



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
JUNE 1, 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: May 4, 2022 & May 18, 2022.

Click on link for [May 4, 2022](#) minutes & [May 18, 2022](#) minutes

THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 15, 2022 AT 7:30 PM.

PUBLIC HEARINGS:

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

- 1) 95 Mill Plain Road LLC – Application for Special Exception/Site Plan Approval for Self Service Storage (Diamond Point Development) in the CA-80 Zone – 95 Mill Plain Road (C14003) – SE #787.

Click on link for:

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

[Map Set.](#)

[Architectural Renderings & Elevations.](#)

[Project Report.](#)

[Traffic Report.](#)

[Rock Excavation Control Measures.](#)

[Staff Reports.](#)

- 2) BRT Brookview Commons LLC – Application for Revised Site Plan Approval in accordance with Section 10.D.7.c. of the Zoning Regulations for “Brookview Commons Phase II” in the C-CBD Zone – 333 Main Street (I13034) – SE #767.

Click on link for:

[Revised Site Plan Application.](#)

[Plan.](#)

[Letter from Applicant’s Traffic Engineer.](#)

[Staff Report.](#)

CONTINUATION OF PUBLIC HEARING:

- 1) Pioneer Realty LLC – Application for Special Exception/Site Plan Approval for (1) Use Generating Over 500 Vehicle Trips Per Day & (2) Sale or Rental of Automobiles and Trucks In Accordance with Section 6.a.5.g. of the Zoning Regulations (Curry Automotive) in the IL-40 Zone - 1 & 15 Miry Brook Road (G18007 & G18016) – SE #785.

Click on link for:

[Response Letters from Project Team submitted 5/26/22.](#)

[Revised Map set submitted 5/26/22.](#)

[Traffic Study.](#)

[Letter from Traffic Engineer M. Galante.](#)

To Access the [Documents from May 4, 2022 meeting.](#)

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 1) Laurel Draper - Application for Special Exception/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 [Draft Resolution.](#)

REFERRAL:

- 1) 8-24 Referral – May City Council Agenda Item #12: Application for Extension of Water Main - 22 Michaud Road (J10145).

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

NEW BUSINESS:

- 1) G & J Partners/Danbury Retail Management LLC – Application for Special Exception/Site Plan Approval for (1) Fast Food Restaurant [Sec. 5.A.2.b.(16)] with (2)

Drive-Thru Use [Sec. 3.E.8.], (3) Medical Office [Sec. 5.A.2.b.(14)] , and (4) Cumulative Uses Generating Over 500 Vehicle Trips Per Day [Sec. 3.E.2.] in the CG-20 Zone – 1 Sugar Hollow Road (G17001) – SE #788. *Public hearing scheduled for July 20, 2022.*

- 2) 8-3a Referral - Petition of Sharon B. Calitro, Planning Director to Amend Section 10.J. of the Zoning Regulations. (Extend Temporary Moratorium on acceptance of applications, amendments, petitions and issuance of zoning approvals for or related to cannabis establishments for one year or upon future action of the Zoning Commission, whichever date comes first.) *THIS WILL BE DISCUSSED AT THE JUNE 15, 2022 MEETING.*
- 3) 8-3a Referral - Petition of Sharon B. Calitro, Planning Director to Amend Sections 2.B., 3.C.4., 5.A.2.b., 5.A.5., 5.B.2.b., 5.B.5., 6.A.2.b., 6.B.2.b., 8.C.4.c., 10.J., 11.B.2., 11.B.3 of the Zoning Regulations. (Amendments to clarify definitions of cannabis establishments, allow and regulate specific adult use cannabis establishments in specified zoning districts, establish a parking requirement, and prohibit issuance of variances for said cannabis uses.) *THIS WILL BE DISCUSSED AT THE JUNE 15, 2022 MEETING.*

CORRESPONDENCE: None.

OTHER MATTERS:

FOR REFERENCE ONLY:

- 1) 190 White St. LLC/Mars Electric LLC – Application for Revised Special Exception/Revised Site Plan to allow Expansion of Existing Day Care Center (“Twinkle Little Star Day Care”) in the CG-20 Zone – 190 White St./Rear (#J13004) – SE #672. *Public hearing scheduled for June 15, 2022.*
- 2) Laurel Draper – Application for Floodplain Permit for “Modern Self Storage”, 12 Great Pasture Road (L16010) – SE #782.
- 3) Real Time Capital Properties LLC – Application for Revised Floodplain Permit for “Safe & Sound Storage”, 18 Great Pasture Road (L15008-009) – SE #769.
- 4) DC-7 Properties LLC – Application for Revised Floodplain Permit for “Superior Products Distributors Inc.”, 42 Kenosia Avenue (E17086) – SE 641.

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, June 1, 2022 @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84581291159?pwd=VWtRZ0h0U2x3YmRlL1RySVppQW51QT09>

Meeting ID: 845 8129 1159

Passcode: 871055

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Also See Virtual Meeting Instructions on Planning Commission webpage.