



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
SEPTEMBER 20, 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.

ROLL CALL:

ACCEPTANCE OF MINUTES: September 6, 2023.

Click on link for [September 6, 2023](#) minutes.

THE NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 4, 2023.

PUBLIC HEARING:

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

- 1) Route 6 Plaza LLC – Application for Revised Special Exception/Revised Site Plan For Change of Use from Restaurant to Fast Food Restaurant (“Wing Stop”) in the CG-20 Zone – 56 Newtown Road (L12025) – SE #765.

Click on link for:

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

[Revised Site Plan.](#)

[Traffic Letter.](#)

[Departmental Staff Report.](#)

CONTINUATION OF PUBLIC HEARINGS:

- 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:

[Revised Map Set.](#)

[Revised Drainage Report.](#)

Click on link for documents from the [June 21, 2023](#) and the [August 16, 2023](#) agendas.

- 2) 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.

Click on link for:

[Applicant Response Letter.](#)

[Combined Map Set.](#)

[Drainage Report.](#)

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

REFERRALS:

- 1) 8-3a Referral/ Petition of the City of Danbury by Sharon B. Calitro, Planning Director to Amend Sections 6.A.5.g. & 10.B.2.f. of the Zoning Regulations. (Amend Certificate of Location Approval issuing authority from Zoning Commission to Zoning Enforcement Officer for automobile and truck sales in the IL-40 Zone and amend permit fee language for Location Approvals.) *Public hearing scheduled for October 24, 2023.*

Click on link for:

[Amendment Petition with Proposed Language.](#)

[Planning Department Staff Report.](#)

- 2) 8-3a Referral/ Petition of Bright Ravens IS Danbury, LLC to Amend Sections 5.B.2. & 5.B.4. of the Zoning Regulations. (Add Hotel Conversion with Specific Use Requirements as a Permitted Use in the CA-80 Zone.) *Public hearing scheduled for October 24, 2023. This will be discussed at a later meeting.*

NEW BUSINESS: None.

CORRESPONDENCE: None.

OTHER MATTERS FOR DISCUSSION & POSSIBLE ACTION:

FOR REFERENCE ONLY:

- 1) 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.
- 2) Danbury Auto Group – Application for New Floodplain Permit for 23-27 & 33-37 Rose Street (H13272 & H13273) – Revised Site Plan #22-08.
- 3) New West Street LLC – Application for Revised Floodplain Permit for 43 & 47-49 West Street and 3-5 Montgomery Street (I14048, I14069, & I14071) – Revised Site Plan #10-05.

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, September 20, 2023 @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87275336929?pwd=Z3dSZ2R4Z3VFMjdCO1NmSTNESGtLOT09>

Meeting ID: 872 7533 6929

Passcode: 041739

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- +1 312 626 6799 US (Chicago)
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Also See Virtual Meeting Instructions on Planning Commission webpage.