



CITY OF DANBURY  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

BY:   
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ZONING COMMISSION  
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MINUTES  
AUGUST 14, 2012

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The special meeting was called to order by Chairman Robert Melillo at 5:30 PM.

Present were Sally Estefan, Theodore Haddad Jr., Walter Hoo Jr., Robert Melillo and Alternates Kevin Haas and Robert Oravetz. Also present was Planning Director Dennis Elpern.

Absent were Richard P. Jowdy, James Kelly, Alan Kovacs, Marina Loyola, Terry Tierney and Alternate Elmer Palma

Chairman Melillo asked Mr. Haas to take Mr. Jowdy's place and Mr. Oravetz to take Mr. Kovacs' place for the items on tonight's agenda.

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

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Chairman Melillo said the next regular meeting is scheduled for August 28, 2012 but there is nothing scheduled for this meeting and it is past the legal notice advertising deadline, so it will be cancelled. This means that the next regular meeting is scheduled for September 11, 2012. He said we definitely will be holding that meeting because we have public hearings scheduled for it.

Chairman Melillo asked if anyone wanted to make a motion to accept the June 12, 2012 minutes. Everyone said they had not had the chance to read them so no one was prepared to make a motion. Mr. Haddad made motion to table the acceptance of the minutes. Mrs. Estefan seconded the motion and it was passed unanimously.

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Chairman Melillo said there were no public hearings scheduled for this meeting; the only items on the agenda were the New Business.

NEW BUSINESS

Petition of Toll CT III LP, Saw Mill Rd & 13-37 Old Ridgebury Rd. (#A16002 & #C16012) to Revise the Master Plan of The Reserve (PND Zone). Public hearing scheduled for September 11, 2012.

Petition of the City of Danbury by Dennis I. Elpern, Planning Director to Amend Sections 2.B, 3.C., 3.F. of the Zoning Regulations. (Entertainment Licenses) Public hearing scheduled for September 11, 2012.

Chairman Melillo said they need to make a motion to accept and refer these two petitions to the Planning Commission for their recommendations.

Mr. Haddad made a motion to accept and refer both petitions to the Planning Commission. Mrs. Estefan seconded the motion and it was passed unanimously.

Mr. Elpern spoke briefly about the petitions to give the Commission members some background. He said the revisions to the Master Plan for The Reserve consist of two very simple changes. One has to do with the 13 acre parcel that was given to the City to be used as commercial, residential or mixed uses. The second change is a re-apportionment of the proposed land uses that does not affect the density as approved in 2004. He said the revisions also update what has been built so far.

He said the City petition consists of changes to the Zoning Regulations regarding entertainment activities and special permit uses. These amendments are being done in conjunction with the proposed changes to the Code of Ordinances that will require Entertainment Licenses in the Downtown Revitalization Zone (DRZ). This was proposed in the Main Street Task Force report entitled *Downtown Danbury: Issues & Recommendations*.



Chairman Melillo said there were four Cease & Desist Orders listed under Correspondence. He added that some of them may be repeats because if the person refuses USPS delivery, then we have to hire a Sheriff to serve them. And if too much time has passed since the date issued, they usually are re-issued with a new date. He asked if anyone had anything to discuss under Other Matters and there was nothing.

At 6:10 PM, Mrs. Estefan made a motion to adjourn. Mr. Oravetz seconded the motion and it was passed unanimously.