



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
NOVEMBER 16, 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: November 2, 2022.

Click on link for [November 2, 2022](#) minutes.

THE NEXT REGULAR MEETING IS SCHEDULED FOR DECEMBER 7, 2022.

PUBLIC HEARINGS: None.

CONTINUATION OF PUBLIC HEARINGS:

- 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. *THIS HEARING HAS BEEN CONTINUED UNTIL THE DECEMBER 7, 2022 MEETING – THERE WILL BE NO DISCUSSION OR TESTIMONY AT TONIGHT'S MEETING.*
- 2) LoStocco Brothers Federal Road LLC (Property Owner)/BUDR Hartford Holding LLC (Applicant) - Application for Special Exception/Site Plan Approval for Cannabis Retailer [Secs. 5.A.2.b.(4) & 3.C.4.] in the CG-20 Zone – 108 Federal Road (L09024) – SE #789.

Click on link for:

[Combined Staff Reports thru 11/10/22.](#)

[Revised Plans submitted 11/14/22.](#)

[Updated Supplemental Documents Submitted by the Applicant.](#)

Click on link to view items from [November 2, 2022](#) meeting.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

REFERRALS: None

NEW BUSINESS: None.

CORRESPONDENCE:

- 1) 2023 Regular Meeting Schedule.

Click on link for [2023 Regular Meeting Schedule.](#)

OTHER MATTERS:

FOR REFERENCE ONLY:

- 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.
- 2) Sugar Hollow Associates LLC - Application for Revised Special Exception/Revised Site Plan Approval for “The Shops at Marcus Dairy” for (1) new stand-alone fast food restaurant [Sec 5.A.2.b.(16)] with Drive-Thru Window [Sec. 3.E.8.] and (2) Cumulative Trip Generation in excess of 500 vehicle trips per day [Sec. 3.E.2.] in the CG-20 Zone - 5 Sugar Hollow Road & Backus Avenue (G17002) - SE #663. *Public hearing RE-SCHEDULED for December 7, 2022.*
- 3) Sugar Hollow Associates LLC - Revised Floodplain Permit for “The Shops at Marcus Dairy” for new stand-alone fast food restaurant with Drive-Thru Window in the CG-20 Zone - 5 Sugar Hollow Road & Backus Avenue (G17002) - SE #663.
- 4) Border LLC/The Botanist - Application for New Special Exception/Revised Site Plan Approval to allow (1) Cannabis hybrid retailer [Secs. 5.A.2.b.(4) & 3.C.4.]; and (2) Trip Generation in excess of 500 vehicle trips per day [Sec. 3.E.2.] in the CG-20 Zone - 105 Mill Plain Road (C14063) – SE #790. *Public hearing scheduled for December 7, 2022.*

THE FOLLOWING ZONING COMMISSION PETITIONS HAVE BEEN **WITHDRAWN**
BY THE APPLICANT:

- 5) 8-3a Referral _ Petition of Fairway Asset Management II LLC to Amend the Master Plan for The Reserve to Remove Phase 10.
- 6) 8-3a Referral - Petition of Fairway Asset Management II LLC, Reserve Road (C16046) for Change of Zone from PND to IL-40.

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, November 16, 2022 @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84720988379?pwd=YjlNREtnODJDV0owN3ZQZjZNM1pDUT09>

Meeting ID: 847 2098 8379

Passcode: 833075

One tap mobile

+13092053325,,84720988379#,,,,*833075# US

+13126266799,,84720988379#,,,,*833075# US (Chicago)

Dial by your location

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

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Passcode: 833075

Find your local number: <https://us02web.zoom.us/j/kdp6qadrBL>

Also See Virtual Meeting Instructions on Planning Commission webpage.