



**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**  
AUGUST 19, 2020  
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: July 16, 2020.

THE AUGUST 5, 2020 MEETING WAS CANCELLED DUE TO POWER OUTAGES.

***Click on link for: [July 16, 2020 Draft Meeting Minutes](#)***

THE NEXT REGULAR VIRTUAL MEETING IS SCHEDULED FOR SEPTEMBER 5, 2020.

PUBLIC HEARINGS:

- 1) City of Danbury & The Women's Center of Greater Danbury Inc. - Application for Special Exception/Site Plan Approval to permit "Transitional Housing Facility" in the RH-3 Zone - 89 Rose Hill Avenue, Parcel 1 (H13166) - SE #777.

***Click on links below for:***

***[Special Exception/Site Plan Application](#)***

***[Land use plans](#)***

***[Engineering report](#)***

***[Departmental staff reports](#)***

***[Revisions addressing staff comments](#)***

- 2) Nejame Plaza LLC – Application for Special Exception/Revised Site Plan Approval to permit Storage of Concrete Aggregates and Manufacture of Concrete, Storage of Bituminous Product, Outdoor Storage of Building Materials, and Storage & Incidental Repair of Company Construction Equipment & Vehicles (Nejame Pool Industrial Site) in the IG-80 Zone - 44 Payne Road (N12004) - SE #776.

*Click on links below for:*

[\*Special Exception/Site Plan Application\*](#)

[\*Land Use plans\*](#)

[\*Departmental staff reports\*](#)

- 3) BRT Brookview Commons LLC – Application for Revised Site Plan Approval in accordance with Sec. 10.D.7.c. of the Zoning Regulations for "Brookview Commons Phase II" in the C-CBD Zone – 333 Main Street (I13034) – SE #767.

*Click on links below for:*

[\*Revised Site Plan Application\*](#)

[\*Summary letter from project architect\*](#)

[\*Comparison Architectural Renderings \(High Resolution\)\*](#)

[\*Departmental staff report\*](#)

CONTINUATION OF PUBLIC HEARING: None.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

REFERRALS:

- 1) 8-3a Referral - Petition of Sugar Hollow Land Development LLC to Amend Sections 6.A.2.b. & 6.A.5. of the Zoning Regulations. (Add Sale, Rental, and Repair of Automobiles and Trucks to the IL-40 Zone as a Special Exception Use) **JULY SUBMISSION**. *Zoning Commission public hearing scheduled for September 8, 2020. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.* Please note this is a new petition, the previous one was withdrawn.

*Click on links below for:*

[\*Sugar Hollow Amendment petition- JULY Submission\*](#)

[\*Staff Report\*](#)

NEW BUSINESS:

CORRESPONDENCE:

OTHER MATTERS:

FOR REFERENCE ONLY:

- 1) Falcon Development Investment Co. LLC - Application for Floodplain Permit for 138 Deer Hill Ave. & 12 George St. (I15118 & I15110) - SP #20-04.
- 2) City of Danbury & The Women's Center of Greater Danbury Inc. - Application for Floodplain Permit for "Transitional Housing Facility" in the RH-3 Zone - 89 Rose Hill Avenue, Parcel 1 (H13166) - SE #777.

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: Aug 19, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89096907503?pwd=SWNJVINGNmIvVWNCZm1OU S9YM XNGZz09>

Meeting ID: 890 9690 7503

Passcode: 561533

One tap mobile

+13462487799,,89096907503#,,,,,0#,,561533# US (Houston)

+16699006833,,89096907503#,,,,,0#,,561533# US (San Jose)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

Meeting ID: 890 9690 7503

Passcode: 561533

Find your local number: <https://us02web.zoom.us/u/kbDb8v16eB>

See Also Virtual Meeting Instructions on Planning Commission webpage.