



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, JUNE 7, 2023
7:30 PM

Public Participation Instructions start on Page 2 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: April 19, 2023 & May 17, 2023.
(Note: the May 3, 2023 meeting was cancelled.)

Click on link for [April 19, 2023](#) minutes and [May 17, 2023](#) minutes.

THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 21, 2023.

CONTINUATIONS OF PUBLIC HEARINGS:

- 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.

THIS HEARING WILL BE CONTINUED UNTIL THE NEXT REGULAR MEETING ON JUNE 21, 2023. THERE WILL BE NO TESTIMONY OR DISCUSSION AT TONIGHT'S MEETING.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 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 [draft resolution](#).

REFERRALS:

- 1) 8-3a Referral: Petition of Black Wolf Properties LLC to Amend Sections 6.A.2.b.(12) & 6.A.5.h (1-7) of the Zoning Regulations. (Add Automobile, truck, and motorcycle repair with indoor parking facility and limited used automobile, truck and motorcycle sales in IL-40 Zone as a Special Exception Use with additional use regulations.) *Zoning Commission public hearing scheduled for July 11, 2023.*

Click on link for:

[Amendment Petition](#).

[Planning Department Staff Report](#).

NEW BUSINESS: None.

CORRESPONDENCE: None.

OTHER MATTERS FOR DISCUSSION & POSSIBLE ACTION:

FOR REFERENCE ONLY:

- 1) Down Home Associates LLC (Property Owner) – Application for Special Exception/Site Plan Approval for Self Storage (Putnam Three Self Storage) in the IL-40 Zone - 7 Great Pasture Road (L16001) – SE #794. *Public hearing scheduled for June 21, 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) 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.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/85997089486?pwd=QVhTTUtMVnROckFFSHA1RzhRZENSOT09>

Meeting ID: 859 9708 9486

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+1 305 224 1968 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

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Also See Virtual Meeting Instructions on Planning Commission webpage.