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2022 JAN 27 P 2: 52

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MINUTES
JANUARY 20, 2022

The special meeting for the purpose of conducting a site inspection at The Summit, 100 Reserve Road, was called to order by Vice-Chairman Candace Fay at 1:30 PM.

Present were Michael Coelho, Milan David, Candace Fay, Ryan Hawley, Rick P. Jowdy, Joseph Raya. Also present was Planning Director Sharon Calitro, Assistant Corporation Counsel Robin Edwards, Anthony Rizzo Jr. from Rizzo Construction, and Michael Basile from Summit Development.

Absent were Angela Hylenski, Robert Melillo, Theodore Haddad Jr., and Alternate members Bruce Bennett, Edwin Duran and Olga Mejia.

Attorney Edwards said this is a public meeting for the purpose of conducting a site inspection of this property. She said the Commission members may ask questions about the building and the petitioner, and the observations of the Commission members will be discussed at the next regular meeting.

While referring to an aerial photo of the building, Mr. Rizzo pointed out that the pods on the right side of the building are to be office space and the pods on the left side are where the residential units and the Career Academy will be located. He said all visitors to the site enter through the north side of the building and exit through the south side. He said the three pods that will contain the school will not have access to the amenities that are located within the building. Additionally, access to the residential units will be by card access only. He pointed out the Danbury Police substation and a space dedicated to emergency response services, saying they hope to have an ambulance located on the premises during the daytime hours. Mr. Basile then led the Commission members throughout the building pointing out the spaces that have been developed and are in use already, specifically the Nuvance offices. They also were shown some other office areas that are completed and waiting for the tenants to move in. The Commission also was shown some of the amenities, including the health club, a dry cleaner, a barber, a beauty salon, a yoga studio, and also a tour through the kitchen facilities which are currently being operated by the Market Place restaurant. He added that the Market Place will be opening a restaurant and coffee bar in an area by the main lobby and a convenience store will also be in that area. He also showed them the ballroom and executive boardrooms that already exist. He pointed out some of the walking paths and said they also will have a putting area for golfers, and bocce courts. The Commission was shown the areas that

will contain the residential units. At this point, Mrs. Calitro pointed out that the petition currently before the Commission is not about the number of residential units, that was determined when the Master Plan was approved. She added that the petition is about reducing the number of residential units to allow the City to put a school in three of the pods that were originally designated for residential units. Mr. Basile spoke about some of the additional amenities they hope to secure and also said they are actively negotiating with some business entities to lease the vacant office space.

At 2:45 PM, Mr. Coelho made a motion to adjourn. Mr. Raya seconded the motion and it was passed unanimously.

Respectfully submitted,



JoAnne V. Read
Planning Assistant