



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
(203) 797-4525
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AGENDA – SPECIAL MEETING
TUESDAY, JULY 27, 2010
CITY COUNCIL CHAMBERS – THIRD FLOOR
7:30 PM

ROLL CALL

THE NEXT REGULAR MEETING IS SCHEDULED FOR AUGUST 4, 2010.

ACCEPTANCE OF MINUTES: June 2, 2010 & June 16, 2010.

PUBLIC HEARING & FOR POSSIBLE ACTION:

7:30 PM – Draft Stipulated Agreement for Special Exception & Site Plan Approval of Eureka Lake Water Tank for the Town of Bethel, 37 Long Ridge Rd. (#J20026) – SE # 681

PUBLIC HEARING:

8:00 PM – Plumpar LLC – Application for Special Exception for Warehouse/Storage of Construction Equipment in addition to previously approved uses in the IG-80 Zone – 25 Plumtrees Rd. (#M12014) – SE #698.

CONTINUATIONS OF PUBLIC HEARING:

- 1) 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 opened 5/19/10. First 35 days were up 6/22/10, 30 day extension was up 7/21/10 – 7 day extension granted to 7/28/10.*
- 2) John E. Haga– Application for Waiver to Sec. B.12, Chap. 4 of the City of Danbury Subdivision Regulations for five (5) lot subdivision (“Capitola Estates”) in the RA-40 Zone – 3, 5, 9, 11 & 13-17 Capitola Rd. (#G07113, #G07114, #G07115, #G07116 & #G07006) SUB #96-03. *Public hearing opened 6/16/10. First 35 days were up 7/20/10 – 7 day extension granted to 7/28/10.*
- 3) John E. Haga– Application for five (5) lot subdivision (“Capitola Estates”) in the RA-40 Zone (8.48 acres) 3, 5, 9, 11 & 13 -17 Capitola Rd. (#G07113, #G07114, #G07115, #G07116 & #G07006) – SUB #96-03. *Public hearing opened 6/16/10. First 35 days were up 7/20/10 – 7 day extension granted to 7/28/10.*

- 4) White Street Duchess Property LLC – Application for Special Exception to allow Gas Station & Convenience Store (“One Stop”) in addition to existing Drive-Thru Restaurant in the CG-20 Zone – 276-280 White St. (#K13031) – SE #556. *Public hearing opened 7/7/10 – 35 days will be up 8/10/10.*

NEW BUSINESS:

- 1) Randolph General Properties – Application for Special Exception to allow Medical Office in Existing Building in the IL-40 Zone – 41 Kenosia Ave. (#E17067) – SE #701. *Public hearing scheduled for August 4, 2010.*
- 2) Shelter Rock Business Center LLC – Application for Special Exception for Warehouse/Truck Terminal/Storage Establishment & Wholesale Distributor (“Shelter Rock Business Center”) in the IL-40 Zone – Shelter Rock Lane-Parcel “AR”(L15006) – SE #700. *Public hearing scheduled for August 18, 2010.*
- 3) Natram Associates- Application for Special Exception to Permit Installation of Telecommunication Antennas on Existing Freestanding Sign (“Quality Inn”) in the CG-20 Zone – 106 Federal Rd. (#L09025) – SE #703. *Public hearing scheduled for August 18, 2010.*
- 4) Levine Sapan Levine LLC – Application for Special Exception for Warehouse/Storage Addition (“Levine Automotive”) in the IL-40 Zone – 3-5 Jansen St. (#K15093, #K15094, #K15095 & #K14136) – SE #702. *Public hearing scheduled for September 1, 2010.*

OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION:

- 1) Germantown Plaza Associates LLC – Application for Special Exception to allow a Fast Food Restaurant (in the existing Germantown Plaza) in the CG-20 Zone– 30 Germantown Rd. (#J11361) – SE #370. *Public hearing closed 7/7/10 – 65 days to make decision will be up 9/9/10.*
- 2) Joseph A. DaSilva Jr.- Application for Special Exception to allow College or University, Post-Secondary, Business or Technical School (in the existing Hull Building) in the C-CBD Zone – 181-185 Main St. (#I14211)- SE #699. *Public hearing closed 7/7/10 –65 days to make decision will be up 9/9/10.*

REFERRALS:

- 1) 8-24 Referral/July 2010 City Council Agenda Item #2 – Lease/License Agreement from BRT Corp. for land at Crosby St. & Lee Hartell Dr.
- 2) 8-24 Referral/July 2010 City Council Agenda Item #3 – Surplus Property at 6 Boughton St./116 Main St./120 Main St.
- 3) 8-24 Referral/July 2010 City Council Agenda Item #8 – Request for Scenic Roadway Improvement at 168 Long Ridge Rd.

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) New West St. LLC – Application for Floodplain Permit – 3-5 Montgomery St. (#I14071 & #II14072) – SP #10-04.
- 4) New West St. LLC – Application for Floodplain Permit – New St./West St./Montgomery St. (#I14066, #I14067, #I14068 & #I14069) – SP #10-05.
- 5) New Hope Baptist Church – Application for Floodplain Permit –10 Dr. Aaron B. Samuels Blvd. (#I15018) – SP #06-26.
- 6) Levine Sapan Levine LLC – Application for Floodplain Permit – “Levine Automotive”, 3-5 Jansen St. (#K15093, #K15094, #K15095 & #K14136) – SE #702.

ADJOURNMENT