



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
WEDNESDAY, JANUARY 18, 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: January 11, 2023.

*Click on link for January 11, 2023 minutes. **Link not activated yet.***

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

PUBLIC HEARINGS: None.

CONTINUATION OF PUBLIC HEARINGS:

- 1) 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.

Click on link for:

[Responses from Applicant.](#)
[Revised Plans.](#)

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

THERE WILL BE NO DISCUSSION OR ACTION TAKEN AT THIS MEETING.

- 2) 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 [Draft Resolution](#).

REFERRALS:

Click on link for Staff Report on 8-24 Referrals. *Link not activated yet.*

- 1) 8-24 Referral – January 2023 City Council Agenda Item #5: Easement Acquisition – Franklin Street Extension – For Bridge Replacement.
- 2) 8-24 Referral – January 2023 City Council Agenda Item #6: Easement Acquisition – Shelter Rock Road – For Bridge Replacement.

NEW BUSINESS:

- 1) 8-3a Referral: Petition of 3775 LLC (as Applicant), 1, 3, & unnumbered lot Pembroke Road (G08029 [owned by Robert Morsey], G08030 & G08098, [owned by 3775 LLC]) for Change of Zone from RA-40 to RA-20. *Zoning Commission public hearing scheduled for March 14, 2023. THIS ITEM WILL BE DISCUSSED AT A FUTURE MEETING.*
- 2) 8-3a Referral - Petition of South Park Properties LLC, 130, 132-134, & 136 South Street (J15059, J15058, & J15056) for Change of Zone from CN-5 to RMF-4. *Zoning Commission public hearing scheduled for March 14, 2023. THIS ITEM WILL BE DISCUSSED AT A FUTURE 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.

THERE WILL BE NO DISCUSSION OR ACTION TAKEN AT THIS MEETING.

FOR REFERENCE ONLY:

- 1) Discussion & Possible Action on the proposed Capital Improvement Plan FY 23/24 – FY 28/29 scheduled for February 1, 2023 meeting. *INFORMATION TO FOLLOW.*
- 2) 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.*
- 3) 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.
- 4) 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.
- 5) 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 Meeting
Time: January 18, 2023 @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84655230631?pwd=NmZtclcvUVNVZWVhVcUVUb3JiRmkyUT09>

Meeting ID: 846 5523 0631

Passcode: 380230

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Also See Virtual Meeting Instructions on Planning Commission webpage.