



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
THURSDAY, FEBRUARY 17, 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: February 2, 2022 & February 3, 2022 Special Meeting.

Click on link for
[February 2, 2022 minutes.](#)
[February 3, 2022 minutes.](#)

THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 2, 2022 AT 7:30 PM.

PUBLIC HEARINGS:

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

- 1) 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.

Click on link for:
[Special Exception/Revised Site Plan Applications.](#)
[Map Set.](#)
[Department Staff Reports.](#)

- 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.

Click on link for:

[Revised Special Exception/Revised Site Plan Applications.](#)

[Map Set.](#)

[Staff Report.](#)

[Response Letter from Applicant's Engineer.](#)

[Revised Map Set](#)

CONTINUATION OF PUBLIC HEARINGS:

- 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.

Click on link for:

[Response Letters from Applicant's Engineer.](#)

[Revised Map Set.](#)

[Documents from the January 5, 2022 meeting.](#)

- 2) 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. *THE APPLICANT HAS REQUESTED THIS HEARING BE CONTINUED UNTIL THE MARCH 2, 2022 MEETING. THERE WILL BE NO DISCUSSION OR TESTIMONY AT THIS MEETING.*

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

REFERRALS:

- 1) 8-24 Referral – February 2022 City Council Agenda Item #13: Sewer Line Easement – Danbury Municipal Airport.

Click on link for [Staff Report.](#)

NEW BUSINESS: None.

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.

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: Thursday, February 17, 2022 @ 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87032005922?pwd=O0xxMXVacmlSVTZRdDdPdlMwektxUT09>

Meeting ID: 870 3200 5922

Passcode: 172671

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+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 870 3200 5922

Passcode: 172671

Find your local number: <https://us02web.zoom.us/u/ksh7vTN4E>

Also See Virtual Meeting Instructions on Planning Commission webpage.