



**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 (*REVISED*)**  
**WEB-BASED MEETING HOSTED ON ZOOM**  
**JANUARY 17, 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: January 3, 2024.

*Click on link for [January 3, 2024](#) minutes.*

THE NEXT REGULAR MEETING IS SCHEDULED FOR FEBRUARY 7, 2024.

PUBLIC HEARINGS:

CONTINUATION OF PUBLIC HEARING:

- 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.

***THIS HEARING WILL BE CONTINUED UNTIL THE NEXT REGULAR MEETING.  
THERE WILL BE NO TESTIMONY OR DISCUSSION AT TONIGHT'S MEETING.***

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 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 [Draft Resolution of Approval](#).*

- 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 [Draft Resolution of Approval](#).*

#### REFERRALS:

*Click on link for [Planning Department Report on 8-24 Referrals](#).*

- 1) 8-24 Referral – January 2024 City Council Agenda Item #17: Savings Bank of Danbury, Request to Extend Storm Drainage from White Street (at Main St. intersection) to Ives Street, 285-287 & 289 Main Street and 3 Post Office Street (I14251 & I14434).
- 2) 8-24 Referral – January 2024 City Council Agenda Item #18: Savings Bank of Danbury, Request for Release of City Utility Easements, 285-287 & 289 Main Street and 3 Post Office Street (I14250, I14251, I14245, & I14434).

#### NEW BUSINESS:

#### CORRESPONDENCE:

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

#### FOR REFERENCE ONLY:

- 1) 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.
- 2) Danbury Auto Group - Application for New Floodplain Permit for 23-27 & 33-37 Rose Street (H13272 & H13273) - Revised Site Plan #22-08.
- 3) 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.
- 4) 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.

- 5) 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: January 7, 2024 @ 7:30 PM Eastern Time (US and Canada)

Use this LINK to Join the Zoom Meeting:

<https://us02web.zoom.us/j/81666270988?pwd=S0xnODFZOk6a01XWnowRmFKVGhaUT09>

Meeting ID: 816 6627 0988

Passcode: 529471

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Dial by your location

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+1 646 931 3860 US

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+1 301 715 8592 US (Washington DC)

+1 305 224 1968 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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