



**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, APRIL 19, 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:** March 27, 2023.

*Click on link for [March 27, 2023](#) minutes.*

THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 3, 2023.

**PUBLIC HEARING:**

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

- 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.

*Click on link for:*

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

*[Municipal Fiscal & Economic Impact Analysis.](#)*

*[Map Set.](#)*

*[Floor Plans & Elevation Sketches.](#)*

*[Traffic Study.](#)*

*[Project Report.](#)*

*[Combined Departmental Reports.](#)*

CONTINUATION OF PUBLIC HEARING:

- 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.

*Click on link for  
[Updated Departmental Reports.](#)*

*Click on link for items listed on the [March 27, 2023](#) agenda.*

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

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

REFERRALS:

- 1) 8-24 Referral – April 2023 City Council Agenda Item #13: Application for Renewal of Sewer & Water Extensions, Great Plain and Great Meadow Road.

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

- 2) 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.*

*Click on link for  
[Amendment Petition.](#)  
[Planning Department Staff Report.](#)*

- 3) 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.*

*Click on link for  
[Amendment Petition.](#)  
[Planning Department Staff Report.](#)*

**NEW BUSINESS:**

- 1) 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 C-CBD . *Public hearing scheduled for May 23, 2023.*
- 2) 8-3a Referral - Petition of Bright Ravens IS Danbury, LLC to Amend Sections. 5.B.2.a, 5.B.4., & 8.C.4.f. of the Zoning Regulations. (Add “Hotel Conversion” as a Permitted Use with Specific Use Requirements to the CA-80 zone and add parking calculation to the Off Street Parking Table.) *Public hearing scheduled for May 23, 2023.*

**CORRESPONDENCE:** None.

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

**FOR REFERENCE ONLY:**

- 1) 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.
- 2) 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 Meeting  
Time: Wednesday, April 19, 2023 @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89733190928?pwd=bTZOUm1IVE4rZjc5S3NjTXAxcVJjZz09>

Meeting ID: 897 3319 0928

Passcode: 441118

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+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+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

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+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

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Passcode: 441118

Find your local number: <https://us02web.zoom.us/j/kBKfrw2y>

Also See Virtual Meeting Instructions on Planning Commission webpage.