



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
SEPTEMBER 21, 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 7, 2022.

Click on link for [September 7, 2022](#) minutes.

THE NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 19, 2022. **THE OCTOBER 5, 2022 MEETING HAS BEEN CANCELLED DUE TO YOM KIPPUR.**

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:

[Applicant's Response letter dated 9/15/22.](#)

[Revised Plans dated 9/15/22.](#)

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

Click on link to see documents from [August 17, 2022](#) meeting.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 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) – SE #309.

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

- 2) Laurel Draper – Application for Floodplain Permit for “Modern Self Storage”, 12 Great Pasture Road (L16010) – SE #782.

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

REFERRALS:

- 1) 8-24 Referral – September City Council Agenda Item #3: Request for Water Line & Hydrant Easement, 102 Mill Plain Road (C14014).

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

- 2) 8-3a Referral - 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 Hybrid Retailers & Cannabis Retailers.) *Zoning Commission public hearing has been scheduled for September 27, 2022.*

Click on link for:

[Petition with Attached Amendment Language](#).
[Planning Department Staff Report](#).

NEW BUSINESS:

- 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.*

CORRESPONDENCE: None.

OTHER MATTERS:

FOR REFERENCE ONLY:

- 3) 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 has been re-scheduled for October 19, 2022 due to cancellation of October 5, 2022 meeting.*
- 4) 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, September 21, 2022 @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84318344762?pwd=QTlMMXFSDlU0OE90UmM1RVVmUTV4dz09>

Meeting ID: 843 1834 4762

Passcode: 257174

One tap mobile

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+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 719 359 4580 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 386 347 5053 US

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Find your local number: <https://us02web.zoom.us/j/84318344762>

Also See Virtual Meeting Instructions on Planning Commission webpage.