



## CITY OF DANBURY

155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810  
www.danbury-ct.gov

**ELISA ETCHETO**  
LEGISLATIVE ASSISTANT

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FAX: 203-796-1529  
e.etcheto@danbury-ct.gov

# **SPECIAL CITY COUNCIL MEETING NOTICE**

**Who:** City Council Members

**When:** **8 P.M. – Thursday, June 29, 2023**

**Where:** City Council Chambers  
3<sup>rd</sup> Fl, City Hall, 155 Deer Hill Avenue

**Purpose:** **Special Meeting of the City Council**

*\*A copy of the Agenda is available online and in the Legislative Assistant's Office.*

**Noticed:** Council Members  
Mayor's Office  
Corporation Counsel  
Registrar of Voters  
Dept. Heads

**Posted:** Town Clerk  
Information Board  
City Website Calendar



## CITY OF DANBURY

OFFICE OF THE MAYOR  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

DEAN ESPOSITO  
MAYOR

(203) 797-4511  
FAX (203) 796-1666  
d.esposito@danbury-ct.gov

June 27, 2022

Honorable City Council  
155 Deer Hill Avenue  
Danbury, CT 06810

To All City Council Members:

**A Special Meeting of the City Council will be held on Thursday, June 29, 2023 at 8pm, in City Hall Council Chambers.**

Attached is the Agenda for this meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dean Esposito", written over a large, stylized blue flourish.

Dean E. Esposito  
Mayor

# **SPECIAL CITY COUNCIL MEETING**

**June 29, 2023**

**The meeting will be called to order at 8 P.M.**

## **PLEDGE OF ALLEGIANCE & PRAYER**

### **ROLL CALL**

Buzaid, VACANT, Eriquez, Knapp, Levy, DiGilio, Rotello, Visconti, Esposito, Halas, Esposito III, Fox, Masi, Palma, Henry, Britton, Merchan, Perkins, Chianese, Cammisa and VACANT

\_\_\_\_\_ **PRESENT** \_\_\_\_\_ **ABSENT**,  2  **VACANT**

**NOTICE OF THE SPECIAL MEETING** – There will be a Special Meeting of the City Council on Thursday, June 29, 2023 at 8 P.M. in the Council Chambers in City Hall to act on the items below.

## **ACCEPTANCE OF CALL TO SERVICE**

### **PUBLIC SPEAKING**

#### **AGENDA**

1. COMMUNICATION – Appointment to the City Council
2. COMMUNICATION – Appointment to the City Council
3. COMMUNICATION - Reapportionment
4. COMMUNICATION – Request for Extension of Tax Deferral – 333 Main St.

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## **ADJOURNMENT**

There being no further business to come before the City Council a motion was made at \_\_\_\_\_ P.M. by \_\_\_\_\_ for the meeting to be adjourned.

**Danbury Democratic Town Committee**

**161 Main Street, Danbury, CT 06810**



June 13, 2023

TO: The Mayor and Council Leadership

From: Lawrence M. Riefberg, Proud Chairman; Danbury Democratic Town Committee

Re: Council Vacancy created by resignation of Richard Molinaro

I am pleased to report that the Danbury Democratic Town Committee met last evening and, in a unanimous vote, supported Jeffrey A. Tomchik of 12 Quail Run Drive, Danbury to replace Richard on the City Council.

Jeff is the Director of Legislative and Political Affairs for the Uniformed Professional FireFighters Association of Connecticut and will make an outstanding addition to the Council. In addition, Jeff is Vice President of Local 801, Danbury Professional FireFighters. He is married to Heather and they have one son, Grady.

Please place this matter on the Agenda at the first opportunity when the Council next meets so he can join in on the deliberations as quickly as possible.

