



CITY OF DANBURY
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ZONING COMMISSION
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MINUTES
MAY 8, 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, James Kelly, Alan Kovacs, Marina Loyola, Robert Melillo, Terry Tierney and Alternates Kevin Haas , Robert Oravetz and Elmer Palma. Also present was Deputy Planning Director Sharon Calitro who is filling in for Mr. Elpern as he is ill.

Absent were Walter Hoo and Terry Tierney.

Chairman Melillo asked Mr. Haas to take Mr. Hoo's place and Mr. Oravetz to take Mr. Tierney's place for the items on tonight's agenda.

Mrs. Loyola led the Commission in the Pledge of Allegiance.

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PUBLIC HEARING

7:30 PM - 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)

Mrs. Estefan read legal notice, Mr. Haddad read Planning Commission recommendation (which was positive) and Chairman Melillo read the Planning Dept. staff report dated May 1, 2012.

Attorney Paul Jaber said the applicants are owners of many of the properties located within Commerce Park. At this point in time, there are two unrelated potential tenants looking to rent space in Commerce Park to manufacture food products. He said the current language permits "manufacturing, compounding, processing, packaging or treatment of candy, cosmetics, drugs, pharmaceuticals, or toiletries." He said they are proposing to replace the word candy with the word food. He said this probably was an oversight but since they were coming in for one industrial zone, they thought they should ask to amend both. He said this is

a common use in manufacturing districts. He said this does comply with the Plan of Conservation & Development because it speaks of encouraging economic growth and what better way to do that than to have two new manufacturing businesses moving into the City from out of town. Mr. Haddad asked if Commerce Park includes both industrial zones. Attorney Jaber said it is predominantly IG-80. Mr. Kelly asked why he asked for it in both zones. Chairman Melillo speculated that it was probably to keep the uses consistent in both industrial zones. Attorney Jaber said Mr. Elpern asked him to include it in both because it would be inconsistent to only have it permitted in one of the industrial zones.

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

Mr. Haddad made a motion to close the public hearing. Mrs. Estefan seconded the motion and it was passed unanimously. Mr. Haddad then made a motion to move this matter to the Old Business on tonight's agenda. Mr. Kovacs seconded the motion and it was passed unanimously.

OLD 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)

Mr. Kovacs made a motion to approve this petition for the following reasons: This use fits in the character of these zones as many other products are manufactured within then and it is consistent with the Plan of Conservation & Development. Mr. Haas seconded the motion. Chairman Melillo took a roll call vote and the motion to approve was passed unanimously with 9 votes.

Chairman Melillo asked if there was anything to discuss under Other Matters and there was nothing. He then said there was one Cease & Desist Order listed under Correspondence and under For Reference Only there was a public hearing scheduled for May 22, 2012.

At 7:55 PM, Mrs. Estefan made a motion to adjourn. The motion was seconded by Mrs. Loyola and passed unanimously.