



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING COMMISSION
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AGENDA -REGULAR MEETING
APRIL 11, 2023
CITY COUNCIL CHAMBERS- IN PERSON MEETING
7:30 PM

ROLL CALL:

THE NEXT REGULAR MEETING IS SCHEDULED FOR APRIL 25, 2023.

PLEDGE OF ALLEGIANCE:

ACCEPTANCE OF MINUTES:

PUBLIC HEARING:

- 1) Draft Stipulated Agreement to settle 3 Lake Avenue Extension, LLC v City of Danbury Zoning Commission, Docket No. DBD-CV-226041619S, to amend Sections 2.B. , 5.B.2.b. and 5.B.5.g. of the Zoning Regulations to define and regulate a Supportive Housing Facility in the CA-80 Zoning District.

The Draft Stipulated Agreement is on file in the Planning & Zoning Office at City Hall and is available online at the City's website/ Zoning Commission page.

CONTINUATION OF PUBLIC HEARING: None.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 1) Petition of 3775 LLC (as Applicant), 1, 3, & unnumbered lot Pembroke Road (G08029 [owned by Robert Morsey], G08030 & G08098, [owned by 3775 LLC]) for Change of Zone from RA-40 to RA-20.

NEW BUSINESS:

- 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. *Public hearing scheduled for May 9, 2023.*

- 2) Petition of Melther 78 LLC (property owner)/Rosa Munoz (applicant) for Special Permit for Restaurant Beer & Wine Permit for Gastronomía Paty Paty LLC, 78 Lake Avenue (G15126) in the CN-5 zone. *Public hearing scheduled for May 9, 2023.*
- 3) Petition of Germantown Plaza Associates LLC (property owner)/Jason LaReau (applicant) for Special Permit for Restaurant Liquor License for J. Law Restaurant & Craft Bar, 30 Germantown Road (J11361) in the CG-20 zone. *Public hearing scheduled for May 9, 2023.*
- 4) 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.) The official date of receipt for this petition is March 27, 2023. *Public hearing scheduled for May 23, 2023.*
- 5) 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 . *Public hearing scheduled for May 23, 2023.*

CORRESPONDENCE: None.

OTHER MATTERS:

FOR REFERENCE ONLY:

- 1) Petition of the City of Danbury by Sharon B. Calitro, Planning Director to Amend Section 3.G.11. of the Zoning Regulations. (Revise Electric Vehicle Charging (EVC) Stations regulation to comply with Section 5 of Public Act 22-25.) *Public hearing scheduled for April 25, 2023.*
- 2) Petition of the City of Danbury by Sharon B. Calitro, Planning Director to Amend Secs. 2.B., 3.G., & 10.B.2. of the Zoning Regulations. (Amend definition of accessory use to clarify the size of an accessory use in relation to the principal use, establish outdoor dining as an accessory use to a licensed restaurant pursuant to Public Act 22-1, Sec. 2, outline the process and requirements for an outdoor dining permit, and add a fee for an outdoor dining accessory use permit and its renewal. *Public hearing scheduled for April 25, 2023.*
- 3) 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. *Public hearing re-scheduled to April 25, 2023.*

ADJOURNMENT: