



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, MARCH 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: February 1, 2023.
The February 15, 2023 meeting was cancelled.

*Click on link for February 1, 2023 minutes. **Link not activated yet.***

THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 15, 2023.
There is no meeting scheduled for April 5, 2023 due to Passover.

PUBLIC HEARING: None.

CONTINUATION OF PUBLIC HEARING: None.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 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 for:
[Final Staff Report.](#)
[Draft Resolution of Approval.](#)

- 2) MS Portfolio LLC – Revised Floodplain Permit for Revised Site Plan for Target Corporation, Danbury Fair Mall, 7 Backus Avenue (F17014) - SE #771.

Click on link for
[Request for Revised Floodplain Permit.](#)
[Draft Resolution for Floodplain Permit.](#)

REFERRALS:

- 1) 8-24 Referral – February City Council Agenda Item #7: Lease & Purchase of 98 Elm Street (I14050).

Click on link for [Planning Department Staff report.](#)

NEW BUSINESS:

- 1) Danbury Auto Group - Application for Floodplain Permit for 33 Rose Street (H13273) - Renovate Existing Auto Repair Facility in the C-CBD Zone – SP #22-08.
- 2) Bright Raven IS Danbury LLC (Property Owner) – Application for Special Exception/Revised Site Plan for Wireless Communication Facility [Sec 3.E.6.(b)(2)] on Existing Rooftop w/Existing Antennas by Others (Dish Wireless LLC Installation Rooftop) in the CA-80 Zone – 18 Old Ridgebury Road (C15008) – SE #793. *Public hearing scheduled for March 15, 2023.*
- 3) 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. *NOTE: This application was withdrawn on 2/9/23 and resubmitted on 2/14/23. Public hearing scheduled for March 15, 2023.*

CORRESPONDENCE: None.

OTHER MATTERS FOR DISCUSSION & POSSIBLE ACTION:

- 1) Request for Five-Year Extension of Subdivision Approval in Accordance with Public Act #21-163: Beachwood Grove Subdivision, 2-16 King Street, SUB #07-04. Approved April 16, 2008, five-year extension granted to April 16, 2022.

Click on link for [Beachwood Grove-SUB 07-04 documents.](#)

- 2) Request for Five-Year Extension of Site Plan Approval in Accordance with Public Act #21-163: Glen Brook Estates, 11 Pembroke Road & Stacey Road, SE #660. Approved December 19, 2007, five-year extension granted to December 19, 2021.

Click on link for [Glen Brook Estates –SE 660 documents](#).

- 3) Request for Five-Year Extension of Subdivision Approval in Accordance with Public Act #21-163. Candlewood Pines, 65-67 Bear Mountain Road, SUB #08-01. Approved October 1, 2008, five-year extension granted to October 1, 2022.

Click on link for [Candlewood Pines- SUB 08-01 documents](#).

FOR REFERENCE ONLY:

- 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 RE-SCHEDULED to April 19, 2023. There is no meeting scheduled for April 5, 2023 due to Passover.*
- 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.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/83131051585?pwd=ZTRuZTM0Q2JOck84RTdaTitaYXo1UT09>

Meeting ID: 831 3105 1585

Passcode: 235583

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

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Also See Virtual Meeting Instructions on Planning Commission webpage.