



**City of Danbury  
155 Deer Hill Avenue  
Danbury, CT 06810**

**Danbury Main Street Partnership**

**Meeting Minutes**

**Thursday, August 2, 2012 – 4pm**

**City Council Caucus Room**

**Next regularly scheduled meeting: September 6, 2012**

**Members Present:** Mike Kallas, Steve Bull, Ingrid Alvarez-Dimarzo, Andrea Gartner, Marie O'Neill, Warren Levy, Edward Ackell.

**Members Absent:** Mayor Mark Boughton, Shawn Palmer, James Maloney, Paul Reiss.

**Staff/Guests Present:** Daniel Casagrande - Counsel, Dennis Elpern – Planning and Zoning Director, Bruce Tuomala, - Economic Development Director, Sharon Calitro – Deputy Planning Director, Roger Palanzo – Mayor's Office, Debbie Matta, John Deering, and Frank Reed – State of CT Council of Developmental Disabilities Chairman.

Meeting was called to order by the Dennis Elpern at 4:07pm.

Approval of minutes from June 7, 2012 meeting w/changes – Move Dennis Elpern from Members Present to Staff Present.

**Old Business:** N/A

**New Business:**

- 1) Mr. Frank Reed, Chairman, CT Council of Developmental Disabilities read a brief statement on the difficulties disabled individuals in CT have finding suitable housing. He has been encouraging cities such as Danbury, being a 'transit based community', to consider appropriate housing as part of its development plan.
- 2) Counsel Dan Casagrande presented a follow up detailed review of a draft proposal for a new ordinance to address the expansion of licensing for businesses interested in opening in the Main Special Services District. This ordinance will allow Cafes and Taverns to

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open within the district however they will need to abide by regulations, present and future. The following are some items addressed in the new ordinance:

- \$500/3 years to obtain the license.
- Strict enforcement of noise – Doors and windows need to be closed. Unreasonable noise will result in fines followed by suspension/revocation of license.
- No exterior amplification equipment.
- Limited hours of operation.
- No Teen Nights in establishments that serve alcohol.
- All management of facilities is to be responsible for upkeep of indoor and outdoor cleanliness of establishment and adjacent area.
- No admittance to intoxicated patrons.
- Must provide an employee to check all patrons entering and leaving establishment to ensure establishment remains clean and safe.
- Violations can include any of the following: Warning – 15 Suspension – 30 Suspension – Revocation of License
- Owners to bind promoters to rules and regulations.
- Owners to supply security

Andrea Gartner suggests paperwork be drafted by City to provide a uniform written agreement between a business owner and their hired promoter. This paperwork would then be filed with the City prior to any event taking place.

3) Dennis Elpern reviewed the Downtown Revitalization Zone Public Incentive Package that was presented at the Oct. 1 ad hoc meeting. Some new incentives include:

- Zoning amendments
- Zoning and subdivision fee reductions
- Sewer and water connection fees reductions
- Deferral of assessment fees
- “Top of pile” application review

4) Andrea Gartner mentioned the public meeting at Two Steps on July 25 for discussion on downtown development was attended by approx 145 individuals. This was a great opportunity for area business owners and general public to understand the City’s proposed revitalization plan and address their concerns and questions to the mayor and city officials.

Motion to Adjourn – Marie O’Neill, Seconded – Andrea Gartner. Unanimous Acceptance.

Meeting Adjourned at 5:20pm