



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
WEDNESDAY, FEBRUARY 1, 2023
7:30 PM

Public Participation Instructions 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.

ROLL CALL:

ACCEPTANCE OF MINUTES: January 18, 2023.

Click on link for [January 18, 2023](#) minutes.

THE NEXT REGULAR MEETING IS SCHEDULED FOR FEBRUARY 15, 2023.

FOR DISCUSSION AND POSSIBLE ACTION:

- 1) Discussion & Possible Action on the proposed Capital Improvement Plan FY 23/24 – FY 28/29.

Click on link for
[Six Year Capital Improvement Program 23/24 – 28/29.](#)
[Capital Budget FY 23/24.](#)
[Unfunded Projects FY 23/24.](#)

PUBLIC HEARINGS: None.

CONTINUATION OF PUBLIC HEARING:

- 1) Sugar Hollow Associates LLC - Application for Revised Special Exception/Revised Site Plan Approval for “The Shops at Marcus Dairy” for (1) new stand-alone fast food restaurant [Sec 5.A.2.b.(16)] with Drive-Thru Window [Sec. 3.E.8.] and (2) Cumulative Trip Generation in excess of 500 vehicle trips per day [Sec. 3.E.2.] in the CG-20 Zone - 5 Sugar Hollow Road & Backus Avenue (G17002) - SE #663.

*Click on link to view items from [January 18, 2023](#) meeting
Click on link to view items from [December 7, 2022](#) meeting.*

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 1) Ye Olde Road LLC – Application for Special Exception/Site Plan Approval for Proposed Commercial Building for Storage of Building Materials & Construction Equipment and Outdoor Storage of Building Materials & Construction Equipment [Sections 3.E.4., 6.A.2.b.(14) & 6.A.2.b.(15)] in the IL-40 Zone – 2 Ye Olde Road (E17066) – SE #770.

Click on link for [Draft Resolution](#).

REFERRALS:

- 1) 8-3a Referral: Petition of 3775 LLC (as Applicant), 1, 3, & unnumbered lot Pembroke Road (G08029 [owned by Robert Morsey], G08030 & G08098, [owned by 3775 LLC]) for Change of Zone from RA-40 to RA-20. *Zoning Commission public hearing scheduled for March 14, 2023.*

*Click on link for:
[Zone Change Petition & Map](#).
[Planning Department Staff Report](#).*

- 2) 8-3a Referral: Petition of South Park Properties LLC, 130, 132-134, & 136 South Street (J15059, J15058, & J15056) for Change of Zone from CN-5 to RMF-4. *Zoning Commission public hearing scheduled for March 14, 2023. THIS ITEM WILL BE DISCUSSED AT A FUTURE MEETING.*
- 3) ZBA Referral – Application #22-29: OTROP Investments, LLC (Property Owner), Mazzucco, Esq. & Lichtenauer, Esq. (Agents); 61 Liberty St. (I14304), RMF-4 Zone. USE VARIANCE. Sec. 4.B.2 in accordance with Secs. 9.C.1.a. & 11.B.2.b.: to allow change in use from one non-conforming use (club) to another non-conforming use (restaurant serving liquor) in the RMF-4 Zone and Sec. 3.F.2.: to allow Special Permit Use in RMF-4 Zone. *ZBA Public Hearing date to be determined.*

*Click on link for:
[ZBA Application including survey map](#).
[Planning Department Staff Report](#).*

NEW BUSINESS:

- 1) Tower Investment Group LLP Application for Special Exception/Site Plan Approval for Apartment House (“The Legacy On Main”), Bank, Trip Generation in excess of 500 vehicle trips per day [Sec. 3.E.2.], and Required Parking in excess 100 spaces [Sec. 5.F.2.b.] in the C-CBD Zone -- 30 & 34 Main Street (I15254 & I15335) – SE # 792. *Public hearing scheduled for April 5, 2023.*

CORRESPONDENCE:

OTHER MATTERS FOR DISCUSSION & POSSIBLE ACTION:

- 1) Discussion & Possible Action on (A) Request from Attorney Neil Marcus to extend the approval of Savannah Hills Resubdivision, 193-207 Great Plain Road, SUB #06-09 ("Resubdivision"); and (B) Issuance of proposed notice of expiration of Resubdivision.

Click on link for [Draft Resolution](#).

- 2) Request for Five Year Extension of Site Plan Approval in Accordance with Public Act #21-163, 80 Mill Plain Road - SE #652. Approved April 1, 2009, Five year extension granted to April 1, 2023.

Click on link for [Letter Requesting Extension](#).

FOR REFERENCE ONLY:

- 1) Blackman Enterprises LLC (Property Owner)/NSK Petroleum Wholesale Inc. (Prospective Purchaser) - Application for Special Exception/Revised Site Plan Approval for Automobile Service Station & Convenience Market (Secs 3.E.9. & 5.A.2.b.) and Trip Generation in excess of 500 vehicle trips per day [Sec. 3.E.2.] in the CG-20 Zone – 32 Germantown Road (J11362) – SE #791. *Public hearing scheduled for February 15, 2023.*
- 2) G & J Partners/Danbury Retail Management LLC – Application for Floodplain Permit for Fast Food Restaurant with Drive-Thru Use & Medical Office in the CG-20 Zone – 1 Sugar Hollow Road (G17001) – SE #788.
- 3) Sugar Hollow Associates LLC - Revised Floodplain Permit for “The Shops at Marcus Dairy” for new stand-alone fast food restaurant with Drive-Thru Window in the CG-20 Zone - 5 Sugar Hollow Road & Backus Avenue (G17002) - SE #663.
- 4) MS Portfolio LLC – Revised Floodplain Permit for Revised Site Plan for Target Corporation, Danbury Fair Mall, 7 Backus Avenue (F17014) - SE #771.

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, February 1, 2023 @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89941718253?pwd=TnhNS2lTVkhrN2ZnRmM2LlI3N0NPUT09>

Meeting ID: 899 4171 8253

Passcode: 274168

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+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

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Find your local number: <https://us02web.zoom.us/u/kLrQQUUOo>

Also See Virtual Meeting Instructions on Planning Commission webpage.