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PLANNING COMMISSION*
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**2023 PLAN OF CONSERVATION & DEVELOPMENT (“POCD”)
OVERSIGHT COMMITTEE MEETING MINUTES
JUNE 21, 2022**

The web based meeting hosted on Zoom was called to order by Sharon Calitro, City of Danbury (“COD”) Planning Director, at 4:05 PM.

Present were Oversight Committee Members, Perry Salvagne (PC), Helen Hoffstaetter (PC), Sharon Calitro (COD Planning), Jennifer Emminger (COD Planning), Shay Nagarsheth (COD Business Advocacy), PJ Prunty (Chamber of Commerce), Richard Janelli (Board of Education), Ed Siergiej (Former Env./Lake Commission), Timothy Nolan (COD Public Services), Candace Fay (ZC), Vincent DiGilio (City Council), and Paul Rotello (City Council). Present from FHI Studio were Francisco Gomes.

Absent: Arnold Finaldi (PC Chairman), Bob Chioocchio (PC), Kevin Haas (PC), Gary Renz (PC), Fernanda Carvalho (COD Health), Matthew Cassavechia (COD Emergency Services), Juan Rivas (ZBA), and Brigid Guertin (Danbury Museum & Historical Soc.).

Paul Rotello motioned to accept the February 15, 2022, March 15, 2022, April 19, 2022, and May 17, 2022 minutes/meeting notes, Perry Salvagne seconded the motion and it was passed unanimously.

Sharon Calitro welcomed the Oversight Committee and turned the meeting agenda over to Francisco Gomes from FHI Studio (“FHI”).

Francisco briefly reviewed the agenda for the meeting, which includes a review of the draft City Services and Facilities strategies and actions, review of draft Cultural Resources Strategies and Actions, introduction to Future Land Use Maps, and review of draft Future Land Use Map.

Francisco discussed the City Services and Facilities recommendations and summarized the goal, which is to provide high quality and sustainable services and facilities that meet the needs of Danbury’s residents and are sufficiently robust to accommodate the needs of a growing City. In support of the goal, numerous strategies and actions were identified and discussed. Francisco

briefly summarized how the recommended strategies and actions were developed from discussions with the Committee, focus group meetings, interviews with key stakeholders, and consultant team recommendations. Strategies include prepare a City Facilities Master Plan to assess capacity to meet current and anticipated program needs and to identify energy and other efficiency improvements that are needed; expand the capacity of Danbury's schools to meet student enrollment needs; continue to preserve, enhance, and maintain parks and recreational facilities; expand the capacity and service offered through Danbury's Library; improve resources of the City's Health and Human Service's Department to ensure that Danbury continues to meet the needs of residents; ensure that Danbury's Public Safety services have the resources to meet the needs of the community; maintain Danbury's airport in a state of good condition and make investments necessary to meet the needs of the local aviation community and support the airport's role as an economic driver; support sustainability including energy efficiency and renewable energy sources across all City facilities; continue to protect and maintain the City's drinking water supply and distribution infrastructure; continue to make needed investments in the City's wastewater collection and treatment infrastructure; and proactively work towards obtaining and securing funding through the infrastructure Investment and Jobs Act (IIJA) as a means of financing needed improvements to City facilities and infrastructure.

Francisco next discussed the Cultural Resources recommendations and summarized the goal, which is to protect, promote, fund, and continue to act as a steward for Danbury's cultural resources. In support of the goal, numerous strategies and actions were identified. These include, promote and enhance the viability of historic and architectural resources for their continued use or for new uses; restore and repurpose City-owned historic properties; provide continued support for the protection of historic resources in Danbury; provide more support for the arts in Danbury; develop a marketing campaign for Danbury that features and promotes its cultural resources; and revive Danbury as a place that is home to events.

The next topic discussed was the future land use component of the plan. Francisco noted the future land use map is a guide for other City policies and actions such as the preservation of open space. The purpose of the future land use map is to reinforce existing zoning districts and regulations and to guide future revisions to the zoning regulations. It acts as a guide when making decisions regarding zoning amendments which should be supported by the POCD and Future Land Use Map. Francisco provided examples of other town land use maps, including Woodbury, Monroe, and Bridgeport.

The categories for the Future Land Use Map were discussed and Francisco asked for feedback with respect to the classifications, which includes residential areas, commercial areas, mixed use areas, industrial, institutional, and open space. Each category was discussed in detail. Rural residential is described as preservation of open space as the top priority, with the presence of single-family dwellings on medium to large lots with these areas often located outside of the sewer and water service areas and have limited transportation options. Neighborhood Residential was next discussed, noting these areas are comprised mostly of single-family and multi-family homes on small and medium size lots and are typically located within sewer and water service areas and have a range of transportation options. High-Density Residential is the next category discussed and is described as areas that are primarily comprised on multi-family homes and mid-rise residential buildings and located within sewer and water service areas with

range of transportation options and access to sidewalks and transit. The commercial categories were next discussed. Neighborhood Commercial is described as areas that are comprised of small clusters of commercial uses typically surrounded by residential uses and oriented around an intersection. The next category is Corridor Commercial which is comprised of commercial areas located along major transportation corridors and are located within sewer and water service areas with a wide range of transportation options. The Downtown Mixed-Use category was next discussed which is an area that incorporates Danbury's central business district, the center of which is Main Street. This area includes a range of uses including commercial, institutional, and high-density residential and is served by a wide range of transportation options and a complete sidewalk network. The West Side Mixed-Use category is an area that incorporates the City's planned neighborhood development district. It includes a range of uses including commercial, institutional, and medium to high-density residential uses. The next category discussed is Industrial which is described as areas characterized by existing industrial uses that are located within water and sewer service area and are typically served by arterial roadways and State highways. Francisco next discussed the Institutional category which includes Western CT State University, FCI Danbury, Danbury Hospital and public schools. The open space category was next discussed and was described as areas that are occupied by City, State, and private open spaces including parks and conservation properties that are officially protects open spaces or intended as permanent or long-term open space areas. The remaining categories noted were the Flood Zone and Aquifer Protection area, noting the importance of protecting and preserving flood prone areas and protection of Lake Kenosia.

Francisco discussed how the City's sewer and water service areas should be used as a framework for the future land use map. He noted that the commercial, industrial, mixed-use and high-density residential areas and zoning districts within the service areas should be the focus for future development. Three general areas emerge which include the West (areas surrounding the PND's and existing industrial uses, Central (downtown and surrounding areas), and East (largely commercial (Federal Road and Newtown Road and some high-density residential). Francisco discussed the existing zoning schemes and Future Land Use Map boundaries in the Central/Downtown area, the East side, and the West side of the City.

The remaining project schedule was discussed and reviewed. July's meeting will include review of the draft future land use plan and review the complete draft implementation plan. The next meeting is scheduled for July 19, 2022.

The meeting adjourned at 5:54 pm.

Respectfully submitted,



Jennifer L. Emminger
Deputy Planning Director