



**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**  
MAY 5, 2021  
7:30 P.M.

**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: April 21, 2021.

[Click on link for draft minutes](#)

THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 19, 2021.

PUBLIC HEARING: None.

CONTINUATION OF PUBLIC HEARING:

- 1) Newtown Road LLC/Maria & Manuel Andre, Manuel Neves Gouveia Marques, & Antonio Mendes Gouveia Marques – Application for Special Exception/Site Plan Approval for Child Day Care Center in the CG-20/RA-8 Zone – 36 Newtown Road, 40 & 42 Newtown Road, Whitney Avenue (K13188, K13190 & K12255, & K12254) – SE 780. ***THIS APPLICATION IS TABLED - THERE WILL BE NO ACTION TAKEN OR DISCUSSION ON IT.***
- 2) Nejame Plaza LLC – Application for Special Exception/Revised Site Plan Approval to permit Storage of Concrete Aggregates or Manufacture of Concrete & Concrete Products, Storage of Bituminous Product, Storage or Sale of Building Materials, & Storage of Construction Equipment (Nejame Pool Industrial Site) in the IG-80 Zone - 44 Payne Road (N12004) - SE #776.

*Click on link for*  
[Materials from April 7th meeting](#)

***Response letters from Applicant – Not received yet***  
***Revised maps from Applicant – Not received yet***

- 3) Global Partners LP/Four Star Realty LLC- Application for Revised Special Exception/Revised Site Plan for Automobile Service Station ("Global Gas Station") in the CG-20 Zone - 108 Newtown Road & 5 Mountainview Terrace (M10029 & M10028) - SE #720.

***Click on link for***  
***[Materials from April 7th meeting](#)***  
***[Response letter from Applicant](#)***  
***[Revised maps from Applicant](#)***

- 4) Real Time Capital Properties LLC – Application for Special Exception/Revised Site Plan for expansion of existing self-storage facility (“Safe & Sound Storage”) in the IL-40 Zone – 18 Great Pasture Rd. (L15008-009) – SE #769.

***Click on link for***  
***[Materials from April 21st meeting](#)***  
***[Revised maps from Applicant](#)***  
***[Updated Engineering Department Report](#)***

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

**REFERRALS:**

- 1) 8-3a Referral - Petition of Berkley Insurance Company/Encompass Health CT Real Estate LLC to Amend the Master Plan of The Reserve for Tax Assessor’s Lot #B15005 (Amend Phase 9B, Non-Residential Uses Not Serving the Immediate Needs of the Residential Development, from 100,000 SF of commercial use to 100,000 SF as a Physical Medical Facility-In-Patient Use.) **MARCH SUBMISSION**. *Zoning Commission public hearing scheduled for May 25, 2021.*

***Click on link for***  
***[Encompass Amendment Petition](#)***  
***[Planning Department Staff Report](#)***

- 2) 8-3a Referral - Petition of Newtown Road LLC/Maria & Manuel Andre, Whitney Avenue (K12254) for Change of Zone from RA-8 to CG-20. **MARCH SUBMISSION**. *Zoning Commission public hearing scheduled for May 25, 2021.*

***Click on link for***  
***[Whitney Avenue Zone Change Petition & Map](#)***  
***[Planning Department Staff Report](#)***

**NEW BUSINESS:**

- 1) 8-3a Referral - Petition of D & B Wellness to Amend Sections 5.A.5.f.(2), 5.B.3.b., and 5.B.5.f.(1) of the Zoning Regulations. (Delete Prohibition on Drive-Thru Window for Medical Marijuana Dispensary.) THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19. *Zoning Commission public hearing scheduled for June 8, 2021.*

**CORRESPONDENCE:** None.

**OTHER MATTERS:**

**FOR REFERENCE ONLY:**

- 1) Real Time Capital Properties LLC – Application for Revised Floodplain Permit for “Safe & Sound Storage”, 18 Great Pasture Rd. (L15008-009 & L16007) – 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, May 5, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81371281593?pwd=MC9DbDNtQ1lIeTg5Z1kwSlhDRmpFUT09>

Meeting ID: 813 7128 1593

Passcode: 850772

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+13126266799,,81371281593#,,,,\*850772# US (Chicago)

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+1 346 248 7799 US (Houston)

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Meeting ID: 813 7128 1593

Passcode: 850772

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See Also Virtual Meeting Instructions on Planning Commission webpage.