

Posted in the City of Danbury Town Clerk's office on February 14, 2023 at 4:22 p.m.



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

**ZONING BOARD OF APPEALS**  
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***Special Meeting***  
**ZONING BOARD OF APPEALS**  
**MINUTES**  
**Web-based Meeting held via ZOOM**  
**January 19, 2023**  
5:30 p.m.

**ROLL CALL:**

Chairman Joseph Hanna called the meeting to order at 5:35 p.m. Present by roll call: Michael Sibbitt, Juan Rivas, Peter Delucia, and Rick Roos. Mr. Hanna seated Peter Delucia in place of Anthony Rebeiro and seated Rick Roos in place of the vacancy left by Rodney Moore.

Alternate Peter Delucia confirmed and stated for the record that he was familiar with the matter, Application #22-30, 40 Apple Ridge and was present at the ZBA meeting held on January 12, 2023. Mr. Roos confirmed the same. Mr. Roos said he was familiar with the request.

Mr. Rivas made a motion to open the special meeting, seconded by Rick Roos. All in favor by roll call: Peter Delucia, Rick Roos, Juan Rivas, Michael Sibbitt, and Joseph Hanna.

Mr. Rivas made a motion to reconsider the prior action taken on January 12, 2023 to correct a technical defect in the voting process. Seconded by Peter Delucia. All in favor by roll call: Peter Delucia, Rick Roos, Juan Rivas, Michael Sibbitt, and Joseph Hanna.

**OTHER MATTERS:**

Motion to reconsider variances granted on January 12, 2023 for **#22-30**: Danbury, City of, 40 Apple Ridge, (E17061 & E17061-1), RA-40 Zone. Sec.4.A.3. Increase maximum building height from 35' to 55' and increase maximum stories from 3 stories to 4 stories. Sec. 4.A.4.b.(2)(b) Reduce side yard setback from 50' to 38'.

Mr. Rivas explained the motion to correct the technical error that transpired at the meeting on January 12, 2023 is due to two alternates who voted favorably on the variance request were not seated by the Chair to vote as regular members.

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Mr. Rivas made a motion to approve, per plan submitted, Application No. 22-30, 40 Apple Ridge Road; seconded by Peter Delucia. All in favor by roll call: Peter Delucia, Rick Roos, Juan Rivas, Michael Sibbitt, and Joseph Hanna.

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ADJOURNMENT:

Motion to adjourn by Rick Roos, seconded by Juan Rivas. All in favor by roll call: Peter Delucia, Rick Roos, Juan Rivas, Michael Sibbitt, and Joseph Hanna.

Meeting adjourned at 5:38 p.m.

Respectfully submitted,

Mary S. Larkin  
Recording Secretary