





7:40 PM – SRR Development LLC – Application for Special Exception to allow Storage or Sale of Building Materials (“Habitat Restore”) in the IL-40 Zone– 90 Shelter Rock Rd. (#K14233) – SE 683.

Mr. Keller read the legal notice regarding this petition. Attorney Greg Cava spoke in favor of this, saying he is on the Board of Directors as well as being Vice-President of Housatonic Habitat for Humanity. He said the Executive Director, Sam Brodka and the President of the Board, Ken Carpenter, are also in the audience, if anyone needs to ask them any questions. He said this request is to permit a 2,481 sq. ft. change of use from a contractor’s office to the storage or sale of building materials in an existing 15,347 sq. ft. industrial building. The site consists of approximately 3.5 acres in the IL-40 zone and there are no changes proposed to the site. The contractor’s office received site plan approval last year and the Department approved the retail sale of materials on a temporary basis. Since Habitat has determined that they need to expand the sales beyond the “temporary” time frame, they need to get approval of this special exception. This is a leased property located in the light industrial zone with a building currently occupied by a wholesale bakery and Habitat. Habitat gets a lot of donated materials which allows them to put their funds into land acquisition. Some of these donations are not usable for their purposes but could be used by others, so they make them available for resale. And that is what they want to do on this site. This is not the kind of store that lends itself to a regular retail buyer. They have a similar operation in Bridgeport but it is almost exclusively wholesale. Their typical hours of operation would be early weekday mornings and Saturday, which is good because there is plenty of parking available because the office staff is not there. He added that there is adequate parking on site for both uses. They need a total of 28 parking spaces and already existing on the site are 28 spaces and two handicapped spaces. This would be mostly wholesale operations so there will be no large volumes of traffic. He added that a more recent map has been submitted to confirm exactly where the parking spaces are located. Chairman Finaldi asked if these donations are new or used. Attorney Cava said a little of both, they will take them as long as they are suitable for reuse. The purpose of the store is to allow them to use more funds to purchase land for housing. Mr. Blaszk asked if the storage of building materials would have an effect on the bakery. Attorney Cava said now because they are completely separate with their own entrances. Mr. Keller asked if they will be cutting any materials on the site. Attorney Cava said no they don’t do any cutting on the site, although there is a saw in the basement of the building used to train the volunteers who work on the houses. Mr. Cerminara asked if they will have any outside storage of materials. Attorney Cava said nothing will be stored outside. He added that there will be no changes to the site; they just need permission to do this there

Chairman Finaldi asked if there was anyone to speak in opposition to this and there was no one.

Chairman Finaldi asked if we are waiting for any reports. Mrs. Emminger said no, since a contractor’s office was approved last year, no reports are necessary. This is just an accessory to that use. She added that it did not even have to go out to any other departments.

Mr. Urice made a motion to close the public hearing. Mr. Keller seconded the motion and it was passed unanimously. Mr. Manuel made a motion to move this to Old Business for discussion. Mr. Urice seconded the motion and it was passed unanimously.

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8:00 PM – Victorian Associates – Application for Special Exception for Housing Incentive Option (“Victorian Meadows”) in the RMF-4 Zone – 120-130 Osborne St. (#J12091, #J12092 & #J12093) – SE #684.

Mr. Keller read the legal notice. Attorney Paul Jaber said the applicant owns numerous apartment houses in Danbury. This proposal is to build a 39-unit multi family development on three properties. The applicant is requesting to use the Housing Incentive Option which allows him to exceed the permitted density in exchange for setting aside five units as designated affordable housing. The project involves the demolition of two 2-family dwellings, a remodel of the three-family dwelling and the construction of five row house style buildings containing 36 dwelling units. Site improvements include a paved driveway, parking, landscaping and a storm water management system. The applicant is proposing to complete the project in four phases. Phase I includes the construction of the four unit row house identified on the plans as Building 1. Site improvements during Phase I include the construction of a parking area and the installation of the storm water detention basin. Phase II consists of the construction of Buildings 2 and 4, the Osborne Street driveway, and associated parking improvements. Phases III and IV include the final construction of Buildings 3 and 5, respectively. The project will be served by a municipal water main extension from Osborne Street and a sanitary sewer extension from Cleveland Street. The applicant must obtain Common Council approval for the proposed sewer and water main extensions. He continued saying that because of the phasing none of the existing residents will be displaced. He handed out a folder with assorted data in it regarding the proposal. This was designated Exhibit A. The two buildings on Cleveland St. are leased to the Mental Health Assoc of CT and four of the homes will also be leased to them. He said the new buildings will be constructed to match the two existing ones and referred to the architectural rendering pointing out the cupolas. The siding and the trim are made of composite materials which never fade or need maintenance and will essentially last forever. The affordability contract and plan has been submitted to Corporation Counsel for review and approval. The "affordable" units will be scattered throughout the development as required. There will be more than required because of the four that will be leased to the Mental Health Assoc. but those units are not designated that way.

Mark Kornhaas from Artel Engineering then spoke explaining that the reason the project is phased is because building one needs to get done relatively quickly and they want to get the C/O so phasing is the best way to speed up that process. He said there are four units in phase one and also some office space which will be manned 24/7. He added that these units will have garages although they don't expect them to be used as some of these residents do not drive. He said access to the site will be provided by a 24 ft. wide driveway which will be constructed off of Osborne St. The three existing driveways will be closed and only Building 1 will be accessed from Cleveland St. He said the applicant is providing more open space than what is required. He also is providing more parking than what is required by the Regulations. Mr. Blaszk asked if the Cleveland St. driveway will connect to the Osborne St driveway. Mr. Kornhaas said it will not because they don't want to create a shortcut. He then said Phase 2 is the key to the project because that is when the infrastructure will be brought in. Mr. Keller asked if the new Osborne St. driveway will conflict with the driveways located across the street. Mr. Kornhaas said there is no conflict with either the Interfaith Day Care driveway or the Danbury Hospital driveway. He added that this is not a trip generator and no road improvements have been recommended, but when the Hospital did all of their work, they improved the intersection tremendously and reduced the congestion and stacking that used to occur. He said they are also proposing stormwater management system to control the runoff during all phases of development. Mr. Keller asked about landscape buffers. Mr. Kornhaas said the property currently appears to be a well maintained lawn. He showed the Commission some photos of the site which were designated Exhibit B. He pointed out that there is significant foliage around the perimeter of the property that will not be touched and will continue to exist with the exception of one tree that has to be taken down. He said they are still working on some of the issues such as the landscaping along the street line, sidewalks and the location of a possible bus shelter. Mrs. Emminger said it is important for the Commission to understand that the Department has worked closely with the applicant and Mr. Kornhaas on the design of this project, down to minute detail. The Planning Director will be reviewing these details to be sure they are the same as envisioned. This is a finely tuned layout. Mr. Keller asked where







