



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
MARCH 23, 2022
***** 4:00 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: March 2, 2022.

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

THE NEXT REGULAR MEETING IS SCHEDULED FOR APRIL 6, 2022 AT 7:30 PM.

PUBLIC HEARINGS: None.

CONTINUATION OF PUBLIC HEARING:

- 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. *THE APPLICANT'S ATTORNEY HAS REQUESTED THIS HEARING BE CONTINUED UNTIL THE*

APRIL 6, 2022 MEETING. THERE WILL BE NO DISCUSSION OR TESTIMONY AT THIS MEETING.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

REFERRALS:

- 1) 8-24 Referral – March 21, 2022 City Council Agenda Item #1: Amended Bond Issuance/Ordinance/Adoption - Danbury Career Academy.

Click on link for [Planning Department report.](#)

NEW BUSINESS:

- 1) Barbara, Samuel L., Joseph V., & Angelo P. Jr. Scalzo Jr.- Application for Special Exception/Revised Site Plan Approval for Use Generating Over 500 Vehicle Trips Per Day (Indian Food Market), 33 Crosby St (I13048) in the C-CBD Zone – SE #445. *Public hearing scheduled for April 6, 2022.*
- 2) 100 Mill Plain Investors LLC – Application for Revised Special Exception/Revised Site Plan Application for Conversion of Professional Office Space to Medical Office Space in the CA-80 Zone – 100 Mill Plain Road (C14058) – SE # 728. *Public hearing scheduled for April 6, 2022.*
- 3) Laurel Draper - 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. *Public hearing scheduled for April 6, 2022.*
- 4) Laurel Draper – Application for Floodplain Permit for “Modern Self Storage”, 12 Great Pasture Road (L16010) – SE #782.

CORRESPONDENCE: None.

OTHER MATTERS:

- 1) Letter from Pondview Development, LLC requesting one year extension on Subdivision #14-01 for Pondview Estates, 97 King Street, originally approved April 2, 2014. One year extension granted in April 2019, second one year extension granted in April 2020.

Click on link for [letter.](#)

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.

ADJOURNMENT

PUBLIC PARTICIPATION INSTRUCTIONS:

NOTE: This meeting starts at **4:00 PM** (US and Canada), PLEASE feel free to join early after 3:45 PM to test the audio and video connection.

Topic: Special Planning Commission Meeting

Time: Wednesday, March 23, 2022 @ **4:00 PM** Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86446391424?pwd=UWFHdTB6S0JPVytuNjlNbWp6L2hKQT09>

Meeting ID: 864 4639 1424

Passcode: 642811

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+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 864 4639 1424

Passcode: 642811

Find your local number: <https://us02web.zoom.us/j/86446391424?pwd=UWFHdTB6S0JPVytuNjlNbWp6L2hKQT09>

Also See Virtual Meeting Instructions on Planning Commission webpage.