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

Present were Robert Chiocchio, Helen Hoffstaetter, Perry Salvagne, and Arnold Finaldi Jr. Also present was Deputy Planning Director Jennifer Emminger and Planning Department Intern Allie Smith.

Absent were Alternates Kevin Haas and Gary Renz.

Mr. Chiocchio made a motion to accept the August 30, 2022 minutes. Mr. Salvagne seconded the motion and it was passed unanimously by voice vote with four ayes (from Mr. Chiocchio, Mrs. Hoffstaetter, Mr. Salvagne and Chairman Finaldi).

CONTINUATION OF 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.

Attorney Ward Mazzucco said with him this evening are project engineer, Jake Modestow, and traffic engineer Greg DelRio. He said they will describe the revisions that have made in response to some of the departmental reports. Jake Modestow, PE from Stonefield Engineering, briefly described changes to the plantings and lighting around the site. Attorney Mazzucco said the City Traffic Engineer wanted video cameras installed at two of the nearby intersections. Their traffic engineer does not agree and they do not want to do it because they do not feel that it is their responsibility. He asked Mr. DelRio to explain further. Greg DelRio, traffic engineer from Hardesty & Hanover, said they feel that way because they have looked at the level of service and the number of trips and they believe this will have a minimal impact, so the cameras should not needed and it should not be the applicants
responsibility. He added that the State DOT (Department of Transportation) has stated that we no longer need to adjust the proposed traffic volumes due to COVID. Attorney Mazzucco asked that they discuss the cameras at another time. Mrs. Emminger said she would work with the applicant’s engineer and the City Engineer to find a resolution. Chairman Finaldi noted for the record that the applicant has granted an extension so we can continue the public hearing. Mrs. Emminger said various City staff are still reviewing the revisions that were submitted on Monday of this week. Attorney Mazzucco said there are more responses to come from the project team.

Chairman Finaldi asked if there was anyone to speak in opposition to this application and there was no one.

Mrs. Hoffstaetter made a motion to continue this public hearing. Mr. Salvagne seconded the motion and it was passed unanimously by voice vote with four ayes.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

Real Time Capital Properties LLC – Application for Revised Floodplain Permit for “Safe & Sound Storage”, 18 Great Pasture Road (L15008-009) – SE #769.

Mrs. Emminger said the Commission approved a revised site plan for this location in June 2021. She added that the original special exception approved in 2006 included approval of a floodplain permit. She said the site work within the floodplain includes expansion of the existing detention basin and minor grading to restore a wetland area. The proposed work related to the detention basin results in additional flood storage totaling approximately 1,100 cubic feet. The Engineering Department has reviewed and approved the proposed grading and storm drainage related to the proposed development. Mr. Chiocchio made a motion to approve the revised floodplain permit per the draft resolution dated August 11, 2022 and with the “standard requirements”. Mrs. Hoffstaetter seconded the motion and it was passed unanimously by voice vote with four ayes.

REFERRALS:

8-24 Referral – July City Council Agenda Item #11: Acquisition of Drainage Easements for Waste Water Treatment Plant from Properties on Eden Drive & Plumptrees Road.

Mrs. Emminger referred to her staff report dated August 11, 2022 saying these easements are necessary for improvements to upgrade the Waste Water Treatment Plan. The 13,326 sq.ft. easement area encompasses small parcels from the two properties: approximately 10,338 sq.ft. from 14 Plumptrees Road and 2,988 sq.ft. from the Eden Drive site. This project was approved in 2019 as special exception #768 and has had several revised site plan approvals for changes to the phasing of the project. Mrs. Hoffstaetter made a motion
to give the acquisition of drainage easements a positive recommendation subject to submission of all plans and documents deemed acceptable to the Department of Public Works and the Office of the Corporation Counsel. Mr. Salvagne seconded the motion and it was passed unanimously by voice vote with four ayes.

8-24 Referral – August City Council Agenda Item #8: Request for Access and Drainage Easement for The Summit at 50 Apollo Road, Bethel.

Mrs. Emminger explained that this easement is needed to provide access and drainage for the City-owned water tank located at 50 Apollo Road in Bethel. She said the easement language was prepared by Corporation Counsel and the Engineering Department. Mr. Salvagne made a motion to give this access and drainage easement a positive recommendation subject to approval of all final plans and documents by the Office of the Corporation Counsel prior to acceptance by the City and recording on the Danbury Land Records. Mrs. Hoffstaetter seconded the motion and it was passed unanimously by voice vote with four ayes.

8-24 Referral – August City Council Agenda Item #9: Application for Extension of Sewer Main for 1 & 15 Miry Brook Road (G18007 & G18016).

