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PLANNING COMMISSION
www.danbury-ct.gov

(203) 797-4525
(203) 797-4586 (FAX)

MINUTES
JUNE 21, 2023

The meeting was called to order by Chairman Arnold Finaldi Jr. at 7:35 PM.

Present were Robert Chiochio, 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 announced they would be cancelling the two regular meetings scheduled for July 5, 2023 & July 19, 2023, and holding a special meeting on July 12, 2023. Notice will be posted in the Town Clerk's office and on the City website.

Chairman Finaldi then said the June 7, 2023 minutes were attached to the agenda and the Commission received the May 17, 2023 minutes by e-mail. Mrs. Hoffstaetter made a motion to accept both the May 7, 2023 and the June 7, 2023 minutes. Mr. Chiochio seconded the motion and it was passed unanimously by voice vote with five ayes (from Mr. Chiochio, Mr. Haas, Mrs. Hoffstaetter, Mr. Salvagne, and Chairman Finaldi).

Chairman Finaldi asked for a motion to move item #1 under For Reference Only to item #1 under Old Business. Mrs. Hoffstaetter made a motion to move the Floodplain Permit for 1 Sugar Hollow Road (SE #788) to the Old Business listed on tonight's agenda. Mr. Salvagne seconded the motion and it was passed unanimously by voice vote with five ayes (from Mr. Chiochio, Mr. Haas, Mrs. Hoffstaetter, Mr. Salvagne, and Chairman Finaldi).

PUBLIC HEARING:

Down Home Associates LLC (Property Owner) – Application for Special Exception/Site Plan Approval for Self Storage (Putnam Three Self Storage) in the IL-40 Zone - 7 Great Pasture Road (L16001) – SE #794.

Chairman Finaldi read the legal notice regarding this application. Mike Mazzucco PE spoke in favor of this application. He said the property consists of almost seven acres and is located in the IL-40 zone. He said there was some illegal activity including a contractor's

yard and some grading being done without approval, but that has been stopped by the Zoning Enforcement Officer. He said the rear of the property is located within the floodplain of the Sympaug Brook, and he has requested approval of a floodplain permit as part of this application. He said this proposal is to demolish an existing legal non-conforming single family dwelling on the site and construct three self-storage buildings. A four story building "A" (consisting of 15,200 sq.ft. per floor) is proposed in the area closest to Great Pasture Road. This building will be sprinklered and served by an existing water main on Great Pasture Road. The proposed one-story building "B" consists of approximately 20,000 sq.ft. and will contain the office for the facility. It will be located between building "A" and building "C" and will also be served by the existing water main. The third building "C" is two stories consisting of 24,400 sq.ft. and will be located in the rear of the site. The total gross floor area of the three buildings is 105,000 sq.ft. He said the site will be served by a private septic system and water main laterals as described and there will be a stormwater drainage system installed. He said the majority of the lighting will be mounted on the buildings and a truck turning plan was included in the map set submitted with the application. He said Landscape Architect Abigail Adams prepared a planting plan showing the landscaping around the front of the property and along the rear of the site. Mr. Chiochio asked about building "C" and Mr. Mazzucco said it is two levels but from the front you only see one level due to the grade changes. He added that buildings "B" & "C" can only be accessed from the front and only building "A" is climate controlled. He said there will be both an elevator and steps in building "A" to access the upper floors. He said the fencing along the front of the property will be hidden by the proposed landscaping. Mrs. Hoffstaetter said the Planning Department staff report contained some recommendations and she wondered if they will be addressed. Mr. Mazzucco said he is still waiting for some of the other department responses and then he will submit a written response and revised plans to address the various staff comments. Mr. Salvagne said there are still outstanding items and he will reserve his questions until the revisions are submitted.

Chairman Finaldi asked if there was anyone to speak in opposition to this application and there was no one. He asked where they were at with receipt of the departmental reports. Ms. Smith said there are still outstanding reports and they also need more information on the sprinkler system from the Fire Marshal.

Mr. Salvagne made a motion to continue this public hearing until the next meeting on July 12, 2023. Mr. Chiochio seconded the motion and it was passed unanimously by voice vote with five ayes (from Mr. Chiochio, Mr. Haas, Mrs. Hoffstaetter, Mr. Salvagne, and Chairman Finaldi).

CONTINUATION OF 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.

Chairman Finaldi noted that the applicant's attorney has requested that this hearing be tabled and continued until the next meeting. Mrs. Hoffstaetter made a motion to continue this public hearing until the next meeting on July 12, 2023. Mr. Chiochio seconded the motion and it was passed unanimously by voice vote with five ayes (from Mr. Chiochio, Mr. Haas, Mrs. Hoffstaetter, Mr. Salvagne, and Chairman Finaldi).

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

G & J Partners/Danbury Retail Management LLC – Application for Floodplain Permit for Fast Food Restaurant with Drive-Thru Use & Medical Office in the CG-20 Zone – 1 Sugar Hollow Road (G17001) – SE #788.

Mrs. Emminger reviewed the draft resolution dated June 21, 2023. She said the Commission granted approval on October 19, 2022 for construction of a multi-tenant building consisting of a fast food restaurant and a medical office. This approval included a redesign of the parking lot, grading, landscaping, and the installation of a storm drainage system. The proposed work results in approximately 271 cu. yds. of fill within the regulated floodplain. To compensate for the fill, the plans show that approximately 271 cubic yards of material will be removed from the site, resulting in zero net fill. She said the finished floor elevation of the structure is at the established base flood elevation and the structure has access to ground that is above the base flood elevation, so this complies with the requirements in Section 7.A. of the Zoning Regulations. Mr. Chiochio made a motion to approve this per the draft resolution dated June 21, 2023 with the standard conditions. Mr. Salvagne seconded the motion and it was passed unanimously by voice vote with five ayes (from Mr. Chiochio, Mr. Haas, Mrs. Hoffstaetter, Mr. Salvagne, and Chairman Finaldi).

REFERRAL:

8-24 Referral: June 2023 City Council Agenda Item #11 - Application for Renewal of Extension of Water and Sewer Extension – 100 Saw Mill Road.

Mrs. Emminger reviewed her report dated June 15, 2023. She said this is a renewal of sewer and water extensions approved by the City Council in November 2021 for the two properties (A17005 & A17009) identified as 100 Saw Mill Road. She said an administrative site plan approval was granted for lot A17005 in October 2020 to permit construction of an office/manufacturing building and a natural gas power generation facility, and also renovations to an existing office building on this parcel. At the same time administrative site plan approval was granted for parcel A17009, to permit construction of

an office building and to share the power generation facility on the adjacent lot. Additionally, these parcels share the driveway, interior access drives, parking, utilities and storm drainage. There were no questions from the Commission. Mrs. Hoffstaetter made a motion to give this request a positive recommendation subject to the same conditions as were put on the previous recommendation: (1) compliance with the standard Public Works/Engineering Department requirements for public water and sewer main extensions, and (2) 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. Haas seconded the motion and it was passed unanimously by voice vote with five ayes (from Mr. Chiochio, Mr. Haas, Mrs. Hoffstaetter, Mr. Salvagne, and Chairman Finaldi).

Chairman Finaldi said there was no New Business, no Correspondence and listed under For Reference Only, were two applications for floodplain permits.

At 8:18 PM, Mr. Chiochio made a motion to adjourn. Mr. Haas seconded the motion and it was passed unanimously by voice vote with five ayes (from Mr. Chiochio, Mr. Haas, Mrs. Hoffstaetter, Mr. Salvagne, and Chairman Finaldi).

Respectfully submitted,



JoAnne V. Read
Planning Assistant