Many thanks,

**Lawrence M. Riefberg**

Lawrence M. Riefberg



## The Danbury Republican Town Committee

**DRTC**  
**PO Box 2254**  
**Danbury, CT 06813**

**Mayor Esposito and Council Leadership**  
**City of Danbury**  
**155 Deer Hill Avenue**  
**Danbury, CT 06810**

June 22, 2023

Dear Mr. Mayor and Members of the City Council:

At the June, 2023 meeting of the Danbury Republican Town Committee, the Republican Town Committee voted unanimously to recommend Joe Putnam of 60 East Lake Road, Danbury, CT 06811, to fill the vacancy left by Joe Cavo's departure. Though no one can fully fill Councilman Cavo's shoes, the DRTC firmly believes that Mr. Putnam will carry on the tradition of excellence set by Councilman Cavo.

Mr. Putnam reached out to the Town Committee and expressed an interest in filling the opening and the Town Committee gladly accepted. Mr. Putnam is a native of Danbury with deep roots in our community and has been a successful businessman for several decades.

We believe that with Mr. Putnam's experience and commitment to the city, he will be a great choice to fill this vacancy.

I ask you to appoint Mr. Putnam, at the July 2023 City Council meeting, to fill the AT-Large vacancy created by Councilman Joe Cavo's resignation.

Sincerely,

*Michael Safranek*

Michael Safranek  
**Chairman of the Danbury Republican Town Committee**



## CITY OF DANBURY

OFFICE OF THE MAYOR  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

June 27, 2023

Hon. Members of the City Council  
City of Danbury  
155 Deer Hill Avenue  
Danbury CT 06810

RE: REAPPORTIONMENT – Update

Dear Council:

At the recent April 2023 Council session, you adopted a recommendation to re-authorize the use of the City's previously adopted Reapportionment Plan and map from the last decennial reapportionment cycle in 2012. This was in part because while the reapportionment committee charged to develop a fully compliant map and Plan could not agree on an acceptable reapportionment Plan, it was determined that because the 2012 Plan was carefully produced and performed a functioning and in fact quite credible voter rights protocol, it served essential voting rights purposes.

Since that April meeting, it has come to our attention that as a result of some population shifts due to residential and other development on the West Side, and in order to provide for the resident population equilibrium necessary for accurate precinct voting, some re-alignment of Wards was necessary.

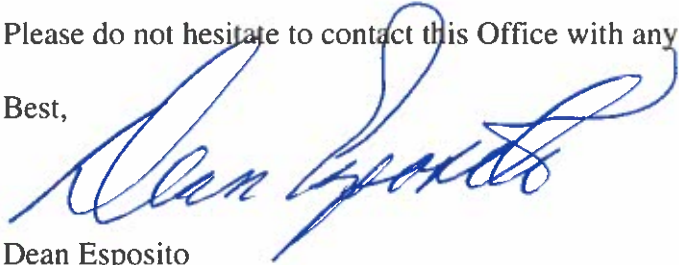
It is the fervent intention of officials working diligently with special consultant Dr. Peter Morrison that all appropriate and necessary steps will be taken to best fulfill the requirements to create and obtain approval of the most compliant voter rights reapportionment Plan that is possible within the time available to us.

Therefore, on Thursday night at the scheduled Special Meeting of June 29, 2023, you are going to be asked to receive this communication and any related reference materials and refer the matter to a committee of the whole to be set and noticed for Wednesday night, July 5, 2023 at which time all materials (to be made available as soon as possible before or at the meeting), issues and items can be reviewed, considered and acted upon. At said committee meeting, Dr. Morrison will be asked to join the meeting remotely (due to distance and cost) to assist in this process.

Thank you in advance for all considerations in this matter. I look forward to successfully obtaining Council approval to fulfill the vital aspects of our City resident and voter rights in a manner fully in conformance with best practices, with law, and in the best interests of our citizenry.

