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CITY OF DANBURY
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PLANNING COMMISSION
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MINUTES
APRIL 19, 2023

The web-based meeting hosted on Zoom was called to order by Chairman Arnold Finaldi Jr. at 7:35 PM.

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

Chairman Finaldi noted they had received some minor corrections to the minutes so the motion to accept needs to reflect the minutes including the corrections. Mrs. Hoffstaetter made a motion to accept the March 27, 2023 minutes as corrected. Mr. Salvagne seconded the motion and it was passed unanimously by voice vote with five ayes (from Mr. Chiocchio, Mr. Haas, Mrs. Hoffstaetter, Mr. Salvagne, and Chairman Finaldi)

PUBLIC HEARING:

Tower Investment Group LLP Application for Special Exception/Site Plan Approval for Apartment House ("The Legacy On Main"), Bank, Trip Generation in excess of 500 vehicle trips per day [Sec. 3.E.2.], and Required Parking in excess 100 spaces [Sec. 5.F.2.b.] in the C-CBD Zone -- 30 & 34 Main Street (I15254 & I15335) – SE #792.

Mr. Salvagne excused himself and left the meeting as he is abstaining from this application.

Chairman Finaldi read the legal notice for this public hearing. Attorney Thomas Beecher spoke first saying that speaking this evening will be himself, Professional Engineer Benjamin Doto, Traffic Engineer Joseph Balskus, and Phil Clark from Claris Construction. He added that their Landscape Architect Abigail Adams and Planning Consultant Donald Poland, PHD, are out of town and will make their presentations at the next meeting. He said Tower Investment is the owner of the properties at 30 and 34 Main Street, both of which are the subject of this application. This is a combined 2.4 acre property that's located in the C CBD Zone. The proposed project consists of the conversion of the existing office building at 30 Main Street into apartments. The bank will remain on the ground floor of