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~AD HOC REPORT~
Lease of Workshop-Farrington Farms
Monday, October 20, 2014

Chairman Jack Knapp called the meeting to order at 6:55 p.m. on Monday, October 20, 2014, in the Caucus Room, 3rd Floor, Danbury City Hall, 155 Deer Hill Avenue. Present were Committee members Michael Haddad and Paul Rotello. Also present were Les Pinter, Corporation Counsel; Dan Garrick, Assistant Director of Finance; and Rick Palanzo, Director of Public Buildings.

Chairman Knapp introduced everyone present at the meeting.

Mr. Pinter noted the subject lease agreement for a guest house on the property for 1 year with a 1 year renewal provision for Danielle Langford at \$300 per month. The lease is standard but more restrictive in that there are restrictions on the property. There is a negative Planning Commission report.

Chairman Knapp commented that this item would require a 2/3 majority Council vote, create a non-conforming use, need other approvals, and the Committee would have to approve conditionally.

Mr. Palanzo noted, however, that it was used as a workshop by Ms. Farrington until the property was released and this is not something new in that a workshop and an artist's studio are very similar. He noted the applicant would be sculpting in clay and perhaps have one student there. Chairman Knapp noted that previous use may have been a pre-existing nonconforming use.

Councilman Rotello commented the closest use allowed is a museum which is like a gallery and similar to an artist's workshop, but the rule for this zone stipulates that it must be in historic building listed on the National Register of Historic Properties. He noted his reasons that he is not in favor as is and suggested asking the applicant would be interested in another use that is compliant. He further suggested the issue of artists studios is something for the Council to consider; this particular application should be discussed with the Caucus to come up with a solution. Chairman Knapp suggested taking no action and getting further input from Mr. Elpern. Mr. Palanzo suggested that if the farmhouse were zoned for artists studios, there may be many artists who would be interested.

A motion was made by Councilman Rotello and seconded by Councilman Haddad, to take no action on this item. The motion passed unanimously.

A motion was made by Councilman Rotello and seconded by Councilman Haddad, that the Ad Hoc Committee be adjourned. The motion passed unanimously at 7:19 p.m.

Respectfully Submitted,

Jack Knapp, Chairman

Michael Haddad

Paul Rotello