



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
FEBRUARY 2, 2022
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 5, 2022 & January 19, 2022.

Click on link for

[January 5, 2022 minutes.](#)

[January 19, 2022 minutes.](#)

PLEASE NOTE: THE NEXT REGULAR MEETING WHICH WAS SCHEDULED FOR WEDNESDAY, FEBRUARY 16, 2022 AT 7:30 PM, HAS BEEN CANCELLED. THERE WILL BE A SPECIAL MEETING (HOSTED ON ZOOM) HELD ON THURSDAY, FEBRUARY 17, 2022 AT 7:30 PM.

PUBLIC HEARING:

Click on link for [Public Hearing Legal Notice.](#)

- 1) 46 Mill Plain LLC – Application for Special Exception/Site Plan Approval for Mixed Use Development (Westconn Park) in the CA-80, RMF-4, & RA-40 Zones {(1) Proposed Uses in CA-80 Zone: Retail, Professional/Business Offices, Bank with Drive-Thru, & Restaurant [Secs. 3.E.8., 5.B.2.a.(5), 5.B.2.a.(8), 5.B.2.a.(39), & 4.B.2.a.(40)], (2) Proposed Uses in RMF-4 Zone: Apartment House, Housing Incentive Option, & Congregate Housing [Secs. 4.B.2.a.(1), 4.B.4.a., 4.B.7., 4.B.2.a.(4), & 4.B.4.d.], (3) Proposed Use in RA-40 Zone: Park, Playground or Recreational Facility [Secs. 4.A.2.a.(4) & 4.A.4.d.], and (4) Cumulative Uses Generating Over 500 Vehicle Trips Per Day [Sec. 3.E.2.] – 3-13 Mill Plain Road &

Amity Lane (E15038, E15039, E15040, E15041, E15042, E15043, E15044, & E15045) - SE #784.

Click on link for:

[Special Exception & Site Plan Applications.](#)

[Project Map Set.](#)

[Lifestyle Architectural Elements.](#)

[Affordable Housing Contract/Application.](#)

[Stormwater Management Report.](#)

[Traffic Report.](#)

[FAA Determinations.](#)

[Supplemental Documents.](#)

[Department Staff Reports.](#)

CONTINUATION OF PUBLIC HEARING:

- 1) TDRAP, LLC – Application for Special Exception/Revised Site Plan Approval for Self Storage (“Modern Self Storage”) in the IL-40 Zone - 12 Great Pasture Road (L16010) – SE #782. . *THERE WILL BE NO DISCUSSION OR TESTIMONY AT THIS MEETING. THE APPLICANT HAS REQUESTED THIS HEARING BE CONTINUED TO THE FEBRUARY 17, 2022 SPECIAL MEETING.*

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 1) Germantown Plaza Associates LLC – Application for Revised Special Exception/Revised Site Plan Approval for Medical Offices (in Building #30) in the CG-20 (& RA-8) Zones – 20 & 30 Germantown Road (J11361 & J11355) – SE #370.

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

REFERRALS: None.

NEW BUSINESS:

- 1) 8-3a Referral: Petition of the City of Danbury by Sharon B. Calitro, Planning Director to Amend Section 3.C. of the Zoning Regulations (Amendment pursuant to Public Act 21-29: Opt out of the requirement for the allowance of accessory apartments as of right on each lot that contains a single-family dwelling.) *Zoning Commission public hearing scheduled for March 8, 2022. THIS WILL BE DISCUSSED AT THE SPECIAL MEETING ON THURSDAY, FEBRUARY 3, 2022.*
- 2) JAR Associates LLC – Application for Revised Special Exception/Revised Site Plan Approval for Continued Approved Special Exception use of Storage, Sale, Rental, and/or Repair of Construction Equipment and Add Storage or Sale of Building Materials – 42

Kenosia Avenue (E17086) – SE 641. *Public hearing scheduled for the February 17, 2022 Special Meeting.*

CORRESPONDENCE: None.

OTHER MATTERS:

FOR REFERENCE ONLY:

- 1) Real Time Capital Properties LLC – Application for Revised Floodplain Permit for “Safe & Sound Storage”, 18 Great Pasture Road (L15008-009) – SE #769.
- 2) TDRAP, LLC – Application for Floodplain Permit for “Modern Self Storage”, 12 Great Pasture Road (L16010) – SE #782.
- 3) Alpha Professional Building LLC – Application for Special Exception/Revised Site Plan Approval for Conversion of Professional Office Space to Medical Office Space in the CA-80 Zone – 34 Mill Plain Road (E15104) – SE #783. *Public hearing has been scheduled for the February 17, 2022 Special Meeting.*
- 4) THERE WILL BE A SPECIAL MEETING (HELD ON THE ZOOM PLATFORM) ON THURSDAY, FEBRUARY 3, 2022 AT 3:00 PM.

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: February 2, 2022 @ 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84029743048?pwd=SlNrRUQxc090QVdyNmpaUVFhQUplJZz09>

Meeting ID: 840 2974 3048

Passcode: 183166

One tap mobile

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+13017158592,,84029743048#,,,,*183166# US (Washington DC)

Dial by your location

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 840 2974 3048

Passcode: 183166

Find your local number: <https://us02web.zoom.us/j/kf8QhO573>

Also See Virtual Meeting Instructions on Planning Commission webpage.