



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

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

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

**AGENDA – SPECIAL MEETING**  
**WEB-BASED MEETING HOSTED ON ZOOM**  
**MONDAY, MARCH 27, 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.*

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ROLL CALL:

ACCEPTANCE OF MINUTES: February 1, 2023 & March 1, 2023.  
Note: The February 15, 2023 & March 15, 2023 meetings were cancelled.

*Click on link for [February 1, 2023](#) and [March 1, 2023](#) minutes.*

THE NEXT REGULAR MEETING IS SCHEDULED FOR APRIL 19, 2023.  
*There is no meeting scheduled for April 5, 2023 due to Passover.*

PUBLIC HEARING:

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

- 1) 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.

*Click on link for:*  
[Site Plan/Special Exception Applications.](#)  
[Maps & Plans.](#)  
[Combined Departmental Reports.](#)

- 2) 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.

*Click on link for:*

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

[Map Set including Floor Plans.](#)

[Traffic Study.](#)

[Engineering Report.](#)

[Combined Departmental Reports.](#)

CONTINUATION OF PUBLIC HEARING: None.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

REFERRALS: None.

NEW BUSINESS:

- 1) 8-3a Referral: Petition of the City of Danbury by Sharon B. Calitro, Planning Director to Amend Section 3.G.11. of the Zoning Regulations. (Revise Electric Vehicle Charging Station (EVC) regulations to comply with Section 5 of Public Act 22-25.) *Public hearing scheduled for April 25, 2023.*
- 2) 8-3a Referral – Petition of the City of Danbury by Sharon B. Calitro, Planning Director to Amend Secs. 2.B., 3.G., & 10.B.2. of the Zoning Regulations (Establish outdoor dining establishments as a permanent accessory use to restaurants, amend the definition of accessory use to clarify the size of accessory use in proportion to principal use, and add fee for new outdoor dining accessory use permit, pursuant to Public Act 22-1, Section 2). *Public hearing scheduled for April 25, 2023.*

*BOTH OF THESE ITEMS WILL BE DISCUSSED AT THE APRIL 19, 2023 MEETING.*

CORRESPONDENCE: None.

OTHER MATTERS FOR DISCUSSION & POSSIBLE ACTION:

- 1) Request for Five-Year Extension of Site Plan Approval for Kilco LLC, 10 Old Sherman Turnpike (M12015 & M12016). SE #764. Approved August 1, 2018.

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

- 2) Request for one-year extension on Pondview Estates, Corner Pond Court, SUB #14-01. Subdivision approval granted April 2, 2014, four one-year extensions have been granted.

Click on link for [Letter from Attorney Neil Marcus](#).

**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 scheduled for April 19, 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.
- 3) 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.

**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 SPECIAL Meeting

Time: Monday, March 27, 2023 @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83221407474?pwd=UUUwSnU0ekNiWmVkakE5QVJrZTlxdz09>

Meeting ID: 832 2140 7474

Passcode: 912612

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Meeting ID: 832 2140 7474

Passcode: 912612

Find your local number: <https://us02web.zoom.us/j/keGMhi9bi5>

Also See Virtual Meeting Instructions on Planning Commission webpage.