



**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**  
**NOVEMBER 15, 2023**  
**7:30 PM**

Public Participation Instructions are on Page 4 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: November 1, 2023.

*Click on link for November 1, 2023 minutes. **Link not activated yet.***

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

PUBLIC HEARING:

*THE FOLLOWING PUBLIC HEARING HAS BEEN RESCHEDULED AND WILL BE RE-NOTICED FOR THE DECEMBER 6, 2023 MEETING:*

- 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.

CONTINUATION OF PUBLIC HEARINGS: None.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 1) 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.

Click on link for [Draft Resolution](#).

- 2) 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.

Click on link for [Draft Resolution](#).

REFERRALS:           <https://www.danbury-ct.gov/DocumentCenter/View/3141/SE-767-DRAFT-Denial-Floodplain-Permit-Brookview-Commons-Phase-II-333-Main-Street>

- 1) 8-3a Referral - Petition of Danbury Mall LLC, 7 Backus Avenue (F16015, F16014, F17014, F17015, F17002, F17002-2, & F17002-3) for Change of Zone from CG-20 to MURM (Mixed Use Regional Mall). *Zoning Commission public hearing scheduled for November 28, 2023.*

Click on link for:

[Zone Change Petition with Zone Change Map.](#)  
[Planning Department Staff Report.](#)

- 2) 8-24 Referral/November 2023 City Council Agenda Item #12 - Sewer Main Extension - 22 Depalma Lane (G06045)
- 3) 8-24 Referral/November 2023 City Council Agenda Item #13 - Sewer Main Extension - Fairfield Ave - Morton Street (K16004)
- 4) 8-24 Referral/November 2023 City Council Agenda Item #14 - Water Main Extension - Fairfield Ave - Morton Street (K16004)

Click on link for [Departmental Staff Report for 8-24 Referrals](#).

NEW BUSINESS:

- 1) Black Wolf Properties LLC (Property Owner & Applicant) - Application for Special Exception/Waiver to Site Plan Requirements for Repair of Automobiles, Trucks, and Motorcycles with Indoor Parking Storage Facility and Limited Used Automobile, Truck, and Motorcycle Sales [Secs. 6.A.2.b.(12) & 6.A.5.h.] in the IL-40 Zone - 32 Miry Brook Road ((F19017) - SE #758. *Public hearing date to be announced.*

CORRESPONDENCE:

- 1) Regular Meeting Schedule for 2024.

Click on link for [2024 Meeting Schedule](#).

**OTHER MATTERS FOR DISCUSSION & POSSIBLE ACTION:**

- 1) Letter from HavenCare at Filosa, 13-21 Hakim Street (G14054), requesting removal of Special Exception Approval (SE #643) granted April 5, 2006.

Click on link for [Information Packet regarding this request](#).

**FOR REFERENCE ONLY:**

- 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) 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, November 15, 2023 @7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89450692567?pwd=S1lCQ0pWWVdrMWxieVpJd0dZeWRPUT09>

Meeting ID: 894 5069 2567

Passcode: 021650

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Dial by your location

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+1 305 224 1968 US

+1 309 205 3325 US

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+1 646 931 3860 US

+1 564 217 2000 US

+1 669 444 9171 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)

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Find your local number: <https://us02web.zoom.us/j/89450692567>

Also See Virtual Meeting Instructions on Planning Commission webpage.