



CITY OF DANBURY
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PLANNING COMMISSION*
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*POCD Oversight Committee

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**2023 PLAN OF CONSERVATION & DEVELOPMENT (“POCD”)
OVERSIGHT COMMITTEE MEETING MINUTES
APRIL 20, 2021**

The web based meeting hosted on Zoom was called to order by Sharon Calitro, City of Danbury (“COD”) Planning Director, at 4:03 PM.

Present were Oversight Committee Members Arnold Finaldi (PC Chairman), Joel Urice (PC Vice-Chairman), Helen Hoffstaetter (PC), Bob Chiochio (PC), Perry Salvagne (PC), Sharon Calitro (COD Planning), Jennifer Emminger (COD Planning), Fernanda Carvalho (COD Health), PJ Prunty (Chamber of Commerce), Matthew Cassavechia (COD Emergency Services), Ed Siergiej (Former Env./Lake Commission), Juan Rivas (ZBA), Timothy Nolan (COD Public Services), Brigid Guertin (Danbury Museum & Historical Soc.), Fred Visconti (City Council), and Vincent DiGilio (City Council). Also present from Fitzgerald & Halliday were Francisco Gomes and Rory Fitzgerald.

Absent: Kevin Haas (PC), Gary Renz (PC), Roger Palanzo (COD Business Advocacy), Richard Janelli (Board of Education), and Candace Fay (ZC).

Arnold Finaldi motioned to accept the March 16, 2021 minutes, Fred Visconti seconded the motion and it was passed unanimously.

Sharon Calitro welcomed the Oversight Committee and turned the meeting agenda over to Francisco Gomes from Fitzgerald & Halliday (“FHI”).

Francisco briefly reviewed the agenda for the meeting. The meeting would include a review of neighborhood characteristics, a discussion of neighborhood geographies, identification and discussion of key stakeholders, a review of the POCD website, and an update on the status of the public engagement schedule.

Francisco began by discussing population in the City. The highest density is in the center and eastern portions of the City with less dense populations in the western and southern portions of the City. The median household income is relatively high across much of the City with the lowest household incomes in the downtown and eastern areas of the City. Francisco noted that the highest

concentration of poverty levels are found in the Downtown and surrounding areas, with levels 23% or greater in the Downtown.

Education was discussed next. Francisco noted that the percentage of school enrollment is the highest in the northern areas of Danbury. The largest share of residents with higher education degrees reside in the northwest area of the City.

Francisco next discussed data related to demographics and diversity. He noted the greatest concentration of white population is prevalent on the outskirts of the City which is consistent with education attainment and household incomes for those areas. He noted that African American and Asian American populations are evenly distributed throughout the City and foreign born/Hispanic or Latino populations are concentrated in the center of the City which also correlates with low education attainment and household incomes. The median age ranges from early 30's to mid-40's with the oldest to the north and south and youngest in the core of the City. The highest share of population under the age 18 is found to the west of Downtown. The highest share of retirement age population is found in the northeast section of Danbury with a highest concentration of elderly population north of I-84 and east of Rt. 37.

Housing density was discussed next, with Francisco identifying the highest housing concentration is located in Downtown and to the east and the least dense areas are to the north and south. He noted the highest concentration of rental housing is in the City's center and the highest home ownership rates are found in the northern half of the City. The size of households is the largest in the center of the City and corresponds to the higher school enrollment in that area. Housing affordability was discussed next and Francisco noted of moderate-income households, the northwest section of the City has the highest share of income spent on housing cost. The highest value homes are also found in the northwest area of the City. The highest percentage of family households are located north of I-84.

Francisco next discussed land use and noted that much of Danbury is zoned single-family residential and the higher density residential zones are found primarily in the center of the City with commercial and industrial land uses being located in proximity to highways and State roads. He noted that designated open space is heavily concentrated in the southern and northern areas of Danbury. Francisco identified the areas of the City that are predominately residential, commercial, and industrial.

The launch of the public engagement process was discussed and the project team is currently building a list of key stakeholders to meet with and asked the Committee to identify additional individuals and organizations.

Francisco summarized the information available on the website (www.danburypocd.com), including all information related to the agenda, minutes, and presentations.

The project schedule was reviewed. The next meeting will include a more detailed discussion on housing, needs, and the City's Affordable Housing Plan.

The 2021 meeting schedule was discussed and the next scheduled meeting is May 18, 2021.

Fred Visconti made a motion to adjourn and it was seconded by Perry Salvagne. The meeting adjourned at 5:31 pm.