



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING COMMISSION
www.danbury-ct.gov

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

AGENDA -REGULAR MEETING WEB-BASED MEETING HOSTED ON ZOOM MAY 23, 2023 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:

THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 27, 2023.
The June 13, 2023 meeting has been cancelled.

PLEDGE OF ALLEGIANCE:

ACCEPTANCE OF MINUTES: May 9, 2023.

Click on link for May 9, 2023 minutes. *Link not activated yet.*

PUBLIC HEARINGS:

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

- 1) Petition of Bright Ravens IS Danbury, LLC to Amend Sections. 5.B.2.a, 5.B.4., & 8.C.4.f. of the Zoning Regulations. (Add "Hotel Conversion" as a Permitted Use with Specific Use Requirements to the CA-80 zone and add parking calculation to the Off Street Parking Table.)

Click on link for:

[Amendment Petition w/proposed language.](#)
[Planning Department Staff Report.](#)
[Planning Commission \(8-3a\) Recommendation.](#)

- 2) Petition of South Park Properties LLC, 130, 132-134, & 136 South Street (J15059, J15058, & J15056) for Change of Zone from CN-5 to C-CBD.

Click on link for:

[Zone Change Petition w/map.](#)

[Planning Department Staff Report.](#)

[Planning Commission \(8-3a\) Recommendation.](#)

CONTINUATION OF PUBLIC HEARING:

- 1) Petition of American Polish Citizens Club (property owner)/Raquel Diaz & Yenny Lopez (applicants) for Expansion of the Special Permit for Café Liquor for Copacabana Café, 12 Ives Street (I14244) in the C-CBD zone. *This is from the May 9, 2023 Agenda.*

Click on link for:

[Special Permit Petition w/corresponding documents.](#)

- 2) Petition of Luis D. Matailo (property owner) for Billy Beans Café II, 86-90 White Street, [Former Meeker's Hardware Building - First Floor Only], (I13053 & I13054) for a Special Permit for Café Liquor License in the C-CBD Zone.

Click on link for documents listed on [April 25, 2023](#) agenda. *Nothing new was added on the May 9, 2023 agenda.*

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

NEW BUSINESS:

- 1) Petition of Black Wolf Properties LLC to Amend Sections 6.A.2.b.(12) & 6.A.5.h (1-7) of the Zoning Regulations. (Add Automobile, truck, and motorcycle repair with indoor parking facility and limited used automobile, truck and motorcycle sales in IL-40 Zone as a Special Exception Use with additional use regulations.) *Public hearing date not yet determined.*

CORRESPONDENCE: None.

OTHER MATTERS:

FOR REFERENCE ONLY:

- 1) Petition of the City of Danbury by Sharon B. Calitro, Planning Director, to Amend Sections 5.B.2.a. & b. of the Zoning Regulations. (Change Dependency Treatment Center from Permitted Use to Special Exception Use.) *Public hearing scheduled for June 27, 2023.*

ADJOURNMENT:

PUBLIC PARTICIPATION INSTRUCTIONS:

NOTE: The meeting starts at 7:30 PM. PLEASE feel free to join early after 7:15 PM to test the audio and video connection.

Topic: Zoning Commission Meeting

Time: Tuesday, May 23, 2023 @7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86337460020?pwd=MnBGSUliZE9Vem1SNnE1Wjd0TXJOZz09>

Meeting ID: 863 3746 0020

Passcode: 160648

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+1 346 248 7799 US (Houston)

+1 360 209 5623 US

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+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

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+1 253 205 0468 US

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

Also see Virtual Meeting Instructions on the Zoning Commission webpage.