



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
AUGUST 16, 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: June 21, 2023.

Click on link for [June 21, 2023](#) minutes.

Note: the following meetings were cancelled: July 5, 2023. July 19, 2023, & August 2, 2023.

THE NEXT REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 6, 2023.

THE FOLLOWING APPLICATION HAS BEEN WITHDRAWN:

- 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 HEARINGS: None.

CONTINUATION OF PUBLIC HEARING:

- 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:

[Response Letters as of 08/10/23.](#)

[Revised Map Set through 08/10/23.](#)

[Architectural Plans & Unit Counts.](#)

[Drainage Calculations rev 08/10/23.](#)

Revised Planting Plan. *Link not activated yet.*

Click on link for Items listed on the [June 21, 2023](#) Agenda

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

REFERRALS:

- 1) 8-24 Referral – August City Council Agenda Item #9: Sidewalk Easement, 32 Germantown Road (J11362).

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 Sections 3.E.9.d. & 10.A.1.a. of the Zoning Regulations. (Change of Issuing Authority for Certificate of Location Approval for Motor Vehicle Dealers & Repairers licenses from Zoning Commission to Zoning Enforcement Officer.) *Public hearing re-scheduled for September 12, 2023.*

Click on link for:

[Amendment Petition.](#)

[Planning Department Staff Report.](#)

- 3) 8-3a Referral – Petition of Danbury Mall LLC to Amend Sections 2, 3.F.2. of, and Add Sections 5.I. & 8.E.4.A. to, the Zoning Regulations. (New Mixed-Use Regional Mall Zoning District and Associated Amendments) *Public hearing scheduled for September 12, 2023. THIS WILL BE DISCUSSED AT THE SEPTEMBER 6, 2023 MEETING.*

NEW BUSINESS:

- 1) Safstor Real Estate Co LLC (Applicant) /94 Sandpit Road LLC (Property Owner) – Application for Special Exception/Site Plan Approval for Self Storage (SafStor) in the IL-40 Zone – 94 Sandpit Road (K10014) – SE #795. *Public hearing scheduled for September 20, 2023.*

CORRESPONDENCE: None.

OTHER MATTERS FOR DISCUSSION & POSSIBLE ACTION:

FOR REFERENCE ONLY:

- 1) 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.
- 2) 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, August 16, 2023 @7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89217575505?pwd=aUJ2UHBnWFRuWFdoK21EeXJpR3puUT09>

Meeting ID: 892 1757 5505

Passcode: 616120

One tap mobile

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+16469313860,,89217575505#,,,,*616120# US

Dial by your location

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- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 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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Meeting ID: 892 1757 5505
Passcode: 616120

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

Also See Virtual Meeting Instructions on Planning Commission webpage.