





permitted or special exception uses permitted in the zone. Mr. Manuel pointed out that the regulations say you have to have at least two special exception uses in order for the project to be considered a Campus Research Park. He added that the Commission has to rely on the strength of the Regulations. Mr. Elpern said it probably would come in as phases, after presenting an overall plan. Mr. Deeb made a motion to give this a positive recommendation. There was no second. Mr. Manuel mentioned the width and grade of Amity Lane. Mr. Elpern said they would have to do whatever was required to bring it up to City standards. Mr. Manuel made a motion to give this a negative recommendation for the following reasons:

- The Commission has concerns about the access to this property, Amity Lane is not adequate at this time, and they have been given no indication of whether the development would have access through WCSU.

Mr. Keller seconded the motion and it was passed with three AYES (from Mr. Keller, Mr. Manuel and Mr. Blaszk) and one NAY (from Mr. Deeb). Chairman Finaldi abstained from the vote.

- 3) 8-3a Referral - Petition of 46 Mill Plain LLC, Amity Lane (#E15041) for Change of Zone from RA-40 to CA-80 Zone. Zoning Commission public hearing scheduled for October 11, 2005. 35 day referral period will be up on October 6, 2005.

The Planning Department Staff Report was read into the record. Mr. Keller asked why we would change this if the POCD designates it as single family. Mr. Elpern said they should view this in relationship to the previous application for property that abuts WCSU; allowing for the interpretation that this is related to a university which is permitted in the single family zone. This change is needed if the other is granted to keep them from being in violation of the regulations by crossing residential land to get to commercial property. Mr. Keller said if they had more information, they could make a more educated recommendation. Mr. Manuel pointed out that again the access information is not available. Mr. Keller made a motion to give this a negative recommendation for the following reasons:

- In considering this petition in conjunction with the proposed CRP zone change, the Commission expressed concern about the access to the rear property, Amity Lane is not adequate at this time, and they have been given no indication of whether the proposed development would have access through WCSU.

The motion was made by Mr. Manuel, seconded by Mr. Keller and passed with three AYES (from Mr. Keller, Mr. Manuel and Mr. Blaszk) and one NAY (from Mr. Deeb). Chairman Finaldi abstained from the vote.

- 4) 8-3a Referral – Petition of City of Danbury by Dennis I. Elpern, Planning Director to Amend Secs. 3.H.3., 4.A.3. & 9.B.1. of the Zoning Regulations (Lot frontage, minimum lot width and non-conforming lots). Zoning Commission public hearing scheduled for October 25, 2005. 35 day referral period will be up on October 24, 2005.

Mr. Elpern said the Zoning Commission held public hearings on the amendments petitions on September 27, 2005. Because those hearings are closed he cannot add these minor revisions to those petitions, so they have to be in the form of a separate petition. Mr. Keller said he hopes that the Zoning Board of Appeals does not start granting variances to all of these new

