



CITY OF DANBURY
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DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
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MINUTES
JANUARY 16, 2019

The meeting was called to order by Chairman Arnold Finaldi Jr. at 4:05 PM.

Present were, Arnold Finaldi Jr., Leah Glover, and Helen Hoffstaetter. Also present was Deputy Planning Director Jennifer Emminger.

Absent were Robert Chiochio, Joel Urice, and Alternates Kevin Haas and Gary Renz.

Mrs. Glover made a motion to accept the December 5, 2018 and January 2, 2019 minutes. Mrs. Hoffstaetter seconded the motion and it was passed unanimously.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

Bilcol II, LLC - Application for Special Exception/Site Plan Approval for Contractor's Office/ Outdoor Storage of Construction Equipment in the IL-40 Zone - 22 Shelter Rock Lane (L15006) – SE #766.

Chairman Finaldi said a draft resolution was e-mailed to the Commission members. Mrs. Emminger said there is one small revision to be made and other than that the rest of the language is just the standard conditions. Chairman Finaldi said this is pretty simple and straightforward. Mrs. Hoffstaetter made a motion to approve this application per the revised resolution. Mrs. Glover seconded the motion and it was passed unanimously.

NEW BUSINESS:

BRT Brookview Commons LLC – Application for Special Exception/Site Plan Approval for Residential/Commercial Use (“Brookview Commons Phase II”) Generating Over 500 Vehicle Trips Per Day in the C-CBD Zone - 333 Main St. (I13034) – SE #767.

Mrs. Emminger said the public hearing for this matter is scheduled for February 20, 2019.

Prime Storage Old Ridgebury Road Danbury LLC – Application for two lot RE-Subdivision of 10.6 acres in the CA-80 Zone – 20-22 Old Ridgebury Rd (C15010) – SUB #19-01.

Mrs. Emminger said the public hearing for this matter is scheduled for February 6, 2019. Chairman Finaldi said both of this applications are on file in the Planning & Zoning Office.

CORRESPONDENCE:

Letter from Attorney Thomas Beecher - Request for five-year extension of Site Plan approval for SE #535, CRD LLC, 102 Mill Plain Road granted March 5, 2014.

Mrs. Emminger reminded the Commission that this project was not built yet because it had been in litigation for a few years. She said the court decided in favor of the City and the applicants have stated that they still intend to build it. She added that staff has no problems with this extension being approved. Mrs. Hoffstaetter made a motion to approve this extension. Mrs. Glover seconded the motion and it was passed unanimously.

Chairman Finaldi asked if there was anything to discuss under Other Matters and there was nothing. He then noted that there was one floodplain permit listed under For Reference Only.

At 4:15 PM, with no further business to discuss, Mrs. Glover made a motion to adjourn. Mrs. Hoffstaetter seconded the motion and it was passed unanimously.