



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
www.danbury-ct.gov

(203) 797-4525
(203) 797-4586 (FAX)

AGENDA – SPECIAL MEETING
WEB-BASED MEETING HOSTED ON ZOOM
WEDNESDAY, JANUARY 11, 2023
7:30 PM

Public Participation Instructions 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: December 7, 2022 & December 14, 2022.

Click on link for [December 7, 2022](#) & [December 14, 2022](#) minutes.

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

PUBLIC HEARINGS: None.

CONTINUATION OF PUBLIC HEARINGS:

- 1) Border LLC/The Botanist - Application for Special Exception/Revised Site Plan Approval to allow (1) Cannabis hybrid retailer [Secs. 5.B.2.b.(4) & 3.C.4.]; and (2) Trip Generation in excess of 500 vehicle trips per day [Sec. 3.E.2.] in the CA-80 Zone - 105 Mill Plain Road (C14063 & all or a portion of C14064) – SE #790.

Click on link for:

[Combined response letters from applicant.](#)
[Revised Plans thru 12/20/22.](#)

Click on link to view items from [December 7, 2022](#) meeting.

- 2) Sugar Hollow Associates LLC - Application for Revised Special Exception/Revised Site Plan Approval for “The Shops at Marcus Dairy” for (1) new stand-alone fast food restaurant [Sec 5.A.2.b.(16)] with Drive-Thru Window [Sec. 3.E.8.] and (2) Cumulative Trip Generation in excess of 500 vehicle trips per day [Sec. 3.E.2.] in the CG-20 Zone - 5 Sugar Hollow Road & Backus Avenue (G17002) - SE #663. *AT THE REQUEST OF THE APPLICANT’S ATTORNEY, THIS HEARING WILL BE TABLED AND CONTINUED UNTIL THE JANUARY 18, 2023 MEETING. THERE WILL BE NO DISCUSSION OR TESTIMONY AT THIS MEETING.*

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 1) Ye Olde Road LLC – Application for Special Exception/Site Plan Approval for Proposed Commercial Building for Storage of Building Materials & Construction Equipment and Outdoor Storage of Building Materials & Construction Equipment [Sections 3.E.4., 6.A.2.b.(14) & 6.A.2.b.(15)] in the IL-40 Zone – 2 Ye Olde Road (E17066) – SE #770.

Click on link to view items from [October 19, 2022](#), [November 2, 2022](#), & [December 7, 2022](#) meetings.

- 2) LoStocco Brothers Federal Road LLC (Property Owner)/BUDR Hartford Holding LLC (Applicant) - Application for Special Exception/Site Plan Approval for Cannabis Retailer [Secs. 5.A.2.b.(4) & 3.C.4.] in the CG-20 Zone – 108 Federal Road (L09024) – SE #789.

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

REFERRALS:

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

- 1) 8-24 Referral – December 2022 City Council Agenda Item #9: Danbury Fish & Game Association, Request for Lease Renewal, 33 Hayestown Road (I09082).
- 2) 8-24 Referral – December 2022 City Council Agenda Item #11: Request for Water Main Extension – 21 Old Sherman Turnpike (M12016).

NEW BUSINESS:

- 1) Blackman Enterprises LLC (Property Owner)/NSK Petroleum Wholesale Inc (Prospective Purchaser) - Application for Special Exception/Revised Site Plan Approval for Automobile Service Station & Convenience Market (Secs 3.E.9. & 5.A.2.b.) and Trip Generation in excess of 500 vehicle trips per day [Sec. 3.E.2.] in the CG-20 Zone – 32 Germantown Road (J11362) – SE #791. *Public hearing scheduled for February 15, 2023.*

- 2) 8-24 Referral – January 2023 City Council Agenda Item #5: Easement Acquisition – Franklin Street Extension – For Bridge Replacement. *THIS WILL BE DISCUSSED AT THE JANUARY 18, 2023 MEETING.*
- 3) 8-24 Referral – January 2023 City Council Agenda Item #6: Easement Acquisition – Shelter Rock Road – For Bridge Replacement. *THIS WILL BE DISCUSSED AT THE JANUARY 18, 2023 MEETING.*

CORRESPONDENCE:

OTHER MATTERS FOR DISCUSSION & POSSIBLE ACTION:

- 1) Discussion & Possible Action on (A) Request from Attorney Neil Marcus to extend the approval of Savannah Hills Resubdivision, 193-207 Great Plain Road, SUB #06-09 ("Resubdivision"); and (B) Issuance of proposed notice of expiration of Resubdivision.

Click on link for:

[Request for Extension of Subdivision Approval dated 11/21/22.](#)
[Corporation Counsel Letter dated 12/29/22.](#)

- 2) Annual Election of Chairman and Vice-Chairman.

FOR REFERENCE ONLY:

- 1) G & J Partners/Danbury Retail Management LLC – Application for Floodplain Permit for Fast Food Restaurant with Drive-Thru Use & Medical Office in the CG-20 Zone – 1 Sugar Hollow Road (G17001) – SE #788.
- 2) 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.
- 3) MS Portfolio LLC – Revised Floodplain Permit for Revised Site Plan for Target Corporation, Danbury Fair Mall, 7 Backus Avenue (F17014) - SE #771.

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 Special Meeting

Time: Wednesday, January 11, 2023 @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87279516728?pwd=ekRjcDBsKzFmdnJSQmpyd05vOnpYZz09>

Meeting ID: 872 7951 6728

Passcode: 525836

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+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

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Find your local number: <https://us02web.zoom.us/u/kc7VDe0vzC>

Also See Virtual Meeting Instructions on Planning Commission webpage.