



**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 15, 2022**  
**7:30 PM**

Public Participation Instructions on Page 4 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: June 1, 2022.

*Click on link for June 1, 2022 minutes. **LINK NOT ACTIVATED YET.***

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

PUBLIC HEARING:

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

- 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.

*Click on link for:*

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

[Revised Site Plan.](#)

[Combined Staff Reports.](#)

CONTINUATION OF PUBLIC HEARINGS:

- 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:*

[New Staff Reports through 6/13/22.](#)

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

*The Access the Documents from the [June 1, 2022 meeting.](#)*

- 2) 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:*

[Response letters from Applicant.](#)

[Revised Plans.](#)

*To Access the documents from [June 1, 2022 meeting.](#)*

#### OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 1) 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 [Draft Resolution.](#)*

#### REFERRALS:

- 1) 8-24 Referral – June 2022 City Council Agenda Item #9: State Surplus Property at 71 Main Street (I15290).

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

- 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.)

*Click on link for*

[Petition with Proposed Language.](#)

[Planning Department Staff Report.](#)

- 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.)

*Click on link for*

[\*Petition with Proposed Language.\*](#)  
[\*Planning Department Staff Report.\*](#)

**NEW BUSINESS:**

- 1) ZBA Referral – Application #22-14: 23-27 Rose Street, 25 Rose Street, LLC, (H13272), USE VARIANCE, Secs. 3.C.1. & 5.F.2.a; to allow automobile dealership & repair service in the C-CBD Zone, Sec. 7.A.5.c(3); to vary requirement that all principal and fire exits shall have access to ground or structure leading to ground having continuous elevation above the 100-year flood flow level; and Sec. 9.C.1.a. , to change from one non-conforming use to another non-conforming use. (C-CBD Zone) *Zoning Board of Appeals public hearing scheduled for July 28, 2022. THIS WILL BE DISCUSSED AT A FUTURE MEETING.*

**CORRESPONDENCE:** None.

**OTHER MATTERS:**

**FOR REFERENCE ONLY:**

- 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) 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 15, 2022 @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89819532235?pwd=eEdoM2M2YjRBalRkRDN3TWs1SjV3Zz09>

Meeting ID: 898 1953 2235

Passcode: 372395

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Also See Virtual Meeting Instructions on Planning Commission webpage.