



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
JULY 6, 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 & June 15, 2022

Click on link for [June 1, 2022](#) and [June 15, 2022](#) minutes.

THE NEXT REGULAR MEETING IS SCHEDULED FOR JULY 20, 2022 AT 7:30 PM.

PUBLIC HEARING: None.

CONTINUATION OF PUBLIC HEARING:

- 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. *This matter was tabled & continued at the 6/15/22 meeting.*

Click on link for:

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

[Response letter from Geotech Engineer.](#)

[Revised Plans through 6/29/22.](#)

[Staff reports through 6/30/22.](#)

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

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 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 [Draft Resolution](#).

- 2) 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 [Draft Resolution](#).

- 3) DC-7 Properties LLC – Application for Revised Floodplain Permit for “Superior Products Distributors Inc.”, 42 Kenosia Avenue (E17086) – SE 641.

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

REFERRALS:

- 1) 8-24 Referral – June City Council Agenda Item #2: Sidewalk Easement for 3-7 Great Plain Road (#J10178)

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

- 2) 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 August 11, 2022.*

*Click on link for [Zoning Board of Appeals Application & Map](#).
[Planning Department Staff Report](#).*

- 3) 8-3a Referral - Petition of Maria Lema Tacuri & Isabel Lema to Amend Section 3.F.2.d.(1)(a) of the Zoning Regulations (Reduce Distance Requirement between Package Stores from 2,000 ft. to 1,000 ft.) Zoning Commission *public hearing scheduled for August 9, 2022.*

Click on link for

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

- 4) 8-3a Referral - Petition of 3775, LLC & Robert Morsey, 1, 3, & unnumbered lot Pembroke Road (G08029, G08030, & G08098) For Change of Zone from RA-40 to RMF-10. *Public hearing scheduled for August 9, 2022.*

Click on link for

[*Petition with Zone Change Map.
Planning Department Staff Report.*](#)

NEW BUSINESS:

- 1) G & J Partners/Danbury Retail Management LLC – Application for Floodplain Permit for Fast Food Restaurant with Drive-Thru Use & Medical Office in the CG-20 Zone – 1 Sugar Hollow Road (G17001) – SE #788.

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.

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, July 6, 2022 @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88248053703?pwd=zzq8wwjNJWhd8tWhgIO6AtiY1xK6x3.1>

Meeting ID: 882 4805 3703

Passcode: 359636

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+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 882 4805 3703

Passcode: 359636

Find your local number: <https://us02web.zoom.us/j/kFUz4H9Ut>

Also See Virtual Meeting Instructions on Planning Commission webpage.