



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING COMMISSION
www.danbury-ct.gov

(203) 797-4525
(203) 797-4586 (FAX)

AGENDA - REGULAR MEETING
WEB BASED MEETING HOSTED ON ZOOM
JANUARY 11, 2022
7:30 PM

PUBLIC PARTICIPATION INSTRUCTIONS START ON PAGE 3 OF THIS AGENDA.

To view livestream on Danbury CT Planning & Zoning YouTube Channel click on
<https://www.youtube.com/channel/UC59LEpmvEgAN4B3EAyXEVTQ>

To View Application materials, click on links below the Agenda item.

ROLL CALL:

THE NEXT REGULAR MEETING IS SCHEDULED FOR JANUARY 25, 2022.

PLEDGE OF ALLEGIANCE:

ACCEPTANCE OF MINUTES: November 23, 2021 & December 14, 2021.

Click on link for
[November 23, 2021 minutes.](#)
[December 14, 2021 minutes.](#)

ORGANIZATIONAL BUSINESS:

- 1) Nomination & Election of Vice-Chairman.
- 2) Appointment of ZBA Subcommittee - three members.

PUBLIC HEARINGS:

Click on link for [Public Hearings Legal Notice.](#)

- 1) Petition of the City of Danbury by Sharon B. Calitro, Planning Director to Amend Sections 3.C., 10.B.2. & 10.C.4.(a)(2) of the Zoning Regulations. (Amendments pursuant to Public Act 21-29: Opt out of Parking Requirements, Amend Zoning Permit Fee Schedule to Add Provision Authorizing Charging of Fee for Expert Consultant, and

Amend Language in Additional Requirements for Approval of Special Exceptions and Special Permits relative to use of the word “character”).

Click on link for:

[Amendment Petition.](#)

[Staff Report.](#)

[8-3a Recommendation.](#)

[8-3b WestCOG Recommendation.](#)

- 2) Petition of SC Ridge Owner LLC to Amend the Master Plan for the Summit Approved June 23, 2020 and Previously Amended May 11, 2021.

Click on link for:

[Amendment Petition.](#)

[Staff Report.](#)

[8-3a Recommendation.](#)

[8-3b WestCOG Recommendation.](#)

[Letter \(dated 01/06/22\) from Attorney Thomas Beecher.](#)

- 3) Petition of Kendrick & Patano LLC (property owners) & PV Brother’s LLC for a Special Permit for a Café Liquor License for “Downtown Eleven Café & Bar”, 11 Ives Street (114260) in the C-CBD Zone.

Click on link for:

[Special Permit Petition.](#)

CONTINUATION OF PUBLIC HEARING: None.

OLD BUSINESS:

NEW BUSINESS: None.

CORRESPONDENCE: None.

OTHER MATTERS:

FOR REFERENCE ONLY:

- 1) Application of Giuseppe, Angelo, & Victor DeSimone (property owners) for Blasius Auto, 16 Walnut Street (111054) for a Certificate of Location Approval for a Motor Vehicle Used Car Dealer’s License in the CG-20 Zone. *Public hearing scheduled for January 26, 2022.*

ADJOURNMENT

Public Participation Instructions:

NOTE: This meeting starts at 7:30 PM (US and Canada), PLEASE feel free to join early after 7:00 PM to test the audio and video connection.

Topic: Zoning Commission Meeting

Time: Tuesday, January 11, 2022, @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting - → **CLICK ON THIS LINK to JOIN the Zoom Meeting**
<https://us02web.zoom.us/j/89013900954?pwd=NHhhek9FSkc2OEGzZSsxVGRET1Jkdz09>

Meeting ID: 890 1390 0954

Passcode: 360183

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+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 890 1390 0954

Passcode: 360183

Find your local number: <https://us02web.zoom.us/u/kcpEd4ik2f>

Also see Virtual Meeting Instructions on the Zoning Commission webpage.