



BY: *AMS*

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**PLANNING COMMISSION**  
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**MINUTES**  
**AUGUST 16, 2023**

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The meeting was called to order by Chairman Arnold Finaldi Jr. at 7:37 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 noted that both of the July meetings as well as the first meeting in August were all cancelled. Mr. Chiochio made a motion to accept the June 21, 2023 minutes. 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).

Chairman Finaldi said there was a typo on the agenda; the application listed under New Business is scheduled for a public hearing on September 6, 2023, not September 20, 2023.

He then announced that the following application had been withdrawn: Tower Investment Group LLP – Application for Special Exception/Site Plan Approval for Apartment House (“The Legacy On Main”), Bank, Trip Generation in excess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.

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**CONTINUATION OF 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.

Michael Mazzucco PE spoke in favor of this application. He said he had gone through much of the proposal at the June 21, 2023 meeting and they are still waiting for the Engineering Department comments. He said that Joe Putnam who is one of the property owners and a partner in the project is also present this evening. He shared his screen and pointed out some of the revisions that were made to the site plan and the landscaping plan.

He noted that he had added the unit counts for each building and then presented floor plans of each level to show the layout. He spoke about the floodplain permit and said they are not proposing to do any filling in on the site. He then showed the site plan and pointed out the changes that had been made. He then presented the renderings and pointed out various details about the buildings. He mentioned that if you look at the rendering, it is difficult to determine the actual grade of the site, because the rendering does not really reflect grade changes. He referred to the revised landscaping plan saying that with the robust plantings and the proposed fencing along the front of the site, none of the buildings will be visible from the roadway. He reviewed the architectural plans pointing out the differences between each of the buildings. There was a quite a bit of discussion about how much of the proposed development would be visible from the street and also regarding the circulation within the site.

Chairman Finaldi asked if there was anyone to speak in opposition.

City Councilman Duane Perkins, 22 Main Street, said he is not opposed to this but wants to put some comments on the record. He said his concern is the relationship between the site once it is built out and flooding events. He asked how much of the land is going from pervious to impervious. Chairman Finaldi asked Mr. Mazzucco to answer this. Mr. Mazzucco said after the buildings are completed, approximately three out of the seven acres (43%) will become impervious.

Chairman Finaldi asked if they had a pre-app meeting before this application was submitted. Mrs. Emminger said they did not. Chairman Finaldi said he is concerned about the turning movements and overall circulation on the site. Mrs. Emminger said they are still waiting for the City Traffic Engineer's report, but once he finishes his review, they will schedule a sit-down with him and Mr. Mazzucco to discuss the issues.

Mrs. Hoffstaetter made a motion to continue the public hearing. 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).

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#### REFERRALS:

8-24 Referral – August City Council Agenda Item #9: Sidewalk Easement, 32 Germantown Road (J11362).

Mrs. Emminger said the sidewalk easement was noted on the plans approved by this Commission on June 7, 2023 under SE #791 and this also was a condition of approval that was included in the grant of special exception. Mr. Chiochio made a motion to give this request a positive recommendation subject to all final plans and documents being approved as to form and content by the Office of Corporation Counsel prior to acceptance 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).

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8-3a Referral – Petition of the City of Danbury by Sharon B. Calitro, Planning Director, to Amend Sections 3.E.9.d. & 10.A.1.a. of the Zoning Regulations. (Change of Issuing Authority for Certificate of Location Approval for Motor Vehicle Dealers & Repairers licenses from Zoning Commission to Zoning Enforcement Officer.) Public hearing re-scheduled for September 12, 2023.

Mrs. Emminger reviewed the Planning Department Staff Report dated July 3, 2023. This petition is necessary to comply with Section 30 of Public Act 23-40, which became effective July 1, 2023. This takes the responsibility for issuing the Certificate of Location Approval from the Zoning Commission and assigns it to the Zoning Enforcement Officer. This amendment revises the corresponding language in the Zoning Regulations that address this process. It is consistent with the Plan of Conservation & Development (POCD) and this change is required. Mrs. Hoffstaetter made a motion to give this a positive recommendation for the following reasons: This complies with the Plan of Conservation & Development because it ensures compliance with Public Act 23-40 (which became effective July 1, 2023) and the State Statutes that govern the motor vehicle dealers and repairers licenses. Mr. Chiochio seconded the motion and it was it was passed unanimously by voice vote with five ayes (from Mr. Chiochio, Mr. Haas, Mrs. Hoffstaetter, Mr. Salvagne, and Chairman Finaldi).

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8-3a Referral – Petition of Danbury Mall LLC to Amend Sections 2, 3.F.2. of, and Add Sections 5.I. & 8.E.4.A. to, the Zoning Regulations. (New Mixed-Use Regional Mall Zoning District and Associated Amendments) Public hearing scheduled for September 12, 2023.

Chairman Finaldi said this will be discussed at the September 6, 2023 meeting.

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NEW BUSINESS:

Safstor Real Estate Co LLC (Applicant) /94 Sandpit Road LLC (Property Owner) – Application for Special Exception/Site Plan Approval for Self Storage (SafStor) in the IL-40 Zone – 94 Sandpit Road (K10014) – SE #795.

Chairman Finaldi said this is the application that he mentioned at the start of the meeting which had the public hearing listed incorrectly on the agenda. The hearing will be held on September 6, 2023 and this application is on file in the Planning & Zoning office.

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Chairman Finaldi said there was nothing under Other Matters, no Correspondence and listed under For Reference Only, were two applications for floodplain permits.

At 8:26 PM, Mr. Salvagne made a motion to adjourn. Mrs. Hoffstaetter 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