



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
NOVEMBER 3, 2021
7:30 PM

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: October 20, 2021.
[Click on link for draft minutes.](#)

THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 17, 2021.

PUBLIC HEARING: None.

CONTINUATION OF PUBLIC HEARING: None.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 1) 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.

Click on link to:

[View Materials from October 20, 2021 meeting.](#)

[View Materials from October 6, 2021 meeting.](#)

[View Materials from July 21, 2021 meeting.](#)

[View Materials from May 19, 2021 meeting.](#)

[View Materials from April 7, 2021 meeting.](#)

REFERRAL:

- 1) 8-24 Referral – October 2021 City Council Agenda Item #4: Acceptance of City Roadway – Corner Pond Court, Pondview Development LLC.

[Click on link for Planning Department Staff Report.](#)

NEW BUSINESS:

- 1) 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.*

CORRESPONDENCE:

- 1) 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. **NO ACTION IS NECESSARY.** This is provided for informational purposes only.

[Click on link for letter.](#)

OTHER MATTERS:

FOR REFERENCE ONLY:

- 1) Real Time Capital Properties LLC – Application for Revised Floodplain Permit for “Safe & Sound Storage”, 18 Great Pasture Road (L15008-009) – SE #769.
- 2) Joseph, Victor & Angelo DeSimone (Owners) – Application for Floodplain Permit for “Blasius of Danbury”, 14-16 Walnut Street (I11054), 16 Walnut Street (I11053), 22 Walnut Street (I11051), & 27 Oakland Avenue (I11052) – SP #81-14.
- 3) TDRAP, LLC – Application for Special Exception/Revised Site Plan Approval for Self Storage (“Modern Self Storage”) in the IL-40 Zone - 12 Great Pasture Road (L16010) – SE #782. *Public hearing scheduled for December 1, 2021.*
- 4) TDRAP, LLC – Application for Floodplain Permit for “Modern Self Storage”, 12 Great Pasture Road (L16010) – SE #782.

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

Time: Wednesday, November 3, 2021 @7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88937943899?pwd=OUhIS2lNM2I4MDB0ZktOZEplbU9VZz09>

Meeting ID: 889 3794 3899

Passcode: 822353

One tap mobile

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+19294362866,,88937943899#,,,,*822353# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 889 3794 3899

Passcode: 822353

Find your local number: <https://us02web.zoom.us/u/kcUwzZVIm4>

Also See Virtual Meeting Instructions on Planning Commission webpage.