



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
AUGUST 17, 2022
7:30 PM

Public Participation Instructions on Page 2 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: August 3, 2022.

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

THE NEXT REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 7, 2022 @ 7:30 PM.

PUBLIC HEARING: None.

CONTINUATION OF PUBLIC HEARING:

- 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.

Click on link for:

[Departmental Reports.](#)

[Applicant's response to Planning Department Comments.](#)

[Revised Map Set.](#)

Click on link to see documents from [July 20, 2022](#) meeting.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 1) Real Time Capital Properties LLC – Application for Revised Floodplain Permit for “Safe & Sound Storage”, 18 Great Pasture Road (L15008-009) – SE #769.

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

REFERRALS:

- 1) 8-24 Referral – July City Council Agenda Item #11: Acquisition of Drainage Easements for Wastewater Treatment Plant from Properties on Eden Drive & Plumtrees Road.
- 2) 8-24 Referral – August City Council Agenda Item #8: Request for Access and Drainage Easement for The Summit at 50 Apollo Road, Bethel.
- 3) 8-24 Referral – August City Council Agenda Item #9: Application for Extension of Sewer Main for 1 & 15 Miry Brook Road (G18007 & G18016).
- 4) 8-24 Referral – August City Council Agenda Item #10: Application for Extension of Water Main for 1 & 3 Scuppo Road (F14073 & F14124).
- 5) 8-24 Referral – August City Council Agenda Item #11: Application for Renewal of Extension of Sewer Main Approval for 5 Great Pasture Road (L15002).

Click on link for [Planning Department Report on Items #1- #5](#).

- 6) 8-3a Referral _ Petition of 55 Triangle LLC/Bridgeport Roman Catholic Diocesan Corp., 55 Triangle Street (J15222) for Change of Zone from IL-40 to RMF-4 and 19 Sheridan Street (J15219) for Change of Zone from RMF-4 to IL-40. *Zoning Commission Public hearing scheduled for September 13, 2022.*

Click on link for:

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

NEW BUSINESS:

- 1) Ye Olde Road, LLC – Application for Special Exception/Site Plan Approval for “Proposed Commercial Building for Contractor Storage and use with Outdoor Storage” [Sections 3.E.4. & 6.A.2.b.(13)] in the IL-40 Zone – 2 Ye Olde Road (E17066) – SE #770. *Public hearing scheduled for October 5, 2022.*

CORRESPONDENCE: None.

OTHER MATTERS:

FOR REFERENCE ONLY:

- 1) The Bridgeport Roman Catholic Diocesan Corporation – Application for Revised Special Exception/Revised Site Plan Approval for Construction of Additional Mausoleum in the RA-40 Zone – 71 Lake Avenue Extension (E15114). *Public hearing scheduled for September 7, 2022.*
- 2) Laurel Draper – Application for Floodplain Permit for “Modern Self Storage”, 12 Great Pasture Road (L16010) – SE #782.
- 3) 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.

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, August 17, 2022 @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83485805827?pwd=Wi9UaGRUeTdqQ2JhbnJNY2E4a3FsUT09>

Meeting ID: 834 8580 5827

Passcode: 747067

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+1 312 626 6799 US (Chicago)
+1 564 217 2000 US
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 719 359 4580 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
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Also See Virtual Meeting Instructions on Planning Commission webpage.