



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

**PLANNING COMMISSION**  
www.danbury-ct.gov

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

**AGENDA – REGULAR MEETING**  
**WEB-BASED MEETING HOSTED ON ZOOM**  
**JANUARY 3, 2024**  
**7:30 PM**

Public Participation Instructions begin on Page 3 of this Agenda  
To view livestream on Danbury CT Planning & Zoning YouTube Channel click on  
<https://www.youtube.com/channel/UC59LEpmvEgAN4B3EAyXEVTQ>  
*To view application materials, click on links below the agenda item.*

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**ROLL CALL:**

**ACCEPTANCE OF MINUTES:** December 6, 2023.

*Click on link for [December 6, 2023](#) minutes.*

THE NEXT REGULAR MEETING IS SCHEDULED FOR JANUARY 17, 2024.

**PUBLIC HEARINGS:**

*Click on link for [legal notice of public hearings](#).*

- 1) Black Wolf Properties LLC (Property Owner & Applicant) - Application for Special Exception/Site Plan Approval for Repair of Automobiles, Trucks, and Motorcycles with Indoor Parking Storage Facility and Limited Used Automobile, Truck, and Motorcycle Sales [Secs. 6.A.2.b.(12) & 6.A.5.h.] in the IL-40 Zone - 32 Miry Brook Road ((F19017) - SE #798.

*Click on link for:*  
[Special Exception/Site Plan Applications.](#)  
[Site Plan.](#)  
[Departmental Report.](#)

- 2) Sugar Hollow Associates LLC – Application for Revised Special Exception/Revised Site Plan for Change of Use from Vacant Space to Medical Office Space (“The Shops at Marcus Dairy”) in the CG-20 Zone – 5 Sugar Hollow Road (G17002) – SE #663.

*Click on link for:*

[Revised Special Exception/Revised Site Plan Applications.](#)

[Combined Plans.](#)

[Traffic Impact Evaluation.](#)

[Departmental Report.](#)

#### CONTINUATION OF PUBLIC HEARINGS:

- 1) Guy & Roberta Montanari (Property Owners) - Application for Special Exception/Site Plan Approval for (1) Petroleum Distribution [Sec. 6.B.2.b.(6)], (2) Petroleum Storage [Sec. (6.B.5.b.(1)], & (3) Business Office [Sec. 6.B.2.a.(4)] for Casey Energy (Applicant) in the IG-80 Zone - 82 Payne Road (M12008) - SE #797.

*Click on link for items on [December 6, 2023 Agenda.](#)*

#### OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

#### REFERRALS:

#### NEW BUSINESS:

#### CORRESPONDENCE:

- 1) REVISED regular Meeting Schedule for 2024.

*Click on link for [Revised 2024 Meeting Schedule.](#)*

#### OTHER MATTERS FOR DISCUSSION & POSSIBLE ACTION:

#### FOR REFERENCE ONLY:

- 1) JAR Associates LLC - Application for Special Exception/Site Plan Approval for [1] Warehouse [Sec. 6.A.2.b.(19)], [2] Indoor & Outdoor Storage, Sale and/or Repair of Construction Equipment [Secs. 6.A.2.b.(16) & 3.E.4], and [3] Indoor & Outdoor Storage of Building Materials [Secs. 6.A.2.b.(15) & 3.E.4.] in the IL-40 Zone - 4 Lee Mac Avenue (K14122) - SE #796. *Public hearing scheduled for January 17, 2024.*
- 2) Down Home Associates LLC - Application for Floodplain Permit for Self Storage (Putnam Three Self Storage) in the IL-40 Zone - 7 Great Pasture Road (L16001) - SE #794.

- 3) Danbury Auto Group - Application for New Floodplain Permit for 23-27 & 33-37 Rose Street (H13272 & H13273) - Revised Site Plan #22-08.
- 4) New West Street LLC - Application for Revised Floodplain Permit for 43 & 47-49 West Street and 3-5 Montgomery Street (I14048, I14069, & I14071) - Revised Site Plan #10-05.
- 5) JAR Associates - Application for New Floodplain Permit for mixed industrial uses in the IL-40 Zone - SE #796.
- 6) Urstadt Biddle Properties Inc. - Application for Revised Floodplain Permit for Danbury Square Mall, 15-19 Backus Avenue (F17016-1) in the CG-20 Zone - Revised Site Plan for SE #334.
- 7) Williams Main Street Partners LLC (Property Owner) – Application for Floodplain Permit for Proposed Addition to Existing Multi-Family Dwelling in the CG-20 Zone - 7 Thorpe Street (H12244) – SP #23-03.

#### ADJOURNMENT

#### **PUBLIC PARTICIPATION INSTRUCTIONS:**

**NOTE:** This meeting starts at 7:30 PM (US and Canada), PLEASE feel free to join early after 7:00 PM to test the audio and video connection.

Topic: Planning Commission Meeting

Time: Wednesday, January 3, 2024 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86131822169?pwd=eEFLMExNRnFoaEw0REd0TksvNzU1UT09>

Meeting ID: 861 3182 2169

Passcode: 941633

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+1 360 209 5623 US  
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+1 507 473 4847 US  
+1 564 217 2000 US  
+1 669 444 9171 US  
+1 669 900 6833 US (San Jose)  
+1 689 278 1000 US  
+1 719 359 4580 US  
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Passcode: 941633

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Also See Virtual Meeting Instructions on Planning Commission webpage.