



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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

**AGENDA – REGULAR MEETING
FEBRUARY 3, 2010
COMMON COUNCIL CHAMBERS
7:30 PM**

ROLL CALL

THE NEXT REGULAR MEETING IS SCHEDULED FOR FEBRUARY 17, 2010.

ACCEPTANCE OF MINUTES: January 20, 2010.

PUBLIC HEARINGS:

7:30 PM – Staples Realty LLC – Application for Special Exception for Nursing Home (“Hancock Hall”) in the R-3 Zone – 19, 27 & 31 Staples St. (#G13206, #G13066 & #G14075) – SE #182.

7:45 PM – Century 21 Lombardi Realtors/AgriVentures Realty LLC – Application for Special Exception for Storage or Sale of Landscape Materials in the CA-80 Zone – 88 Mill Plain Rd. (#D14006) – SE #692.

CONTINUATION OF PUBLIC HEARING:

OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION:

1) New Hope Baptist Church – Application for Special Exception for Shared/Proportionate Parking in the RMF-4 Zone – 8-10 Dr. Aaron B. Samuels Blvd. (#I15018) – SE #691. *Public hearing closed 1/20/10 – 65 days to make decision will be up 3/25/10.*

NEW BUSINESS:

1) Nemco Limited Partnership – Application for Special Exception to allow Automobile Service Garage (“Automotive Oil & Lube Express”) in the CG-20 Zone – 85 Newtown Rd. (#M11004) – SE #694. *Public hearing scheduled for February 17, 2010.*

2) Wooster School Corporation – Application for two (2) lot subdivision (111.38 ac.) in the RA-40 Zone – Miry Brook Rd. & Noteworthy Dr. (#E18003, #E19001, #E19002, #E19014 & #E19016) – SUB #08-03. *Public hearing date not yet set.*

REFERRALS:

- 1) 8-3a Referral – Court Mandated re-hearing of the 2007 Petition of Cioffoletti Construction Co, Inc., Shelter Rock Rd./Parcels A & B a/k/a 18 Plumtrees Rd. (#L13121 & #L13122) for Change of Zone from IG-80 to RMF-10. *Zoning Commission public hearing scheduled for February 9, 2010.*
- 2) 8-3a Referral – Petition of All Granite & Marble Corp. to Amend Sec. 5.B.2.a. & 5.B.4. of the Zoning Regulations. *Zoning Commission public hearing scheduled for February 9, 2010.*

CORRESPONDENCE:

OTHER MATTERS FOR REVIEW AND POSSIBLE ACTION:

- 1) Discussion & Recommendation of the proposed Capital Improvement Budget FY10/11.

FOR REFERENCE ONLY:

- 1) Interstate Business Center, LLC – Application for Floodplain Permit – “Prindle Lane Centre”, Prindle La. (#D14001) – SE #603.
- 2) CTX Concrete Foundations LLC – Application for Floodplain Permit– 85 Beaver Brook Rd. (#K11146) – SE #680.
- 3) Four Star Realty LLC – Application for Special Exception to permit a use (Fast Food Restaurant w/Drive-thru) generating more than 500 trips per day in the CG-20 Zone – Newtown Rd. (Cutoff) & 5 Mountainview Rd. (#M10028 & #M10029) – SE #693. *Public hearing scheduled for 3/3/10.*
- 4) Peregrine Acquisition Corp. – Application for Special Exception to permit a use (“Mill Plain Plaza”) generating more than 500 trips per day in the CA-80 Zone – 102 Mill Plain Rd. (#C14014) – SE #535. *Public hearing scheduled for 3/17/10.*

ADJOURNMENT