Please do not hesitate to contact this Office with any questions

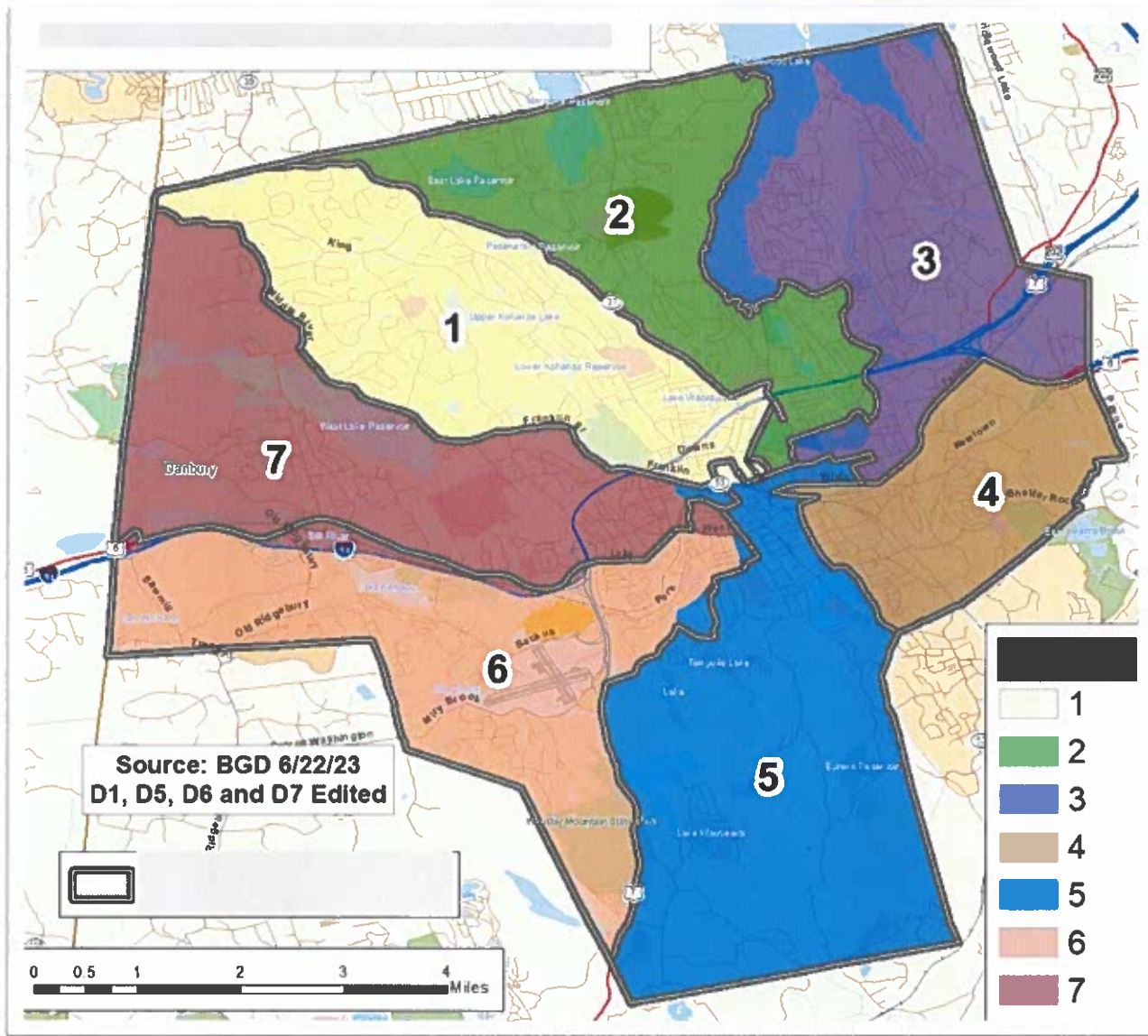
Best,

A handwritten signature in blue ink, appearing to read "Dean Esposito", written in a cursive style.

