



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
OCTOBER 4, 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 20, 2023.

Click on link for [September 20, 2023](#) minutes.

THE NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 18, 2023.

PUBLIC HEARINGS: None.

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 documents from [June 21, 2023](#) [August 16, 2023](#) & [September 20, 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 documents from [September 6, 2023](#) and [September 20, 2023](#) agendas.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 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 [Draft Resolution of Approval](#).

REFERRALS:

- 1) 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.) *Zoning Commission public hearing scheduled for October 24, 2023. This will be discussed at the October 18, 2023 meeting.*

NEW BUSINESS:

- 1) JAR Associates LLC- Application for Special Exception/Site Plan for [1] Warehouse [Sec. 6.A.2.b.(19)], [2] Storage, Sale and/or Repair of Construction Equipment [Sec. 6.A.2.b.(16)], and [3] Storage of Building Materials (Sec. 6.A.2.b.(15)] in the IL-40 Zone – 4 Lee Mac Avenue (K14122) – SE #796. *Public hearing date to be determined.*
- 2) JAR Associates – Application for Floodplain Permit for mixed industrial uses in the IL-40 Zone – SE #796.
- 3) Urstadt Biddle Properties Inc. – Application for Revised Floodplain Permit for Danbury Square Mall, 15-19 Backus Avenue (F17016-1) in the CG-20 Zone – Revised Site Plan for SE 334.

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, October 4, 2023 @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82651170036?pwd=ZlZKVVF6ZmRMd2toTlVZTDVObEJYZz09>

Meeting ID: 826 5117 0036

Passcode: 878957

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- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
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Also See Virtual Meeting Instructions on Planning Commission webpage.