



CITY OF DANBURY
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ZONING COMMISSION
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MINUTES
APRIL 24, 2012

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The meeting was called to order by Chairman Robert Melillo at 7:30 PM.

Present were Sally Estefan, Theodore Haddad Jr., Walter Hoo Jr., Richard P. Jowdy (arrived during the public hearing), James Kelly, Marina Loyola, Robert Melillo and Alternates Kevin Haas and Elmer Palma. Also present was Planning Director Dennis Elpern.

Absent were Alan Kovacs, Terry Tierney and Alternate Robert Oravetz (out of town for work).

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

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PUBLIC HEARING

7:30 PM -- Application for a Certificate of Location Approval for a Motor Vehicle General Repairer's License as required under the provisions of Sec. 14-54 of the CT General Statutes, as amended for L & G Auto Tech, LLC at 128 East Liberty St. (#J13010).

Chairman Melillo read the legal notice. He then asked Mr. Haas to take Mr. Tierney's place and Mr. Palma to take Mr. Kovacs place for the items on tonight's agenda.

Attorney Gregg Brauneisen said this applicant has worked in Danbury for other repair shops and now wants to open his own shop. This property is located at the intersection of Chestnut St., Pahquioque Ave and East Liberty St. He said some might know the building as the location of Economy Printing. He said the building sits down the hill from Sheridan and East Liberty Sts. and Pahquioque Ave. so the business will not have any impact on the homes in those neighborhoods. The applicant hopes to keep the cars inside the building, but there is room to park cars behind it also.

Chairman Melillo asked for staff comments and Mr. Elpern said the State requires this Commission to make the determination that the location of this business will not have a

negative impact on anything in the immediate neighborhood. He added that denying this would contradict the Regulations.

Chairman Melillo asked if there was anyone to speak in opposition to this application and there was no one.

Mr. Haddad made a motion to close the public hearing. Mrs. Loyola seconded the motion and it was passed unanimously. Mr. Haddad then made a motion to move this matter to Old Business. Mr. Palma seconded the motion and it was passed unanimously.

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OLD BUSINESS

Application for a Certificate of Location Approval for a Motor Vehicle General Repairer's License as required under the provisions of Sec. 14-54 of the CT General Statutes, as amended for L & G Auto Tech, LLC at 128 East Liberty St. (#J13010).

Mr. Haddad made a motion to approve this for the following reasons: "the proximity of such premises will not have a detrimental effect on any church, school, or charitable institution. Nor will it have a detrimental effect on the immediate neighborhood concerned, due consideration having been given to the character of the surrounding neighborhood." Mr. Palma seconded the motion and it was passed unanimously by a vote of 8-0 vote with Mr. Jowdy not voting.

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NEW BUSINESS

Petition of Commerce Park Realty LLC & Eagle Road LLC to Amend Sections 6.A.2.a.(16) and 6.B.2.a.(12) of the Zoning Regulations. (Change existing language from "manufacturing, etc. of candy" to "manufacturing, etc. of food" in both Industrial zones) Public hearing scheduled for May 8, 2012.

Petition of Taryn A. Aiello, 9 Whitlock St. (#115234) for Change of Zone from RA-8 to R-3. Public hearing scheduled for May 22, 2012.

Mr. Haddad made a motion that both of these be referred to the Planning Commission for a report and recommendation. Mr. Palma seconded the motion and it was passed unanimously.

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Chairman Melillo asked if there was anything to discuss under Other Matters and there was no response. He then noted that there was nothing under Correspondence or For Reference Only.

At 7:55 PM, Mr. Kelly made a motion to adjourn. Mr. Jowdy seconded the motion and it was passed unanimously.