



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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

AGENDA - REGULAR MEETING
SEPTEMBER 3, 2014
CONFERENCE ROOM 3C -- THIRD FLOOR
7:30 PM

ROLL CALL

ACCEPTANCE OF MINUTES May 21, 2014 & June 4, 2014.

OLD BUSINESS FOR DISCUSSION & POSSIBLE ACTION

- 1) A & J Construction -- Application for Special Exception/Site Plan Approval to permit "Outdoor Storage, Sale, Rental or Repair of Construction Equipment & Building Materials; and Screening of Earth Materials" in the IG-80 Zone -- 50-56 Payne Rd. (#M12009) -- SE #731.

PUBLIC HEARING

- 1) Lemle Danbury LLC - Application for Special Exception/Revised Site Plan Approval for Conversion of Professional Office Space to Medical Office Space in the CA-80 Zone - "One Plaza West", 100 Mill Plain Rd. (#C14058) - SE #728.

OLD BUSINESS FOR DISCUSSION & POSSIBLE ACTION

- 2) TAG I, LLC -- Application for Special Exception/Site Plan Approval to permit a "Medical Office" (Dr. Gregory McKenna, DDS) in the RH-3 Zone - 138 Deer Hill Ave. (#115118) -- SE #737.
- 3) Cotswald of Danbury -- Application for Special Exception/Site Plan Approval to allow cluster development ("Heatherwood Acres") in the RA-20 Zone -- Padanaram Rd. (#F07052) -- SE #735.

NEW BUSINESS

- 1) Petition of J.A.R. Associates to Amend Sec. 5.A.4.f. of the Zoning Regulations. (Amend "specific use regulations" for retail sale of granite, marble, tile and similar stone material for building construction or renovation in CG-20 zone.) *Public hearing scheduled for September 23, 2014.*

- 2) Petition of Dev Patel to Amend Sec(s). 5.F.2.b. & 5.F.5.c. of the Zoning Regulations. (Add "Hookah Bars" [& conditions] as a Special Exception use in the C-CBD Zone). *Public hearing scheduled for September 23, 2014.*

FOR REFERENCE ONLY

- 1) Senuna Realty LLC -- Application for Special Exception/Site Plan Approval Under "Housing Incentive Option" for Multi-family Dwelling Units ("Hatters Dale Condominiums") in the RMF-4 Zone -- 36-38 Triangle St. (#J15032 & #J15239) - SE #738. *Public hearing scheduled for September 17, 2014.*
- 2) Elan Kennedy Flats LLC as Contract Purchaser - Application for Floodplain Permit for Kennedy Flats, 1 Kennedy Ave. & 10 Rose St. (#H14356, #H13256-1 & #H13289) -- Revised Site Plan for SE #642.

ADJOURNMENT