



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, MAY 17, 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: April 19, 2023. (May 3, 2023 meeting was cancelled)

*Click on link for April 19, 2023 minutes. **Link not activated** .*

THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 7, 2023.

CONTINUATIONS OF PUBLIC HEARINGS:

- 1) Tower Investment Group LLP Application for Special Exception/Site Plan Approval for Apartment House (“The Legacy On Main”), Bank, Trip Generation in excess of 500 vehicle trips per day [Sec. 3.E.2.], and Required Parking in excess 100 spaces [Sec. 5.F.2.b.] in the C-CBD Zone -- 30 & 34 Main Street (I15254 & I15335) – SE #792.

Click on link for:

[Updated Staff Reports through May 3, 2023.](#)

[Response Letter to Staff Comments.](#)

[Updated Map Set.](#)

[Letter received in Opposition.](#)

Click on link for items listed on [April 19, 2023](#) agenda.

- 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.

Click on link for:

[Response letters to Staff Comments.](#)

[Updated Map Set.](#)

[Photos submitted by Artel Engineering](#)

Videos submitted by Artel Engineering

- [Video 1 Click Here](#)
- [Video 2 Click Here](#)
- [Video 3 Click Here](#)

Click on link for items listed on the [March 27, 2023](#) agenda.

Click on link for items listed on [April 19, 2023](#) agenda.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

REFERRALS:

- 1) 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 C-CBD. *Zoning Commission public hearing scheduled for May 23, 2023.*

Click on link for

[Zone Change Petition with Map.](#)

[Planning Department Staff Report.](#)

- 2) 8-3a Referral - Petition of Bright Ravens IS Danbury, LLC to Amend Sections. 5.B.2.a, 5.B.4., & 8.C.4.f. of the Zoning Regulations. (Add “Hotel Conversion” as a Permitted Use with Specific Use Requirements to the CA-80 zone and add parking calculation to the Off Street Parking Table.) *Zoning Commission public hearing scheduled for May 23, 2023.*

Click on link for

[Amendment Petition with Proposed Language.](#)

[Planning Department Staff Report.](#)

- 3) 8-3a Referral – Petition of the City of Danbury by Sharon B. Calitro, Planning Director, to Amend Sections 5.B.2.a. & b. of the Zoning Regulations. (Change Dependency Treatment Center from Permitted Use to Special Exception Use.) *Zoning Commission public hearing scheduled for June 27, 2023.*

*Click on link for
[Amendment Petition with Proposed Language.](#)
[Planning Department Staff Report.](#)*

NEW BUSINESS:

- 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. *Public hearing scheduled for June 21, 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.

CORRESPONDENCE: None.

OTHER MATTERS FOR DISCUSSION & POSSIBLE ACTION:

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) Danbury Auto Group - Application for Floodplain Permit for 33 Rose Street (H13273) -Renovate Existing Auto Repair Facility in the C-CBD Zone – SP #22-08. *THIS APPLICATION HAS BEEN WITHDRAWN.*

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, May 17, 2023 @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81260238581?pwd=YzAwVVIMNWxSUIZyV3BYZzhCcmZKQT09>

Meeting ID: 812 6023 8581

Passcode: 503896

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+1 312 626 6799 US (Chicago)

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+1 564 217 2000 US

+1 669 444 9171 US

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Also See Virtual Meeting Instructions on Planning Commission webpage.