



**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 21, 2023**  
**7:30 PM**

Public Participation Instructions start 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: May 17, 2023 and June 7, 2023.

*Click on link May 17, 2023 minutes and [June 7, 2023](#) minutes.*  
*[May 17<sup>th</sup> link not activated yet.](#)*

THE NEXT REGULAR MEETING IS SCHEDULED FOR JULY 5, 2023.

PUBLIC HEARING:

*Click on link for [Public Hearing Legal Notice.](#)*

- 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.

*Click on link for:*  
*[Special Exception/Site Plan Applications.](#)*  
*[Combined Map Set.](#)*  
*[Color Rendering.](#)*  
*[Engineering Report.](#)*  
*[Combined Staff Reports.](#)*

CONTINUATION OF PUBLIC HEARING:

- 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*

[\*Response letter from B. Doto PE.\*](#)

[\*Color renderings.\*](#)

[\*Revised Grading, Utility Plan.\*](#)

[\*Revised Landscape Plan.\*](#)

[\*Building #1 Floor Plan - First Floor.\*](#)

[\*Building #1 Floor Plan – Second thru Fifth floor.\*](#)

**OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:**

**REFERRAL:**

- 1) 8-24 Referral: June 2023 City Council Agenda Item #11 - Application for Renewal of Extension of Water and Sewer Extension – 100 Saw Mill Road.

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

**NEW BUSINESS:** None.

**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) 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 21, 2023 @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83532053223?pwd=b0tKYzUwd3FJZmZVaW8yV2c2d3Nadz09>

Meeting ID: 835 3205 3223

Passcode: 498297

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- +1 309 205 3325 US
- +1 669 900 6833 US (San Jose)
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- +1 253 215 8782 US (Tacoma)
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- +1 360 209 5623 US
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Also See Virtual Meeting Instructions on Planning Commission webpage.