLICATION AT THIS MEETING.*

Mr. Urice made a motion to table this matter until the next meeting on December 1, 2021. Mr. Chiocchio seconded the motion and it was passed unanimously by voice vote with five ayes.

REFERRALS:

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.*

Mr. Urice made a motion to give this a positive recommendation. Mrs. Hoffstaetter seconded the motion and it was passed unanimously by voice vote with five ayes.

Chairman Finaldi said the following item was inadvertently left off of the agenda but they need to discuss it tonight.

8-24 Referral – November City Council Agenda Item #2: Proposed Disposition of Property at 3 Post Office Street (I14245).

Mrs. Hoffstaetter made the motion to give a positive recommendation for the disposition of the subject property in the manner authorized in the Code of Ordinances. The following reason was given: disposition of this property for redevelopment furthers the intent of the 2019 Downtown Danbury Transit-Oriented Development Study, fosters economic development, and, with proper design will help activate adjacent public space. Mr. Chiochio seconded the motion and it was passed with four ayes (from Mr. Chiochio, Mrs. Hoffstaetter, Mr. Salvagne, and Chairman Finaldi) and one nay (from Mr. Urice).

NEW BUSINESS:

Mrs. Emminger noted that the following two new Special Exception applications were submitted since the agenda was posted.

Alpha Professional Building LLC – Application for Special Exception/Revised Site Plan Approval for Conversion of Professional Office Space to Medical Office Space in the CA-80 Zone – 34 Mill Plain Road (E15104) – SE #783. Public hearing scheduled for January 5, 2022.

46 Mill Plain LLC – Application for Special Exception/Site Plan Approval for Mixed Use Development (Westconn Park) in the CA-80, RMF-4, & RA-40 Zones {(1) Proposed Uses in CA-80 Zone: Retail, Professional/Business Offices, Bank with Drive-Thru, & Restaurant [Secs. 3.E.8., 5.B.2.a.(5), 5.B.2.a.(8), 5.B.2.a.(39), & 4.B.2.a.(40)], (2) Proposed Uses in RMF-4 Zone: Apartment House, Housing Incentive Option, & Congregate Housing [Secs. 4.B.2.a.(1), 4.B.4.a., 4.B.7., 4.B.2.a.(4), & 4.B.4.d.], (3) Proposed Use in RA-40 Zone: Park, Playground or Recreational Facility [Secs. 4.A.2.a.(4) & 4.A.4.d.], and (4) Cumulative Uses Generating Over 500 Vehicle Trips Per Day [Sec. 3.E.2.] – 3-13 Mill Plain Road & Amity Lane (E15023, E15038, E15039, E15040, E15041, E15042, E15043, E15044, & E15045) - SE #784. Public hearing scheduled for January 19, 2022.

Chairman Finaldi said these applications would be on file in the Planning & Zoning office.

Chairman Finaldi noted that listed under Correspondence was the 2022 meeting schedule. He said listed under For Reference Only were three Floodplain permits and a public hearing

scheduled for December 1, 2021. Under Other Matters, Mrs. Hoffstaetter asked when they would be voting on the Nejame application. Mrs. Emminger said the resolution would be ready by the next meeting.

At 8:25 PM, Mr. Urice made a motion to adjourn. Mr. Chiocchio seconded the motion and it was passed unanimously by voice vote with five ayes

Respectfully submitted,

JoAnne V. Read
Planning Assistant