



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING COMMISSION
www.danbury-ct.gov

(203) 797-4525
(203) 797-4586 (FAX)

REVISED AGENDA - REGULAR MEETING
WEB-BASED MEETING HOSTED ON ZOOM
AUGUST 23, 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:

THE NEXT REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 13, 2022.

PLEDGE OF ALLEGIANCE:

ACCEPTANCE OF MINUTES: August 9, 2022.

Click on link for [August 9, 2022 minutes.](#)

PUBLIC HEARING

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

- 1) Application of Pioneer Realty LLC/Steamboat Motors LLC d/b/a Mercedes Benz of Danbury, 1 & 15 Miry Brook Road (G18007 & G18016) for a Certificate of Location Approval for a Motor Vehicle New Car Dealer's License in the IL-40 Zone (in accordance with Section 6.A.5.g. of the Zoning Regulations).

Click on link for [Application with Site Plan.](#)

CONTINUATION OF PUBLIC HEARING: None.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 1) 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.) *Public hearing closed August 9, 2022.*
- 2) 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. This *Public hearing closed August 9, 2022.* **THIS PETITION HAS BEEN WITHDRAWN BY THE APPLICANT'S ATTORNEY.**

Click on link for [Withdrawal Letter](#).

NEW BUSINESS:

- 1) Petition of D & B Wellness LLC d/b/a The Botanist to Amend Section 3.C.4.e.(6)(d) of the Zoning Regulations. (Change Distance Measurement from Residential Zone Boundary for Cannabis Retailers.) *Public hearing scheduled for October 11, 2022.*

CORRESPONDENCE: None.

OTHER MATTERS:

FOR REFERENCE ONLY:

- 1) Petition of Delaware MMP Realty LLC (property owner)/City of Danbury, 40 Apple Ridge Road (E17061 & E17061-1) for Change of Zone from IL-40 to RA-40. *Public hearing has been re-scheduled to September 13, 2022.*
- 2) 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. *Public hearing scheduled for September 13, 2022.*

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: Zoning Commission Meeting

Time: Tuesday, August 23, 2022 @7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81253529826?pwd=QjJVWXdIamk5Ym1KUUVuNjE2S1Z6QT09>

Meeting ID: 812 5352 9826

Passcode: 634153

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+1 346 248 7799 US (Houston)

+1 386 347 5053 US

+1 564 217 2000 US

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+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

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Passcode: 634153

Find your local number: <https://us02web.zoom.us/u/kbmGp6Glx9>

Also see Virtual Meeting Instructions on the Zoning Commission webpage.