Dean Esposito  
Mayor  
City of Danbury

CC: V. DiGilio, P. Rotello, Registrars  
"Reapp2023"

**City of Danbury 2013 Benchmark Plan and 2023 Draft Final Plan**  
*(subject to Registrar's review of boundaries)*



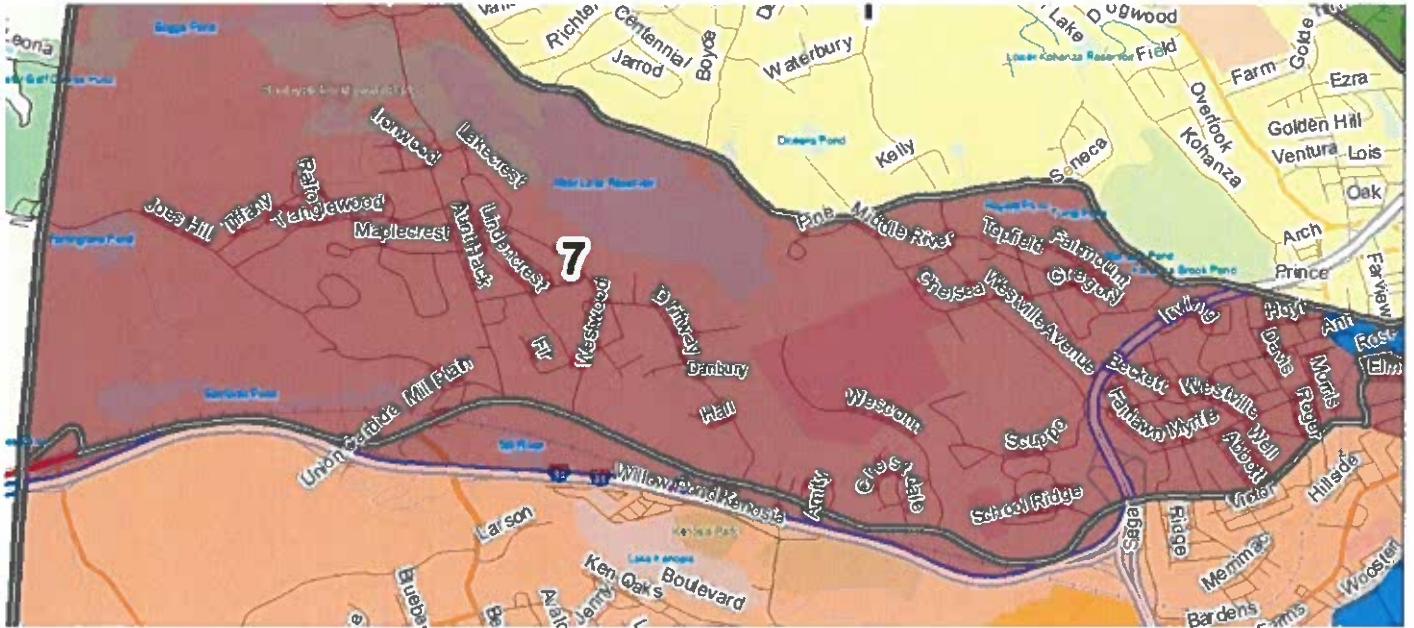
**Key:**

Heavy black boundaries denote existing wards (adopted in 2013)

