CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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

MINUTES
OCTOBER 20, 2010

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CONTINUATION OF PUBLIC HEARINGS:

Levine Sapan Levine LLC – Application for Special Exception for Warehouse/Storage Addition ("Levine Automotive") in the IL-40 Zone – 3-5 Jansen St. (#K15093, #K15094, #K15095 & #K14136) – SE #702. *Public hearing opened 9/1/10. First 35 days were up 10/5/10 −30 day extension will be up 11/4/10.*

Dainius Virbickas PE, Artel Engineering said they have very recently been made aware that the rear of this parcel seems to have become a place where various types of junk have accumulated. The neighbor to the north has been using this area as a dumping ground for all kinds of materials and debris. He said the applicant has taken the necessary steps to clean this up and by the next meeting it will be taken care of. He added that they will be submitting responses to Departmental comments they have received. Mrs. Emminger pointed out that any potential draft approval for this application would have a note on it regarding this problem of trash and junk accumulation on the subject parcel.

Mr. Keller asked if there was anyone to speak in opposition to this and there was no one.

Mr. Urice made a motion to continue the public hearing. Ms. Hoffstaetter seconded the motion and it was passed unanimously.

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REFERRAL:

8-24 Referral/October 2010 City Council Agenda Item #5 – Request for Sewer Extension/140 Shelter Rock Rd.

Mrs. Emminger said everyone was sent a copy of Mrs. Calitro's report on this. It is to serve a single family home on a .59 ac. parcel in the RA-8 Zone. She offered to answer questions from the Commission but there were none. Mr. Urice made a motion to give this a positive recommendation with the standard conditions. Ms. Hoffstaetter seconded the motion and it was passed unanimously.

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OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION:

Germantown Plaza Associates LLC − Application for Special Exception to allow a Medical Office (in the existing Germantown Plaza) in the CG-20 Zone − 30 Germantown Rd. (#J11361) − SE #370.

Mr. Keller said they has heard this earlier in tonight's meeting and asked if anyone had any comments. Mrs. Emminger asked them how she should proceed. Mr. Urice said he felt she should prepare a resolution of approval. Mr. Keller asked the other members if they had anything to add and all said no, they agreed with Mr. Urice. Mrs. Emminger asked if there was anything that came up during the public hearing that they wanted in the resolution. They responded that the standard language would be fine for this situation. Mr. Urice and Mr. Manuel asked that the resolution be sent to them ahead of time so if they thought of anything, they would have time to get it added. Mrs. Emminger said they would have the weekend before the next meeting.

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OTHER MATTERS FOR REVIEW AND POSSIBLE ACTION:

Mrs. Emminger said that a letter had been received from Housatonic Habitat for Humanity requesting the release of the road bond associated with the Bayberry La. Subdivision that was approved in 2006. She asked if the Commission would add this to the agenda. Mr. Urice made a motion to add this to tonight's agenda. Ms. Hoffstaetter seconded the motion.

Mrs. Emminger said this bond was in the amount of $84,630 to cover the cost of construction of the cul-de-sac. Corporation Counsel has approved all of the paperwork, the City has accepted this, and all easements and deeds have been filed. There were no questions from the Commission. Mr. Urice made a motion to release the bond for this matter. Mr. Manuel seconded the motion and it was passed unanimously.

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