



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING COMMISSION
www.ci.danbury.ct.us

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

June 19, 2014

TO: Town Clerk, Town of Bethel

FROM: Zoning Commission, City of Danbury

RE: Petition of Gera Danbury LLC d/b/a The Matrix Corporate Center to Amend Secs. 6.A.2.a.(11) & 6.B.2.a.(9) of the Zoning Regulations. (Add "Natural Gas Power Generation Facility" to existing Fuel Cell Power Generation Facility language.)

Petition of Gera Danbury LLC d/b/a The Matrix Corporate Center to Amend Secs. 2.B., 6.A.4.d. & 6.B.4.d. of the Zoning Regulations. (Add Definition, Restrictions and Limitations for "Natural Gas Power Generation Facility".)

Pursuant to Section 8-7d.(f) of the General Statutes of the State of Connecticut as amended, notice is hereby given that the Zoning Commission of the City of Danbury is considering the above referenced petitions. These petitions propose to add the specified use w/definition & restrictions to the light (IL-40) and heavy (IG-80) industrial districts located throughout the City of Danbury.

The public hearing on this matter is scheduled for July 22, 2014 in the City Council Chambers at City Hall. Please forward any comments to my attention before that date. If you wish to respond by e-mail, please forward your comments to the Commission's secretary: j.read@danbury-ct.gov

Robert C. Melillo, Chairman

Attachment

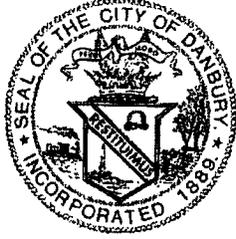
RCM/jr

c: HVCEO
Certified Mail

RECEIVED

2014 JUL -9 A 10:44

TOWN OF BETHEL
TOWN CLERK



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810
(203) 797-4525

PETITION TO AMEND THE
ZONING REGULATIONS
Zoning Commission

Date:

April 3, 2014

Name, Address & Phone No. of Applicant :

GERA DANBURY LLC dba The Matrix
Corporate Center

39 Old Ridgebury Road

Danbury, CT 06810

631 979-2777 X 5276

(if applicant is a trustee, also list beneficiaries):

Name and Address of any client or principal on whose behalf the petition is being submitted:

Name, Address & Phone No. of Agent :

(if applicable)

Paul N. Jaber, Esq.

Collins Hannafin, P.C.

148 Deer Hill Ave., Danbury, CT 06810

203 744-2150

Section(s) of the Zoning Regulations to be amended:

6.A.2.a(11)

6.B.2.a(9)

State briefly why this petition should be granted:

see attachment

Submit the following:

- 1) Filing Fee of \$410.00, payable to the City of Danbury (includes \$60.00 State Land Use Application Fee as required per P.A. 09-3 §396 of C.G.S.);
- 2) Fifteen copies of Petition;
- 3) Fifteen copies of Proposed Amendment(s), pursuant to instructions in Section 10.I.1.c. of the Zoning Regulations.


Signature of Applicant or Agent

4/3/14
Date Submitted

Why this petition should be granted:

The applicant is the owner of The Matrix Corporate Center located off of Old Ridgebury Road. The building was the former Union Carbide corporate headquarters. The building contains approximately 1,000,000 more or less square feet of office space plus numerous attached parking pods. The applicant wishes to create a data center facility which would attract tenants from all over the northeast in need of a location that can meet their energy requirements during storms and grid power outages. Matrix wishes to install a natural gas electric power generator on its property. The Matrix power system will provide backup power capacity to fulfill Matrix Corporate Center's energy requirements during grid power outages. Any excess capacity generated by the system will be marketed to the New England Independent System Operator. The Matrix site location contains an interstate primary natural gas line which would be tied into to power the generator.

Section to be amended:

6.A.2.a (11) Fuel cell or natural gas power generation facility. See Section 6.A.4.d.

6.B.2.a(9) Fuel cell or natural gas power generation facility. See Section 6.B.4.b.



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155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810
(203) 797-4525

PETITION TO AMEND THE
ZONING REGULATIONS
Zoning Commission

June 17, 2014

Date:

Name, Address & Phone No. of Applicant :

GERA DANBURY LLC DBA The Matrix
Corporate Center
39 Old Ridgebury Road
Danbury, CT 06810
631 979-2777 X 5276

(if applicant is a trustee, also list beneficiaries):

Name and Address of any client or principal on whose behalf the petition is being submitted:

Name, Address & Phone No. of Agent :

(if applicable)

Paul N. Jaber, Esq.
Collins Hannafin, P.C.
148 Deer Hill Ave., Danbury, CT 06810
203 744-2150

Section(s) of the Zoning Regulations to be amended:

2.B
6.A.4.d
6.B.4.b

State briefly why this petition should be granted: This application imposes certain restrictions and limitations on the proposed use of a natural gas power generation facility.

Submit the following:

- 1) Filing Fee of \$410.00, payable to the City of Danbury (includes \$60.00 State Land Use Application Fee as required per P.A. 09-3 §396 of C.G.S.);
- 2) Fifteen copies of Petition;
- 3) Fifteen copies of Proposed Amendment(s), pursuant to instructions in Section 10.1.1.c. of the Zoning Regulations.

Paul N. Jaber
Signature of Applicant or Agent

6/17/14
Date Submitted

Section to be amended:

2.B Definitions

Natural Gas Power Generation Facility

Is an electricity producing generator that utilizes natural gas as a fuel source, the generator is a turbine engine that efficiently burns natural gas and utilizes the generated heat to drive the generator alternator. All residual heat is mostly recycled.

The generator contains a heat exhaust tower (HET) that will not exceed 45' in height

6.A.4.d

Fuel cell power generation facility.

1. The facility shall be completely enclosed by a fence at least six (6) feet in height, all gates shall be secured at all times from entry by unauthorized personnel.
2. There shall be no outside storage of materials.
3. The facility shall be screened from view from adjacent residential uses on abutting lots by a landscaped or natural buffer, as specified in Section 8.D.

Natural Gas Power Generation Facility

1. The facility shall be completely enclosed by a fence at least six (6) feet in height, all gates shall be secured at all times from entry by unauthorized personnel.
2. There shall be no outside storage of materials.
3. The facility shall be screened from view from adjacent residential uses on abutting lots by a landscaped or natural buffer, as specified in Section 8.D.
4. The facility will not exceed 125 megawatts.
5. The generator (exclusive of the heat exhaust tower) will be stored in a building, which will not exceed 200 feet by 150 feet.
6. The generation facility will be a minimum of 100 feet from the boundary of any residential zoning district.

6.B.4.b

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