



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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

AGENDA – REGULAR MEETING
MAY 4, 2011
CITY COUNCIL CHAMBERS – THIRD FLOOR
7:30 PM

ROLL CALL

THE NEXT REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, MAY 18, 2011.

ACCEPTANCE OF MINUTES:

PUBLIC HEARINGS:

7:30 PM – Sugar Hollow Associates LLC – Application for Revised Site Plan in acc. w/Sec. 10.D.7. of the Zoning Regulations for SE #663 originally approved 10/1/08 for “The Shops at Marcus Dairy”, Backus Ave. & Sugar Hollow Rd. (#G17002 & #G17019).

CONTINUATION OF PUBLIC HEARINGS:

- 1) SSR Development LLC – Application for Special Exception for Storage or Sale of Building Materials, Storage of Construction Equipment and Warehouse in the IL-40 Zone – 90 Shelter Rock Rd. (#K14233) – SE #708.
- 2) Sympaug Properties Inc. – Application for Special Exception to allow “Indoor Field Sports Arena” in the IL-40 Zone – Shelter Rock Lane (#L15001) – SE #709.
- 3) City of Danbury/Union Savings Bank – Application for Special Exception for Drive-Through Use as Accessory to a Bank in the C-CBD Zone – 116 Main St. & 6 Boughton St. (#I14134 & #I14133) – SE #712.
- 4) City of Danbury/Union Savings Bank/CT Institute for Communities Inc. – Application for Special Exception (“120 Main St.”) to permit (1) Garden apartments, (2) a use (or combination of uses) which will generate over 500 vehicle trips per day, and (3) shared parking in the C-CBD Zone – Main St. & Boughton St. (#I14135 & #I14437). Shared parking on lots #I14379, #I14380, #I14381, #I14382, #I14383, #I14384, #I14385 with access over #I14378 – SE #713.

NEW BUSINESS:

- 1) Petition of Sugar Hollow Associates LLC/Marcus Dairy Inc. to Amend Sec. 8.C.4.g. of the Zoning Regulations. (Amend “Handicapped Parking” language). *Zoning Commission public hearing scheduled for May 24, 2011.*

OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION:

- 1) Petition of the City of Danbury by Dennis I. Elpern, Planning Director to Amend Secs. 2.B., 3.F.2., 4.D.3., 5.D.3., 5.F.2., 5.F.3., 5.F.4., 5.F.5., 7.E., 7.F. & 8.C.1.b.(5) of the Zoning Regulations. (Downtown Revitalization Amendments) *Zoning Commission public hearing scheduled for May 10, 2011.*

REFERRALS:

CORRESPONDENCE:

FOR REFERENCE ONLY:

- 1) Interstate Business Center, LLC – Application for Floodplain Permit – “Prindle Lane Centre”, Prindle Lane (#D14001) – SE # 603.
- 2) Sonic –Application for Floodplain Permit –, 94- 102 Newtown Rd. (#M11002), Revised Site Plan for SE #656.
- 3) Eastern Spanish Congregation of Jehovah’s Witnesses – Application for Floodplain Permit – “Kingdom Hall of Jehovah’s Witnesses”, 9 New St., etals (#I14038, #I14041, #I14051 & #I14052) – SP #10- 09.
- 4) Sympaug Properties Inc. – Application for Floodplain Permit – “Indoor Field Sports Arena”, Shelter Rock Lane (#L15001) – SE #709.
- 5) C & W Development LLC – Application for Special Exception for Sewage Treatment Facility (“Coffey Environmental Solutions”) in the IG- 80 Zone – 46 Beaver Brook Rd. (#K12176) – SE #710. *Public hearing scheduled for May 18, 2011.*

ADJOURNMENT