Mrs. Emminger said this is the Curry Automotive site which was approved under special exception #785 in July of this year. She said the Plan of Conservation & Development (POCD) indicates that this site is within the proposed sewer service area. She added that public sewer currently exists in Wallingford Road and this would be an extension along that roadway to the site frontage. Mr. Chiocchio made a motion to give the extension of the sewer main a positive recommendation subject to development of the site per the requirements of the Zoning Regulations and standard Department of Public Works/Engineering Department requirements for public sewer main extensions and construction. Additionally, all final plans and documents should be approved by the Office of the Corporation Counsel prior to acceptance by the City and recording on the Danbury Land Records. Mrs. Hoffstaetter seconded the motion and it was passed unanimously by voice vote with four ayes.

8-24 Referral – August City Council Agenda Item #10: Application for Extension of Water Main for 1 & 3 Scuppo Road (F14073 & F14124).

Mrs. Emminger said that the purpose of this request is to provide water service for a proposed fire hydrant. She added that this site was approved in July 2016 for a twenty-
unit multi-family development. She said the Plan of Conservation & Development (POCD) indicates that this site is within the proposed water service area and public water exists in Scuppo Road. Mr. Salvagno made a motion to give this extension to provide water service for a proposed fire hydrant a positive recommendation subject to development of the site per the requirements of the Zoning Regulations and standard Department of Public Works/Engineering Department requirements for public water main extensions and construction. Additionally, all final plans and documents should be approved as to form and content by the Office of the Corporation Counsel prior to acceptance by the City and recording on the Danbury Land Records. Mr. Chiocchio seconded the motion and it was passed unanimously by voice vote with four ayes.

8-24 Referral – August City Council Agenda Item #11: Application for Renewal of Extension of Sewer Main Approval for 5 Great Pasture Road (L15002).

Mrs. Emminger said this request is for renewal of a sewer main extension approval for property located at 5 Great Pasture Road. She said City Council initially approved the extension in January 2018 and renewed the extension in January 2021. This property received a site plan approval (SP #17-05) to permit construction of contractor’s offices in November 2017. Mrs. Hofstaetter made a motion to give this renewal of the sewer main extension approval a positive recommendation subject to compliance with the standard Public Works/Engineering Department requirements for public sewer main extensions. Additionally, all final plans and documents should be approved as to form and content by the Office of the Corporation Counsel prior to acceptance by the City and recording on the Danbury Land Records. Mr. Chiocchio seconded the motion and it was passed unanimously by voice vote with four ayes.

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.

Mrs. Emminger referred the Planning Department Staff Report prepared by Planning Director Sharon Calitro dated August 4, 2022. She said this petition is to change the zone of a portion of each of the lots listed so that they can do a land swap and a lot line revision. The land owned by 55 Triangle, LLC is occupied by the Student Transportation of American bus facility and other approved industrial uses. The land owned by the Diocese contains the Old St. Peter’s Cemetery. She said they also included the Triangle Street right-of-way to comply with Section 3.B.3. of the Zoning Regulations. The reasons for this request are that cemeteries are not permitted in the IL-40 Zone and industrial uses approved by special exception for 55 Triangle Street are not permitted in the RMF-4 Zone. So that
by changing the zone of the exchange parcels they can be sure the uses on the lots will remain conforming. The Land Development Map from the Plan of Conservation & Development (POCD) designates the Triangle Street property as mixed light industrial, office and transportation and the Sheridan Street parcel as appropriate for multi-family development. The proposed rezoning will not have any significant effect on the continued use of the lots. The Staff report does list the general criteria for zone changes from Section 10.1.3. but states that compliance with the specific criteria is not necessary since there will be no significant changes after the lot line revision is processed.

Mrs. Hoffstaetter made a motion to give this petition a positive recommendation for the following reasons: The proposed changes are minor in nature and do not result in new lots or new development on these lots. This complies with the POCD Land Development Plan because the rezoning will not substantively alter the existing uses on the lots. Mr. Chiocchio seconded the motion and it was passed unanimously by voice vote with four ayes.

NEW BUSINESS:

Ye Olde Road, LLC – Application for Special Exception/Site Plan Approval for “Proposed Commercial Building for Contractor Storage and use with Outdoor Storage” [Sections 3, E.4, & 6.A.2.b.(13)] in the IL-40 Zone – 2 Ye Olde Road (E17066) – SE #770. Public hearing scheduled for October 5, 2022.

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

Chairman Finaldi 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 8:15 PM, Mrs. Hoffstaetter made a motion to adjourn. Mr. Salvagne seconded the motion and it was passed unanimously by voice vote with four ayes (from Mr. Chiocchio, Mrs. Hoffstaetter, Mr. Salvagne, and Chairman Finaldi).

Respectfully submitted,

[Signature]
JoAnne V. Read
Planning Assistant