



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING COMMISSION
(203) 797-4525
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MINUTES
MAY 24, 2005

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The meeting was called to order by Chairman Jack Knapp Jr. at 7:30 PM.

Present were Theresa Buzaid, Theodore Haddad Jr., Patrick Johnston, Donald Kennedy, Jack Knapp Jr., Lenny Silva Jr. and Alternates Jean Anderson and Helen Hoffstaetter. Also present was Planning Director Dennis Elpern.

Absent were Christine Cuhsnick, Richard P. Jowdy, Dr. Joseph Mooney and Alternate Ted Farah.

Chairman Knapp asked Mrs. Anderson to take Mr. Jowdy's place and Ms. Hoffstaetter to take Mrs. Cuhsnick's place for the items on tonight's agenda.

Chairman Knapp led the Commission in the Pledge of Allegiance.

Mr. Johnston made a motion to accept the minutes of March 22, 2005 and April 12, 2005. The motion was seconded by Mrs. Anderson and passed unanimously.

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At this point, Mr. Haddad excused himself and left the meeting as he is abstaining from the only matter on the agenda.

OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION:

- 1) Petition of Scuppo Rd, LLC, 1 Scuppo Rd. (F14124 & #F14073) for Change of Zone from RA-40 to RMF-4. (Application filed 1/25/05) *Public hearing closed 3/22/05- decision must be made by 5/26/05. Tabled so members could listen to tapes.*

Chairman Knapp said all of the members present this evening are eligible to vote except for Mr. Silva. He said for the record Mr. Kennedy and Mr. Farah had both listened to the tapes of the public hearing. He asked for discussion and/or comments from the Commission members.

Mr. Johnston made a motion to deny this petition for the following reasons:

- The proposed RMF-4 zone is incompatible with the RA-40 zoning to the north and does not provide the necessary transition zone. Considerable grading would be necessary to make use of this property since much of it contains steep slopes which exceed 25% percent often to a maximum of 40%. The proposed zone change does not comply with the Plan of Conservation & Development (POCD). Although it does border other land to the west which was re-zoned to RMF-4 after the POCD was adopted by the Planning Commission, the Zoning Commission does not want to encourage multi-family development to proceed any further along Scuppo Road.

The motion was seconded by Mr. Kennedy and passed unanimously with six AYES (from Mrs. Buzaid, Mr. Johnston, Mr. Kennedy, Chairman Knapp, Mrs. Anderson and Ms. Hoffstaetter).

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At 8:15 PM, Ms. Hoffstaetter made a motion to adjourn. The motion was seconded by Mr. Silva and passed unanimously.