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PLANNING COMMISSION
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MINUTES
OCTOBER 4, 2023

The meeting was called to order by Vice-Chairman Robert Chiocchio at 7:30 PM.

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

Absent was Chairman Arnold Finaldi Jr. Vice-Chairman Chiocchio noted that since they do not have any alternate members, he cannot seat anyone for Chairman Finaldi.

Mrs. Hoffstaetter made a motion to accept the September 20, 2023 minutes. Mr. Salvagne seconded the motion and it was passed unanimously by voice vote with four ayes (from Mr. Haas, Mrs. Hoffstaetter, Mr. Salvagne, and Vice-Chairman Chiocchio).

CONTINUATION OF PUBLIC HEARINGS:

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.

PE Mike Mazzucco spoke in favor of this application. He said that they are still waiting for Engineering comments but there is nothing major there that cannot be conditioned in the approval. He said this use is a low traffic generator and will not tax City services. He said it also will clean up some illegal uses that had developed on the site. Vice-Chairman Chiocchio asked if all of the changes that were discussed have been submitted. Mr. Mazzucco said they had made the major changes and all that is left are some minor things to be addressed. He added that there are no changes from what was presented at the last meeting.

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

He asked Ms. Smith if she had any staff comments and she said there are just some minor notes and details that need to be added but she will prepare a final staff report to address them.

Mrs. Hoffstaetter made a motion to close the public hearing. Mr. Haas seconded the motion and it was passed unanimously by voice vote with four ayes (from Mr. Haas, Mrs. Hoffstaetter, Mr. Salvagne, and Vice-Chairman Chiocchio). Mr. Salvagne then made a motion to move this to item #2 under Old Business so they can give staff guidance for a draft resolution. Mr. Haas seconded the motion and it was passed unanimously by voice vote with four ayes (from Mr. Haas, Mrs. Hoffstaetter, Mr. Salvagne, and Vice-Chairman Chiocchio).

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.

Attorney Amy Souchuns said they had submitted a letter to Ms. Smith agreeing to the installation of the video detection equipment. She said their PE Jeff Bord is also present this evening to answer any final questions. He said they received comments from the Engineering department but they can all be addressed as conditions of approval. Attorney Souchuns said the applicants are anxious to get started on this project so she hoped they would vote on this tonight. There were no questions from the Commission members.

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

Ms. Smith said she also would prepare a final staff report for this application since there were changes made to the plans since the previous staff report was issued.

Mr. Haas made a motion to close the public hearing. Mrs. Hoffstaetter seconded the motion and it was passed unanimously by voice vote with four ayes (from Mr. Haas, Mrs. Hoffstaetter, Mr. Salvagne, and Vice-Chairman Chiocchio). Mr. Salvagne then made a motion to move this to item #3 under Old Business so they can give staff guidance for a draft resolution. Mr. Haas seconded the motion and it was passed unanimously by voice vote with four ayes (from Mr. Haas, Mrs. Hoffstaetter, Mr. Salvagne, and Vice-Chairman Chiocchio).

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

Route 6 Plaza LLC – Application for Revised Special Exception/Revised Site Plan For Change of Use from Restaurant to Fast Food Restaurant (“Wing Stop”) in the CG-20 Zone – 56 Newtown Road (L12025) – SE #765.

Ms. Smith said this resolution is pretty straightforward and contain the standard conditions. She pointed out that there is no exterior site work proposed, so all that is needed is interior work for the conversion from full service restaurant to fast food restaurant. There was no further discussion. Mrs. Hoffstaetter made a motion to approve per the draft resolution dated September 28, 2023. Mr. Salvagne seconded the motion and it was passed unanimously by

voice vote with four ayes (from Mr. Haas, Mrs. Hoffstaetter, Mr. Salvagne, and Vice-Chairman Chiocchio).

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.

Vice-Chairman Chiocchio said they moved this here so they could give staff guidance to prepare a draft resolution for the next meeting. Mr. Salvagne said if staff is satisfied with the applicant's responses, he does not see any issues. Any minor things can be conditioned in the approval. Mrs. Hoffstaetter and Mr. Haas both said they agreed with Mr. Salvagne that the concerns had been addressed and the changes are satisfactory. Vice-Chairman Chiocchio said he also agrees and all of the changes that have been made are all positive and staff should prepare a draft resolution of approval for them to discuss and vote on at the next meeting.

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.

Vice-Chairman Chiocchio said they had also moved this here to give staff guidance to prepare a draft resolution for the next meeting. Mrs. Hoffstaetter said it looks like all of the major issues have been resolved and anything minor that is left can be conditioned in the resolution. Mr. Salvagne said Mrs. Hoffstaetter is correct and all of the changes that have been made are for the better and it appears that this will improve the safety of the intersection. Mr. Haas said he agreed with both Mrs. Hoffstaetter and Mr. Salvagne that this will be an improvement to the area. Vice-Chairman Chiocchio said he agrees that a resolution of approval should be prepared as this will result in less impervious surface and will be a positive improvement to the area.

REFERRAL:

8-3a Referral/ Petition of Bright Ravens IS Danbury, LLC to Amend Sections 5.B.2. & 5.B.4. of the Zoning Regulations. (Add Hotel Conversion with Specific Use Requirements as a Permitted Use in the CA-80 Zone.) Zoning Commission public hearing scheduled for October 24, 2023. This will be discussed at the October 18, 2023 meeting.

Vice-Chairman Chiocchio said this item would be discussed at the next meeting on October 18, 2023.

NEW BUSINESS:

JAR Associates LLC- Application for Special Exception/Site Plan for [1] Warehouse [Sec. 6.A.2.b.(19)], [2] Storage, Sale and/or Repair of Construction Equipment [Sec. 6.A.2.b.(16)], and [3] Storage of Building Materials (Sec. 6.A.2.b.(15)] in the IL-40 Zone – 4 Lee Mac Avenue (K14122) – SE #796. Public hearing date to be determined.

JAR Associates – Application for Floodplain Permit for mixed industrial uses in the IL-40 Zone – SE #796.

Urstadt Biddle Properties Inc. – Application for Revised Floodplain Permit for Danbury Square Mall, 15-19 Backus Avenue (F17016-1) in the CG-20 Zone – Revised Site Plan for SE 334.

Vice-Chairman Chiocchio noted that all of these applications would be on file in the Planning & Zoning office.

Ms. Smith said that additionally since the agenda was published, two new applications came in and they would be listed under the New Business on the next agenda.

Vice-Chairman Chiocchio said there was nothing listed under Correspondence, or Other Matters. He said that under For Reference Only were three floodplain permits listed.

At 7:55 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. Haas, Mrs. Hoffstaetter, Mr. Salvagne, and Vice-Chairman Chiocchio).

Respectfully submitted,



JoAnne V. Read
Planning Assistant