



CITY OF DANBURY
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ZONING COMMISSION
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MINUTES
MARCH 12, 2012

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

Present were Sally Estefan, Theodore Haddad Jr., Walter Hoo Jr., Marina Loyola, Robert Melillo, and Alternates Kevin Haas and Robert Oravetz.

Absent were Rick P. Jowdy, James Kelly, Alan Kovacs and Terry Tierney.

He then asked Mr. Haas to take Mr. Jowdy's place and Mr. Oravetz to take Mr. Kovacs place for the items on tonight's agenda.

Chairman Melillo said they would skip the Pledge of Allegiance since there was no flag in this room. He added that this was the only meeting the Commission will have this month, due to Passover falling during the last week of March.

Mrs. Estefan made a motion to table the acceptance of the minutes. Mr. Haas seconded the motion and it was passed unanimously.

PUBLIC HEARING:

7:30 PM – Petition of Leonardo Rodriguez/White Street Investment LLC for Special Permit for Package Store License at 298 White St. (#K13098).

Mrs. Estefan read the legal notice. Chairman Melillo said in Connecticut, the number of package stores permitted in each town is based on the population. Danbury is allowed 32 package stores and we currently have 28 approved locations. The population after latest census is $80,893/2,500 = 32$. He then said since the Planning Director is not present this evening, he wanted to remind the Commission of the criteria in Sec. 3.F.2. of the Zoning Regulations and that they also can place any conditions they deem necessary on the approval. He said that this use has been approved for this location, by means of a waiver to site plan requirements. As part of that approval, a letter was submitted from Land Surveyor Paul Fagan, stating that the nearest package store is over 2,000 feet from this location. At this point it was discovered that Mr. Fagan made an error in his letter, stating that the nearest package store is at 29 White St. The correct location is 29 Newtown Rd. The secretary said she would contact Mr. Fagan and ask him to submit a correction to his letter.

Stephen Hennessy spoke in favor of this petition. He said he is a consultant in liquor industry who represents people trying to obtain liquor licenses. He said the applicant, Mr. Rodriguez-Torres, has had a package store located in Newtown for about eighteen months. He found this site and believes it is a viable opportunity.

Mrs. Estefan asked how the front of the building can be accessed if one parks in the rear parking area since there is no interior connection. Mr. Rodriguez-Torres said there is an exterior staircase located on the right side of the building. Mrs. Estefan noted that it is inaccessible due to the fencing that the Doggie Day Care put up. Mr. Haddad also asked if the parking in the front of the building (on White St.) complies with what is shown on the site plan. Mr. Hennessy said he would check with the property owner on these two issues. Mr. Haddad and Mrs. Estefan asked the secretary to have the Zoning officer check this site for compliance with the site plan.

Mr. Haddad made a motion to continue the public hearing so that Mr. Fagan's letter could be corrected and the Zoning Enforcement Officer can check the site for compliance with the site plan approval. Mr. Hoo seconded the motion and it was passed unanimously.

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Chairman Melillo said there was nothing under Old Business and under For Reference Only, there was one petition scheduled for public hearing on April 9, 2013.

At 8:00 PM, with no further business to discuss, Mrs. Estefan made a motion to adjourn. Mrs. Loyola seconded the motion and it was passed unanimously.