



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

ZONING COMMISSION  
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**MINUTES**  
**OCTOBER 25, 2011**

The meeting was called to order by Chairman Robert Melillo at 7:30 PM.

Present were Anthony DiCaprio, Theodore Haddad Jr., Richard P. Jowdy, Alan Kovacs, Robert Melillo, Gary Renz, Terry Tierney and Alternates Elmer Palma, Thomas Spegnolo and Patrick Venuti. Also present was Planning Director Dennis Elpern.

Absent were Ted Farah and Walter Hoo.

Chairman Melillo asked Mr. Spegnolo to take Mr. Farah's place and Mr. Palma to take Mr. Hoo's place for the items on tonight's agenda.

Mr. Kovacs led the Commission in the Pledge of Allegiance.

Mr. Spegnolo made a motion to accept the May 24, 2011 minutes. Mr. Kovacs seconded the motion and it was passed unanimously. Chairman Melillo then said they would table the July 12, 2011 minutes because they were sent out late this afternoon and not everyone had a chance to review them.

Chairman Melillo said since there were no new public hearings this evening, they would go to the Old Business.

OLD BUSINESS:

Petition of Madeline Ridge LLC, 2 Scuppo Rd. (#F14124) for Change of Zone from RA-40 to RMF-4.

Mr. Jowdy excused himself and left the dais as he is abstaining from this matter. Chairman Melillo asked Mr. Venuti to take Mr. Jowdy's place for this matter. He then said that everyone who is seated is eligible to vote on this. Mr. Renz and Mr. Spegnolo both listened to the tape and reviewed the file.

Mr. DiCaprio then made a motion to approve this petition for the following reasons: the site is surrounded on four out of five sides by property zoned RMF, so the use of this property as

multi-family will be consistent with the surrounding area. Mr. Spegnolo seconded the motion. Chairman Melillo said for the record, he wanted to echo what Mr. Elpern had said in the Staff Report: if you have to draw the line between the two zones, this parcel might be the place to do it since this property is undeveloped whereas the adjacent property has a single family home on it. He then did a roll call vote and the motion to approve was passed unanimously with nine ayes.

NEW BUSINESS:

Petition of the City of Danbury by Dennis I. Elpern, Planning Director to Amend Secs. 2.B., 3.G., 3.H., 3.I., 4.G., 5.A., 5.B., 5.F., 5.H., 8.B., 8.C. & 11.B. of the Zoning Regulations. Public hearing scheduled for November 22, 2011.

Chairman Melillo said this petition needs to be referred to the Planning Commission for a recommendation. Mr. Haddad made a motion to refer this to the Planning Commission. Mr. Kovacs seconded the motion and it was passed unanimously.

Chairman Melillo said they had received a printout of the Code Enforcement Case Summary for the period of 9/28/11 through 10/25/11. Under Other Matters, Chairman Melillo said everyone needs to attend the November 22, 2011 meeting as it is the last meeting of this Commission and we need a quorum to take care of the business scheduled for that meeting, including acceptance of the minutes. Under For Reference Only, there was one petition listed which is also scheduled for public hearing on November 22, 2011.

At 7:55 PM, Mr. Renz made a motion to adjourn. Mr. Spegnolo seconded the motion and it was passed unanimously.