Different colors denote newly-reapportioned wards in 2023 Final Plan



## Close-Up Detail: Wards 6 & 7

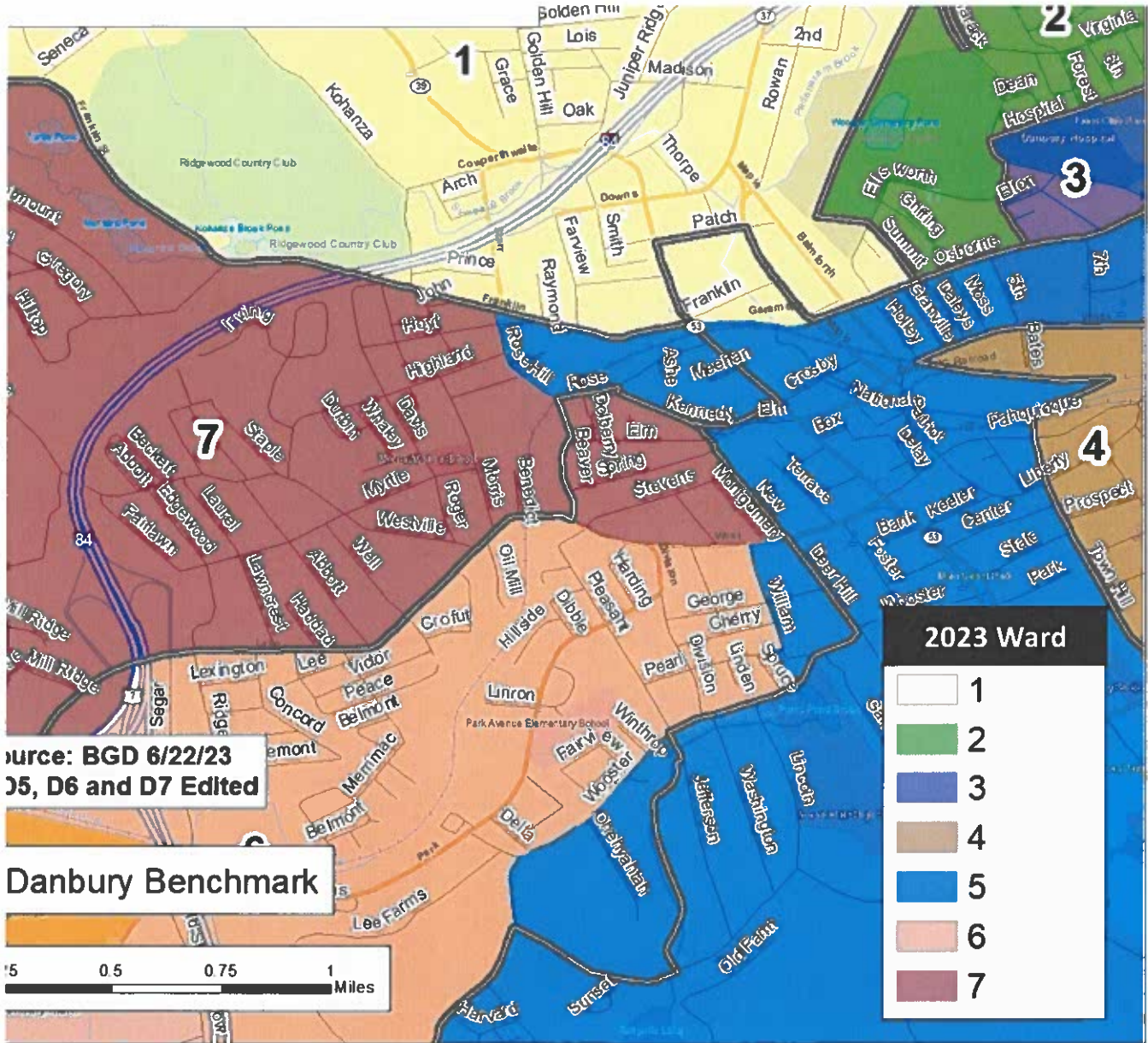


**Key:**

Heavy black boundaries denote existing wards (adopted in 2013)

Different colors denote newly-reapportioned wards in 2023 Final Plan

### Close-up Detail: Downtown



Heavy black boundaries denote existing wards (adopted in 2013)

Different colors denote newly-reapportioned wards in 2023 Final Plan



**CITY OF DANBURY**

OFFICE OF THE MAYOR  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

June 27, 2023

Mr. Vinny Di Gilio, President  
Members of the City Council  
155 Deer Hill Avenue  
Danbury, CT 06810

Re: Agreement to Defer Increase in Tax Assessment  
Request for Extension of Time- six (6) months  
BRT Brookview Commons, LLC  
333 Main Street

Dear President DiGilio and City Council Members:

The City Council has received the above request to modify the Agreement to Defer Increase in Tax Assessment (“Agreement”) to provide for an additional extension of time of six (6) months to complete the construction of improvements at 333 Main Street until June 30, 2023. A copy of the letter submitted by Attorney Julia B. Morris, on behalf of BRT Brookview Commons, LLC (“BRT”) is enclosed.

