



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING COMMISSION
(203) 797-4525
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MINUTES
NOVEMBER 4, 2005

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The SPECIAL meeting was called to order by Chairman Jack Knapp Jr. at 5:00 PM.

Present were Theresa Buzaid, Theodore Haddad Jr., Jack Knapp Jr., Alternates Jean Anderson, Ted Farah and Helen Hoffstaetter. Also present was Planning Director Dennis Elpern.

Absent were Christine Cuhnick, Richard P. Jowdy, Patrick Johnston Jr., Donald Kennedy, Dr. Joseph Mooney and Lenny Silva Jr.

Chairman Knapp asked Mrs. Anderson to take Mr. Jowdy's place, Mr. Farah to take Mr. Johnston's place and Ms. Hoffstaetter to take Mr. Kennedy's place for this special meeting.

Chairman Knapp reminded the Commission members that the regular meeting scheduled for November 8, 2005 has been cancelled because it is Election Day. A special meeting has been scheduled for Tuesday, November 15, 2005.

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Chairman Knapp explained that the purpose of this meeting is to set the effective date for the following petitions that were approved at the October 25, 2005 meeting:

- 1) Petition of the City of Danbury by Dennis I. Elpern to Amend Secs. 2.B., 3.I.2., 4.B., 4.C., 4.D., 4.G., 10.B. & 10.D. of the Zoning Regulations. (MORATORIUM AMENDMENTS – Revise Definitions, Accessory Uses, RMF, R-3, & RH-3 Zones, Zoning Permit and Site Plan Regulations.)
- 2) Petition of the City of Danbury by Dennis I. Elpern to Amend Secs. 3.E., 3.G., 4.A. & 4.E. of the Zoning Regulations. (Revise RA & RR-10 Zones and Accessory Apts.).
- 3) 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 and non-conforming lots).

Chairman Knapp said there was an error in the legal notice that was published in the News-Times and we need to clarify the effective date. He asked for a motion from the Commission members. Ms. Hoffstaetter made a motion to set November 11, 2005, as the effective date on which the above listed petitions to amend the Zoning Regulations approved by the Zoning Commission on October 25, 2005, shall become effective. The motion was seconded by Mr. Farah and passed

with six AYES (from Mrs. Buzaid, Mr. Haddad, Mrs. Anderson, Mr. Farah, Ms. Hoffstaetter and Chairman Knapp).

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At 6:15 PM, with no further business to discuss, Mrs. Buzaid made a motion to adjourn. The motion was seconded by Mrs. Anderson and passed unanimously.