



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
www.ci.danbury.ct.us

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

MINUTES
MAY 18, 2016

The regular meeting was called to order by Chairman Arnold Finaldi Jr. at 7:30 PM.

Present were Arnold Finaldi Jr., Leah Glover, Helen Hoffstaetter, Joel Urice and Alternate Gary Renz. Also present was Associate Planner Jennifer Emminger.

Absent were Robert Chiocchio and Alternate Kevin Haas.

Chairman Finaldi asked Mr. Renz to take Mr. Chiocchio's place for the items on tonight's agenda. He then announced that the Commission would be cancelling the first meeting in July, which was scheduled for Wednesday, July 6, 2016.

PUBLIC HEARING

7:30 PM - City of Danbury by Sharon B. Calitro, Director of Planning - Proposed Amendment to the Subdivision Regulations - Chap.2/Sec. B. (Filing fee & Legal Advertisement Fees)

Mr. Urice read the legal notice. Planning Director Sharon Calitro spoke in favor of this application. She said this is being proposed in conjunction with the new fee schedule which was approved by the Zoning Commission and became effective May 14, 2016. She said this type of application was included in the research that was done comparing our fees to several other towns/cities within the state. She again explained that we used to charge the applicant for the legal notice publication fees, but somehow that was deleted from the Regulations. This proposal would reinstate it so the applicant would pay a publication fee in addition to the application fee. She reviewed the history of this application fee, saying the last increase was in 2008. In comparison to the other towns, our current fee was still very low. And it does not cover the administrative time necessary to process this application. Chairman Finaldi asked Mrs. Calitro if she checked a certain group of towns/cities. Mrs. Calitro said she specifically selected towns/cities that were comparable to Danbury to create a sampling and then the information was compiled into a spread sheet. And before either Commission saw anything, it was reviewed and approved by the Mayor, Corporation Counsel, and the Finance Director. She said the purpose of this increase is to have the applicants cover their costs including the required legal notices. She explained that in the review of the other town's fee structures, we found that all of them charge a separate fee for the required legal publication. Mr. Urice said he does not care what other communities do; his main concern is that these new fees will not create a profit for the City. Mrs. Calitro said there is no profit here; the new fees will just cover the costs. Mr. Renz

asked about publication requirements. Mrs. Calitro explained that the State Statutes contain specific requirements for how and where public hearings and decisions must be noticed. She said the current application fees did not cover the cost of legal notices, so it has been an operating expense for the department. She then said we spend over \$25,000 per year on legal notice advertising.

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

Mr. Urice made a motion to close the public hearing. Mrs. Hoffstaetter seconded the motion and it was passed unanimously. Mrs. Hoffstaetter made a motion to move this matter to item #2 under the Old Business on tonight's agenda. Mrs. Glover seconded the motion and it was passed unanimously.

OLD BUSINESS FOR DISCUSSION & POSSIBLE ACTION

Commerce Park Realty, LLC - Application for Floodplain Permit - 19 Eagle Rd. (#L11018) - SE #751.

Mrs. Emminger said she had sent the draft resolution out by email. The Commission granted approval for this project at the April 20, 2016 meeting. She said site improvements include removing 3 non-conforming parking spaces along Eagle Road, installation of handicapped parking, replacing portions of the perimeter fencing, landscaping and the construction of a sidewalk along the property frontage. She said only part of the lot is in the floodplain and the building is not located within that part. The applicant's engineer is proposing to add approximately 5 cubic yards of fill behind a short portion of the new sidewalk. The minimal amount of fill will be mitigated by the removal of 6 cubic yards of accumulated sediments at the two storm drain discharges on the subject property. Mr. Urice made a motion to approve this floodplain permit per the resolution. Mrs. Hoffstaetter seconded the motion and it was passed unanimously.

City of Danbury by Sharon B. Calitro, Director of Planning - Proposed Amendment to the Subdivision Regulations - Chap.2/Sec. B. (Filing fee & Legal Advertisement Fees)

Mr. Urice made a motion to approve this application because this increase is being done in conjunction with the already approved revisions to the fee schedule. Mrs. Glover seconded the motion and it was passed unanimously.

NEW BUSINESS

JBD Properties LLC - Application for Special Exception/Site Plan Approval for Contractor's Offices & Outdoor Storage of Construction Equipment in the CG-20/RA-20 Zone - 3-7 Great Plain Rd. & 22 Michaud Rd. (#J10178, #J10198 & #J10145) - SE #753. Public hearing scheduled for June 1, 2016.

Chairman Finaldi said this application would be on file in the Planning & Zoning Office.

Chairman Finaldi said there was nothing under Referrals or Correspondence and under For Reference Only there were two applications for floodplain permits listed.

At 7:45 PM, Mrs. Hoffstaetter made a motion to adjourn. Mrs. Glover seconded the motion and it was passed unanimously.