



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 18, 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: October 4, 2023.

Click on link for [October 4, 2023](#) minutes.

THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 1, 2023.

PUBLIC HEARINGS: None.

CONTINUATION OF PUBLIC HEARINGS: None.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 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:
[Final Staff Report.](#)
[Draft Resolution.](#)

- 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:
[Final Staff Report.](#)
[Draft Resolution.](#)

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.*

Click on link for
[Amendment Petition with attached documentation.](#)
[Planning Department Staff Report.](#)

- 2) 8-24 Referral – October 2023 City Council Agenda Item #3: 41 New Street Lease & Operations – Health & Human Services.
- 3) 8-24 Referral – October 2023 City Council Agenda Item #4: 98 Elm Street Lease & Operations – Health & Human Services.

Click on link for [Planning Department Staff Report](#) on Items #2 & #3.

NEW BUSINESS:

- 1) Guy & Roberta Montanari (Property Owners) – Application for Special Exception/Site Plan Approval for (1) Petroleum Distribution [Sec. 6.B.2.b.(6)], (2) Petroleum Storage [Sec. (6.B.5.b.(1)], & (3) Business Office [Sec. 6.B.2.a.(4)] for Casey Energy (Applicant) in the IG-80 Zone – 82 Payne Road (M12008) – SE #797. *Public hearing scheduled for December 6, 2023*
- 2) Brookview Commons LLC – Application for Revision to Special Exception Approval granted June 5, 2019 for Brookview Commons Phase II – Request to change conditions of approval – 333 Main Street (I13034) – SE #767. *Public hearing scheduled for November 1, 2023.*
- 3) Brookview Commons LLC – Application for Revision to Combined Floodplain Permit approved on June 19, 2019 for Brookview Commons Phase II – Request to change conditions of Floodplain Permit approval – 333 Main Street (I13034) & 30 Crosby Street (I13045) – SE #767.

CORRESPONDENCE: None.

OTHER MATTERS FOR DISCUSSION & POSSIBLE ACTION:

FOR REFERENCE ONLY:

- 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 scheduled for November 15, 2023.*
- 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.
- 3) Danbury Auto Group – Application for New Floodplain Permit for 23-27 & 33-37 Rose Street (H13272 & H13273) – Revised Site Plan #22-08.
- 4) 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.
- 5) JAR Associates – Application for Floodplain Permit for mixed industrial uses in the IL-40 Zone – SE #796.
- 6) 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.

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 18, 2023 @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87561927364?pwd=QUgxYnRMbjZrOGFiWjFmdldWei9Fdz09>

Meeting ID: 875 6192 7364

Passcode: 998642

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Dial by your location

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+1 312 626 6799 US (Chicago)
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+1 305 224 1968 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
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Find your local number: <https://us02web.zoom.us/j/kc36S1tAl>

Also See Virtual Meeting Instructions on Planning Commission webpage.