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

Present were Helen Hoffstaetter, Perry Salvage, and Robert Chiocchio. Also present was Planning Director Sharon Calitro, Deputy Planning Director Jennifer Emminger and Planning Department Intern Allie Smith.

Absent were Chairman Arnold Finaldi Jr. and Alternates Kevin Haas and Gary Renz.

Mrs. Hoffstaetter made a motion to accept the July 20, 2022 minutes. Mr. Salvage seconded the motion and it was passed unanimously by voice vote with three ayes (from Mrs. Hoffstaetter, Mr. Salvage and Vice-Chairman Chiocchio).

PUBLIC HEARING:

G & J Partners/Danbury Retail Management LLC – Application for Special Exception/Site Plan Approval for (1) Fast Food Restaurant [Sec. 5.A.2.b.(16)] with (2) Drive-Thru Use [Sec. 3.E.8.], (3) Medical Office [Sec. 5.A.2.b.(14)], and (4) Cumulative Uses Generating Over 500 Vehicle Trips Per Day [Sec. 3.E.2.] in the CG-20 Zone – 1 Sugar Hollow Road (G17001) – SE #788. THIS HEARING HAS BEEN CONTINUED UNTIL THE AUGUST 17, 2022 MEETING – THERE WILL BE NO DISCUSSION OR TESTIMONY AT TONIGHT’S MEETING.

Vice-Chairman Chiocchio said that the applicant’s attorney has requested that the public hearing be continued with no discussion. Mr. Salvage made a motion to continue the public hearing. Mrs. Hoffstaetter seconded the motion and it was passed unanimously by voice vote with three ayes (from Mrs. Hoffstaetter, Mr. Salvage, and Vice-Chairman Chiocchio).
REFERRAL:

8-3a Referral - Petition of Delaware MMP Realty LLC (property owner)/City of Danbury, 40 Apple Ridge Road (E17061 & E17061-1) for Change of Zone from IL-40 to RA-40. Zoning Commission public hearing scheduled for August 23, 2022.

Planning Director Sharon Calitro referred to the Planning Department staff report dated July 27, 2022. She said this petition was submitted by the Director of Public Works and the property owner authorized the City to file this petition. She said although this site is listed as two parcels, it really is just one parcel that contains an office building and a parking lot. The two Assessor’s lot numbers are because of the tax structure and do not affect the use of this property. The purpose of the proposed zone change is to allow the site to be approved for use as the Danbury Career Academy. She said the main lot has been zoned IL-40 since at least 1979 and dashed-out lot was rezoned from RA-40 to IL-40 in 1997. And the portion of the roadway that bisects the lot was abandoned by the City Council. She continued saying that the lots to the north, west, and south are zoned RA-40. And land to the east and the lot directly south of the existing office building are zoned IL-40. The Plan of Conservation & Development (POCD) Land Development Plan Map designates the subject parcels as mixed light industrial, office and transportation. This map designation represented the existing use of the land in 2002 when the POCD was adopted. Rezoning of this property to a zone that permits a school is consistent with the Public Facilities and Utilities Section of the POCD that supports the provision of necessary school facilities to meet the growing and changing needs of the Danbury Public Schools. She pointed out that this proposal meets both the general and specific criteria as listed in Section 10.1.3. of the Zoning Regulations. In closing she said that based on the intended use, the zoning history of the site, the surrounding zoning, and support for the development of a public school from the citizens of Danbury, this proposal meets the necessary criteria and complies with the POCD. Vice-Chairman Chiocchio asked what the process is once the zone change is granted. Mrs. Calitro said it will go through an administrative site plan review. Vice-Chairman Chiocchio asked if it is a trip generator. Mrs. Calitro said it is not and also there is no generation rate for schools. She added that there will not be much site work required because this is a huge building that is surrounded by the paved parking area, and Apple Ridge Road is already signalized. Mrs. Hoffstaetter made a motion to give this petition a positive recommendation for the following reasons: Rezoning this property to RA-40 to permit a school is consistent with the POCD as it supports the provision of necessary school facilities to meet the growing and changing needs of the Danbury Public Schools. The proposed rezoning will allow the land to be used in the best interest of the City and will not have a detrimental effect on the health, safety, and welfare of the public. Mr. Salvage seconded the motion and it was passed unanimously by voice vote with three ayes (from Mrs. Hoffstaetter, Mr. Salvage, and Vice-Chairman Chiocchio).
NEW BUSINESS:


Vice-Chairman Chiocchio noted that this application had been received and would be on file in the Planning & Zoning Office.

8-3a Referral  Petition of 55 Triangle LLC/Bridgeport Roman Catholic Diocesan Corp., 55 Triangle Street (J15222) for Change of Zone from IL-40 to RMF-4 and 19 Sheridan Street (J15219) for Change of Zone from RMF-4 to IL-40. Zoning Commission Public hearing scheduled for September 13, 2022.

Vice-Chairman Chiocchio said this matter would be discussed at the next regular meeting.

Vice-Chairman Chiocchio asked if there was anything to discuss under Other Matters and there was nothing. He then said that there was nothing under Correspondence and Under For Reference Only, there were three floodplain permits listed.

At 7:55 PM, Mr. Salvagne made a motion to adjourn. Mrs. Hoffstaetter seconded the motion and it was passed unanimously by voice vote with three ayes (from Mrs. Hoffstaetter, Mr. Salvagne, and Vice-Chairman Chiocchio).

Respectfully submitted,

JoAnne V. Read
Planning Assistant