BRT requests that the Agreement be modified pursuant to Section 44-63(d)(4) of the Code of Ordinances to provide for an additional six (6) month extension until December 31, 2023 within which to complete the improvements. It is my understanding that the improvements contemplated by the Agreement are complete; however, the final certificate of occupancy cannot be issued until a Letter of Map Revision has been issued by the Federal Emergency Management Agency.

It is respectfully requested that the City Council act upon this request at the Special Meeting on June 29, 2023, as time is of the essence. The current Agreement expires on June 30, 2023.

Thank you for your consideration.

Sincerely,

Dean Esposito  
Mayor

Enclosure





4-1

44 Watertown Road  
Middlebury, Connecticut 06762

50 Newtown Road  
Danbury, Connecticut 06810

*Reply to Middlebury*

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*Julia B. Morris, Esq.*  
203.942.5727 (direct)  
[jbm@legalct.com](mailto:jbm@legalct.com)

June 26, 2023

City Council  
Danbury City Hall  
155 Deer Hill Avenue  
Danbury, CT 06810

**Re: 333 Main Street, Extension of Tax Abatement Agreement**

Dear Council Members:

Paragraphs 1 and 2 of the Agreement to Defer Increase in Tax Assessment dated December 29, 2022 and recorded at Book 2647 Pages 8-12 of the City of Danbury Land Records states that BRT Brookview Commons, LLC ("BRT") shall complete the construction of improvements on the above-referenced property by December 31, 2022 and that the Department of Planning & Zoning ("Department") shall certify that the improvements have been completed in accordance with the Agreement. Said paragraphs also allow for an extension of time of six months to complete the improvements to June 30, 2023 for good cause shown. The Department approved the extension request on January 3, 2023.

The Improvements as contemplated in the Agreement are complete, but the final certificate of occupancy, which such certificate demonstrates and constitutes compliance with the final site plan approval and completion of construction improvements, cannot be issued until the Federal Emergency Management Agency ("FEMA") has issued the required Letter of Map Revision ("LOMR"). The LOMR application has been submitted to the City for authorization as it is requisite to submission to FEMA. We understand now that FEMA may take up to six (6) months to review and act on said LOMR application.

As a result, BRT hereby respectfully requests City Council modify Paragraph 2 of the Agreement to indicate a one-year extension is a permissible extension to complete said

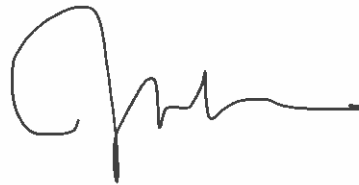
Improvements as compared to the current six-month extension. This would allow for an extension to December 31, 2023. At the time BRT requested this current Agreement, it anticipated that a six-month extension would be sufficient. However, Section 44-63 (d)(4) of the Code of Ordinances actually allows for an extension period of one year. While BRT properly estimated the time necessary to physically complete the improvements, it did not properly account for the federal agency review period. As such, it requests this modification.

Upon Council approval, BRT will file this modification of the extension period on the Danbury Land Records, which such filing shall be approved as to form and content by the Office of the Corporation Counsel. All other provisions of the recorded Agreement remain in full force and effect.

Thank you in advance for your consideration.

Yours truly,

MORRIS LAW GROUP, LLC

A handwritten signature in black ink, appearing to read 'Julia B. Morris', with a long horizontal flourish extending to the right.

Julia B. Morris