



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

PLANNING COMMISSION  
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**EXECUTIVE SESSION**  
**FEBRUARY 19, 2014**  
**CITY COUNCIL CAUCUS ROOM - THIRD FLOOR**  
**7:00 PM**

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**FOR DISCUSSION & POSSIBLE ACTION**

- 1) MSW Associates LLC vs. City of Danbury Planning Commission: discuss (and take possible action on) strategy and negotiation regarding pending litigation.
  - 2) Town of Bethel vs. City of Danbury Planning Commission: discuss (and take possible action on) strategy and negotiation regarding pending litigation.
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**AGENDA – REGULAR MEETING**  
**CITY COUNCIL CHAMBERS – THIRD FLOOR**  
**7:30 PM**

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**ROLL CALL**

THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 5, 2014.

**ACCEPTANCE OF MINUTES**

November 6, 2013, November 20, 2013 &  
December 4, 2013

**PUBLIC HEARING**

- 1) Elizabeth Healy & Knapp Family Land Mgmt. Rev Trust. – (1) Application for Waiver to Chap. 4, Sec. B.9.2. of the Subdivision Regulations, and (2) Application for twelve (12) Lot Subdivision (“Pondview Estates”) of 38± acres in the RA-80 Zone – 95-97 King St. (Portions of B06006 & C06121) – SUB #14-01.

**CONTINUATION OF PUBLIC HEARING**

- 1) 109 North Street LLC - Application for Special Exception/Site Plan Approval for Fast Food Restaurant generating over 500 vehicle trips per day - 109 North St. (#I11012) - SE #734.

#### OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION

- 1) 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” in the CA-80 Zone – 102 Mill Plain Rd. (#C14014) – SE #535.

#### NEW BUSINESS

- 1) Randhawas Corp. Inc. -- Application for Revised Special Exception/Revised Site Plan Approval (1) for uses generating over 500 vehicle trips per day and (2) allow Fast Food Restaurant (“Mobil Service Station Expansion”) in the CG-20 Zone – 40 Backus Ave. (#F17007) – SE #425. *Public hearing date to be announced.*
- 2) A & J Construction – Application for Special Exception/Site Plan Approval to permit “Outdoor Storage of Construction Equipment & Building Materials; and Screening of Earth Materials”, 50-56 Payne Rd. (#M12009) in the IG-80 Zone – SE #731. *Public hearing date to be announced.*

#### REFERRALS

- 1) 8-3a Referral -- Petition of Thomas W. Beecher, Esq. as Agent, 1 & portion of 3 Clapboard Ridge Rd. (#H12011 & #H12012) for Change of Zone from RA-20 to CL-10. *Zoning Commission public hearing scheduled for March 11, 2014.*

#### OTHER MATTERS FOR DISCUSSION & POSSIBLE ACTION

#### FOR REFERENCE ONLY

- 1) Estate of Richard E. Molari – Application for two (2) lot Subdivision of 6.15 acres in the RA-80 Zone – 145-149 Brushy Hill Rd. (#J20037) – SUB #14-02.

#### ADJOURNMENT