



CITY OF DANBURY
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PLANNING COMMISSION
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MINUTES
FEBRUARY 6, 2019

The meeting was called to order by Chairman Arnold Finaldi Jr. at 7:37 PM.

Present were Leah Glover, Helen Hoffstaetter, Joel Urice and Arnold Finaldi Jr. Also present were Deputy Planning Director Jennifer Emminger and Planning Director Sharon Calitro.

Absent were Robert Chiocchio and Alternates Kevin Haas and Gary Renz.

Mrs. Hoffstaetter made a motion to accept the January 16, 2019 minutes. Mr. Urice seconded the motion and it was passed unanimously.

Chairman Finaldi said since there were no Public Hearings or Old Business on the agenda, they would go right to the Other Matters.

OTHER MATTERS:

Discussion & Possible Action on the proposed Capital Improvement Plan FY19/20 - FY24/25.

Planning Director Sharon Calitro explained that she had sent PDF's of the Six Year Program, the Capital Budget for FY 19/20, and a list of Unfunded Projects by email to each of the Commission members. Under the City Charter, the Planning Department is responsible for coordinating City department requests for capital improvement projects and preparing the CIP (Capital Improvement Program) for approval by this Commission. This is a six year program for the expenditure of funds on capital projects for the purpose of conserving resources and promoting the orderly development of the City. Each year, the Capital Budget and Program are reviewed and revised as necessary based on project priorities and funding. She pointed out that the CIP is separate from the operating budget for the City departments, although it is an integral part of the Mayor's proposed budget that he will present to the City Council. She then spoke about the individual funding sources and said in some cases, the requests are just too big and would require a bond. She said the City is trying to hold the line on spending and offered to answer questions. Mrs. Glover asked if the government shutdown could affect grant money. Mrs. Calitro said it has not

happened yet. Mrs. Hoffstaetter asked who makes the decision as to which requests get approved. Mrs. Calitro explained that after tonight, this goes to the City Council as part of the Mayor's proposed budget. She also said the Department heads are responsible for prioritizing their requests and then she and Finance Director look at each request. Mrs. Hoffstaetter asked if there are any urgent projects not listed on the proposed plan. Mrs. Calitro said it needs to be shown on the six year plan in order to be recognized. Since there were no other questions, Chairman Finaldi asked for a motion on this. Mr. Urice made a motion to approve this as presented. Mrs. Glover seconded the motion and it was passed unanimously.

NEW BUSINESS:

Real Time Capital Properties LLC – Application for Special Exception/Revised Site Plan for expansion of existing self-storage facility (“Safe & Sound Storage”) in the IL-40 Zone – 18 Great Pasture Rd. (L15008-009 & L16007) – SE #769. Public hearing scheduled for March 6, 2019.

Real Time Capital Properties LLC – Application for Revised Floodplain Permit for “Safe & Sound Storage”, 18 Great Pasture Rd. (L15008-009 & L16007) – SE #769.

Chairman Finaldi said both of these applications are on file in the Planning & Zoning office.

CORRESPONDENCE:

Letter from Anthony Lucera/Pondview Development LLC - Request for one-year extension of the Subdivision approval & Permit to Construct Roads for SUB #14-01, Pondview Estates Subdivision, 97 King Street approved April 2, 2014.

Mrs. Emminger explained that Mr. Lucera is close to being done, but he cannot finish until the paving plants re-open in the spring. That is the reason he is asking for just a one year extension; because the timing is just too close. Mrs. Emminger added that staff has no objection to this. Mrs. Glover made a motion to approve the extension as requested. Mr. Urice seconded the motion and it was passed unanimously.

Chairman Finaldi said there were no Referrals and listed under For Reference Only are three pending public hearings and two floodplain permits.

At 8:15 PM, with no further business to discuss, Mrs. Hoffstaetter made a motion to adjourn. Mr. Urice seconded the motion and it was passed unanimously.