



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING COMMISSION
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MINUTES
JANUARY 10, 2023

The meeting was called to order by Chairman Theodore Haddad Jr. at 7:35 PM.

Present were Michael Coelho, Milan David, Candace Fay, Angela Hylenski, Rick P. Jowdy, Robert Melillo, Theodore Haddad Jr., and Alternate Olga Mejia. Also present was Planning Director Sharon Calitro.

Absent were Ryan Hawley, Joseph Raya, and Alternates Bruce Bennett, and Edwin Duran. Chairman Haddad asked Ms. Mejia to take Mr. Hawley's place for the items on tonight's agenda.

Chairman Haddad led the Commission in the Pledge of Allegiance.

Mr. Jowdy made a motion to accept the November 22, 2022 minutes. Mr. David seconded the motion and it was passed unanimously by voice vote with eight ayes (from Mr. Coelho, Mr. David, Mrs. Fay, Mrs. Hylenski, Mr. Jowdy, Mr. Melillo, Ms. Mejia, and Chairman Haddad). Chairman Haddad noted that the December 13, 2022 meeting had been cancelled due to a lack of business for that agenda.

NEW BUSINESS:

Chairman Haddad announced that the following petition had been withdrawn:

Petition of Bright Ravens IS Danbury, LLC to Amend Sections 2.B., 5.B.2.a., 5.B.4., & 8.C.4.f. of the Zoning Regulations. (Amendments to Definitions, Permitted Use and Special Use Regulations in the CA-80 Zone, and Off-Street Parking and Loading-Residential Uses sections of the Zoning Regulations to allow hotel conversion to micro-apartments.)

Chairman Haddad said that the next two petitions need to be referred to the Planning Commission and any other agencies as required.

RECEIVED FOR RECORD
DANBURY TOWN CLERK

2023 MAR -7 P 12:40

BY: *Ke*

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. Public hearing scheduled for March 14, 2023.

Mr. Jowdy made a motion to accept this petition, refer it to the Planning Commission for a recommendation, put on file in the Town Clerk's office, and forward to any other agencies as may be required. Mrs. Fay seconded the motion and it was passed unanimously by voice vote with eight ayes (from Mr. Coelho, Mr. David, Mrs. Fay, Mrs. Hylenski, Mr. Jowdy, Mr. Melillo, Ms. Mejia, and Chairman Haddad).

Petition of South Park Properties LLC, 130, 132-134, & 136 South Street (J15059, J15058, & J15056) for Change of Zone from CN-5 to RMF-4. Public hearing scheduled for March 14, 2023.

Ms. Mejia made a motion to accept this petition, refer it to the Planning Commission for a recommendation, put on file in the Town Clerk's office, and forward to any other agencies as may be required. Mr. Jowdy seconded the motion and it was passed unanimously by voice vote with eight ayes (from Mr. Coelho, Mr. David, Mrs. Fay, Mrs. Hylenski, Mr. Jowdy, Mr. Melillo, Ms. Mejia, and Chairman Haddad).

Chairman Haddad said that the only item under Correspondence was the 2023 regular meeting schedule. He added that there was nothing under Old Business, Other Matters or For Reference Only. He also noted that the January 24, 2023 regular meeting would be cancelled because there is nothing to put on the agenda.

At 7:55 PM, with no further business to discuss, Mr. David made a motion to adjourn. Mr. Jowdy seconded the motion and it was passed by voice vote with eight ayes (from Mr. Coelho, Mr. David, Mrs. Fay, Mrs. Hylenski, Mr. Jowdy, Mr. Melillo, Ms. Mejia, and Chairman Haddad).

Respectfully submitted,



JoAnne V. Read
Planning Assistant