



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
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(203) 797-4586 (FAX)

AGENDA – REGULAR MEETING
JANUARY 15, 2014
COMMON COUNCIL CHAMBERS – THIRD FLOOR
7:30 PM

ROLL CALL

THE NEXT REGULAR MEETING DATE IS FEBRUARY 5, 2014.

ACCEPTANCE OF MINUTES September 12, 2013, October 2, 2013 &
November 6, 2013. (October 16, 2013 mtg.
cancelled)

PUBLIC HEARING

- 1) Randolph General Properties – Application for Revised Special Exception/Site Plan to allow additional Medical Office space in Existing Office Building in the IL-40 Zone – 41 Kenosia Ave. (#E17067) – SE #701.

CONTINUATION OF PUBLIC HEARING

- 1) RonJohn’s Pit Stop/John Lasczak – Application for Special Exception/Site Plan Approval for uses generating over 500 vehicle trips per day (Existing Gas Station/Proposed Convenience Store) in the CN-20 Zone – 58 Padanaram Rd. (#H09076) – SE #733.
- 2) Peregrine Acquisition Partners LLC/CRD, LLC – Application for Revised Special Exception/Revised Site Plan Approval for uses generating over 500 vehicle trips per day (Grocery Store, Package Store, Retail & Office), “Mill Plain Plaza” – 102 Mill Plain Rd. (#C14014) – SE #535.

OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION

- 1) CT Institute for Communities Inc. – Application for Revised Special Exception/Revised Site Plan (“120 Main St.”) to permit (1) Apartment House/Medical & Business Offices/Retail, (2) a 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. (#114135 & #114437). Shared parking on lots #114379, #114380, #114381, #114382, #114383, #114384, #114385, #114133 & #114134 with access over #114378 – SE #713.

REFERRALS

- 1) 8-24 Referral/December 2013 City Council Agenda Item #14: Request for Water and Sewer Service Extensions, Sawmill & Turner Rds.
- 2) 8-24 Referral/December 2013 City Council Agenda Item #15: Conveyance of Land for Road Widening Purposes, Corner of Hospital & Forest Aves.
- 3) 8-3a Referral - Petition of the City of Danbury by Dennis Elpern, Planning Director to Amend Sections 2.B. & 10.J. of the Zoning Regulations. (Temporary Moratorium on Applications for Medical Marijuana Dispensaries & Facilities) *Zoning Commission public hearing scheduled for January 28, 2014.*

OTHER MATTERS

- 1) Regular meeting schedule for 2014.

FOR REFERENCE ONLY

- 1) RonJohn's Pit Stop/John Lasczak – Application for Floodplain Permit – 58 Padanaram Rd. (#H09076) – SE #733.
- 2) Discussion & Recommendation of the proposed Capital Improvement Budget FY 14/15 is scheduled for the February 5, 2014 meeting at 7:30 PM.

ADJOURNMENT