



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

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

**AGENDA – REGULAR MEETING**  
**APRIL 21, 2010**  
**COMMON COUNCIL CHAMBERS**  
**7:30 PM**

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ROLL CALL

THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 5, 2010.

ACCEPTANCE OF MINUTES: March 3, 2010 & March 17, 2010.

NO NEW PUBLIC HEARINGS SCHEDULED FOR THIS EVENING.

CONTINUATION OF PUBLIC HEARINGS:

- 1) 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 opened 3/17/10. 35 days will be up 4/20/10 – extension granted to 4/26/10.*

OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION:

- 1) Wooster School Corporation – Application for two (2) lot subdivision (111.38 ac.) in the RA-40 Zone – Miry Brook Rd. & Noteworthy Dr. (#E19001) – SUB #08-03. *Public hearing closed 4/7/10 – 65 days will be up 6/10/10.*

NEW BUSINESS:

- 1) 8-3a Referral– Petition of the City of Danbury by Dennis I. Elpern, Planning Director to Amend Secs. 2.B., 7.A. & 11.B.4.(d) of the Zoning Regulations. (Revise Floodplain Regulations per DEP mandate) *Zoning Commission public hearing scheduled for May 11, 2010.*
- 2) 8-3a Referral– Petition of E.W. Batista, Family Limited Partnership, 155 South St. (#J15048) for Change of Zone from RMF-4 to C-CBD. *Zoning Commission public hearing scheduled for May 25, 2010.*

REFERRALS:

- 1) 8-24 Referral/April '10 CC Agenda Item #10 – Request for Water Main Extension – 2 & 4 Brushy Hill Rd. (#I16256 & #I16257).
- 2) 8-24 Referral/April '10 CC Agenda Item #28 – Acquisition of 190 acres from Back 'O Beyond LLC (property formerly known as the “Farrington Property”)

OTHER MATTERS FOR REVIEW AND POSSIBLE ACTION:

CORRESPONDENCE:

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) John E. Haga– Application for five (5) lot subdivision (“Capitola Estates”) in the RA -40 Zone – 3, 5, 7, 9, 11 &13 -15 Capitola Rd. (#G07113, #G07114, #G07115, #G07116 & #G07006, – SUB #96-03. (Same application approved 1996 but approval lapsed before site work was done) *Public hearing scheduled for 5/5/10.*
- 4) 28 Division St. LLC Application for Special Exception for Housing Incentive Option/Affordable Housing Application (“White House Commons”) in the RMF-4 Zone – 28 Division St. (#H15277) – SE 696. *Public hearing scheduled for 5/5/10.*
- 5) UB Danbury Inc.– Revised Site Plan for previously approved Special Exception (“Airport Plaza”) in accordance with Sec. 10.D.7.b. of the Zoning Regulations – Backus Ave (#F17010 & #F18001) – SE #381. (The subject parcel is adjacent to 20-28 Backus Ave.) *Public hearing scheduled for 5/19/10.*

ADJOURNMENT