



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

ZONING COMMISSION  
www.ci.danbury.ct.us

BY: *JK*  
2014 APR 8 - 8 4 3  
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**AGENDA - REGULAR MEETING**  
**APRIL 8, 2014**  
**CITY COUNCIL CHAMBERS - THIRD FLOOR**  
**7:30 PM**

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**ROLL CALL**

THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 13, 2014.  
Please note that due to Passover, this will be the only meeting held in the month of April.

**PLEDGE OF ALLEGIANCE**

**ACCEPTANCE OF MINUTES**      March 25, 2014

**PUBLIC HEARING**

- 1) SST Auto Inc. d/b/a Speedsport Tuning, 52 Miry Brook Rd. (#F19049) - Application for upgrade from Motor Vehicle Repairer's License to Used Car Dealer's License. NOTE: this location received a Use Variance approval w/stipulations from the ZBA to allow Motor Vehicle sales in the IL-40 Zone.

**OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION**

*There will be no discussion on any of these matters this evening:*

- 1) Petition of Caraluzzi's Danbury Market, LLC for a Special Permit for the Sale of Grocery Beer at 102 Mill Plain Rd. (#C14014).
- 2) Petition of Caraluzzi's Wine & Spirits, LLC for a Special Permit for a Package Store License at 102 Mill Plain Rd. (#C14014).
- 3) Petition of Thomas W. Beecher, Esq. as Agent, 1 & portion of 3 Clapboard Ridge Rd. (#H12011 & #H12012) for Change of Zone from RA-20 to CL-10.

**OTHER MATTERS FOR DISCUSSION**

**NEW BUSINESS**

- 1) Petition of Gera Danbury LLC d/b/a The Matrix Corporate Center to Amend Secs. 6.A.2.a.(11) & 6.B.2.a.(9) of the Zoning Regulations. (Add "Natural Gas

Power Generation Facility” to existing Fuel Cell Power Generation Facility language.) *Public hearing scheduled for May 27, 2014.*

**FOR REFERENCE ONLY**

- 1) Petition of Dev Patel to Amend Sec. 5.F.2.b. of the Zoning Regulations. (Add “Hookah Bars” as a Special Exception use in the C-CBD Zone). *Public hearing scheduled for May 13, 2014.*
- 2) Petition of J.A.R. Associates, 1-7 South St. (#K16161, #K16159 & #K16158) for Change of Zone from IL-40 to RMF-4. *Public hearing scheduled for May 13, 2014.*
- 3) Petition of Paul J. Valeri, 10-12 Downs St. (#H12166 & #H12155) for Change of Zone from R-3 to CG-20. *Public hearing is scheduled for May 27, 2014*

**ADJOURNMENT**