



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
OCTOBER 19, 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: September 21, 2022.

Click on link for [September 21, 2022 minutes](#).

THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 2, 2022.

PUBLIC HEARING:

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

- 1) Ye Olde Road, LLC – Application for Special Exception/Site Plan Approval for Proposed Commercial Building for Storage of Building Materials & Construction Equipment and Outdoor Storage of Building Materials & Construction Equipment [Sections 3.E.4., 6.A.2.b.(14) & 6.A.2.b.(15)] in the IL-40 Zone – 2 Ye Olde Road (E17066) – SE #770.

Click on link for:

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

[Map Set](#).

[Project Report](#).

[Staff Reports](#).

CONTINUATION OF PUBLIC HEARING: None.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 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:
[Final Staff Report.](#)
[Draft Resolution.](#)

REFERRALS:

- 1) 8-24 Referral: October 2022 City Council Agenda Item #11 - Application for Renewal of Extension of Water Main - 54, 55 & 58 Town Hill Avenue & Park Place.

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

NEW BUSINESS:

- 1) Sugar Hollow Associates LLC - Application for Revised Special Exception/Revised Site Plan for “The Shops at Marcus Dairy” to construct a new stand-alone Panera Café Building with a Drive-Thru Window in the CG-20 Zone - 5 Sugar Hollow Road & Backus Avenue (G17002) - SE #663. *Public hearing scheduled for November 16, 2022.*
- 2) Sugar Hollow Associates LLC - Revised Floodplain Permit for “The Shops at Marcus Dairy” to construct a new stand-alone Panera Café Building with a Drive-Thru Window in the CG-20 Zone – 5 Sugar Hollow Road & Backus Avenue (G17002) -SE #663.
- 3) Border LLC/The Botanist - Application for Revised Special Exception/Revised Site Plan to allow (1) Cannabis hybrid retailer; & (2) Trip Generation in excess of 500 vehicle trips per day in the CG-20 Zone - 105 Mill Plain Road (C14063) – SE #779. *Public hearing scheduled for December 7, 2022.*
- 4) 8-3a Referral: Petition of Fairway Asset Management II LLC to Amend the Master Plan for The Reserve to Remove Phase 10. *Zoning Commission public hearing scheduled for November 22, 2022.*
- 5) 8-3a Referral: Petition of Fairway Asset Management II LLC, Reserve Road (C16046) for Change of Zone from PND to IL-40. *Zoning Commission public hearing scheduled for November 22, 2022.*

CORRESPONDENCE: None.

OTHER MATTERS:

FOR REFERENCE ONLY:

- 1) LoStocco Brothers Federal Road LLC (Property Owner)/BUDR Hartford Holding LLC (Applicant) - Application for Special Exception/Site Plan Approval for Cannabis Retailer in the CG-20 Zone – 108 Federal Road (L09024) – SE #789. *Public hearing scheduled for November 2, 2022.*
- 2) 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, October 19, 2022 @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82643262333?pwd=ZWNLbkhNL0Q4blMzdVBINUpRNUJpOT09>

Meeting ID: 826 4326 2333

Passcode: 092295

One tap mobile

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+16469313860,,82643262333#,,, *092295# US

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+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 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)
+1 386 347 5053 US
+1 564 217 2000 US
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Meeting ID: 826 4326 2333
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Find your local number: <https://us02web.zoom.us/j/82643262333>

Also See Virtual Meeting Instructions on Planning Commission webpage.