



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

DANBURY REDEVELOPMENT AGENCY
(203) 797-4525
(203) 797-4586 (FAX)

November 6, 2008

To: City of Danbury Redevelopment Agency
From: Dennis I. Elpern, Executive Director
Re: Special Meeting of November 20, 2008

A Special Meeting of the City of Danbury Redevelopment Agency will be held Thursday, November 20, 2008 at 4:00 p.m. in the Third Floor Conference Room at City Hall, 155 Deer Hill Avenue, Danbury, CT.

AGENDA

1. **Call to Order.**
2. **Approval of Minutes of November 3, 2008.**
3. **2 National Place: Change in Use.**

Further discussion of the proposed change in use at 2 National Place to a school of cosmetology. Dennis Elpern will discuss proposed changes to the exterior of the building. Attorney Casagrande will provide comments on the proposed amendments to the contract.

4. **Other Business.**
 5. **Adjournment.**
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Attachments.

c: Mayor Mark D. Boughton
Daniel Casagrande
Lazlo Pinter
Robin Kahn
Town Clerk

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J: RDA Agenda November 20, 2008

2008 NOV 12 P 4: 35

BY: 



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MINUTES
November 3, 2008

1. Call to Order.

Chairman Michael Kallas called the November 3, 2008 special meeting of the City of Danbury Redevelopment Agency to order at 4:00 pm in the 3rd Floor Conference Room, City Hall, 155 Deer Hill Avenue, Danbury, Connecticut. Other RDA members in attendance were Ernest Boynton, William Coffey, Art Roberts and Barbara Susnitzky. Also in attendance were Dennis Elpern, Executive Director, Daniel Casagrande, Corporation Counsel, and Sharon Calitro. Member Usha Kumar joined the meeting at 4:06 pm.

2. Approval of Minutes of December 12, 2006.

A motion was made by Mr. Roberts, seconded by Mr. Coffey, to approve the minutes of the December 12, 2006 meeting. Motion passed unanimously.

3. 2 National Place: Change in Use.

Mr. Elpern explained the main purpose of the meeting as outlined in the agenda.

The applicant, represented by Attorney Robin Kahn, Cohen & Wolf, presented the project. She explained that the new owners of the building at 2 National Place proposed to open a cosmetology school in the existing building. The school is currently located on South Street. The land at 2 National Place was transferred to Village Bank & Trust Company in 1996 by the City encumbered by a contractual requirement that it be developed as a retail bank on the first floor with offices on the top two floors in accordance with the Downtown Danbury Redevelopment Plans and specific site plans for Village Bank. Since the school is not a use permitted by the contract, the applicant is seeking to amend the contract.

Mr. Elpern noted that the site is within the C-CBD Zoning District. The cosmetology school would be considered an “institution for the instruction in a skill or vocation” pursuant to Section 5.F.2 of the Zoning Regulations.

Ms. Kahn recognized that the Department had reservations on the applicant’s broad proposal to allow any use in the C-CBD Zoning District, but was agreeable to a revision of its proposal to only allow the cosmetology school.

Mr. Phil Clark, project architect, described the changes to the building to accommodate the school use. The proposed school would operate on the first two floors (totaling approximately 14,800 square feet) and offices would remain on the third floor (approximately 4,800 square feet). Plans were presented that showed the expansion of the building in the area previously used for a drive-through window for the bank. The drive-through area would be enclosed with the exterior covered in brick to resemble the existing exterior treatment. The area of the second drive-through would be renovated for parking and exterior patio space for students and building patrons. There are currently 45 parking spaces on the site.

Mr. Elpern indicated that required parking for the school would be based on the number of students and employees and the square footage of the office space. Michael Galvin, operator of the school, indicated there are approximately 90 students, split evenly between the day and night sessions, and 12-15 employees. He also indicated that he had several conversations with representatives of the Parking Authority regarding the ability to purchase parking passes for students and employees to utilize available parking spaces within the Patriot Garage, thereby freeing on-site parking for customers. Mr. Elpern recommended the applicant obtain this in writing from the Parking Authority. Utilization of the Patriot Garage to meet on-site parking requirements is permissible pursuant to the Zoning Regulations.

RDA members expressed concern that the new bricks used to fill in the drive-through would not match the color of the existing bricks and that the changes facing National Place would look like it was “bricked up”. Mr. Clark indicated they would try as close as possible to match the brick color and that since the building was not that old, it would be easier to match color than if the building were very old. There would likely be a seam visible as this is unavoidable based on the building design and renovations. RDA members inquired whether windows could be installed instead and Mr. Clark indicated that the applicant needed interior wall space. He did however indicate that the area around the new enclosed space, which had been part of the driveway, would be sufficiently landscaped to help minimize the visual impact of the bricked side elevation.

Mr. Elpern indicated that Atty. Casagrande needs to review the proposed contract changes and provide direction to the RDA relative to actions required. Both Mr. Elpern and Atty. Casagrande agreed to work with Atty. Kahn over the next several weeks to resolve contractual issues and provide direction to the Agency at the next meeting. Mr. Boynton made a motion to direct Mr. Elpern and Atty. Casagrande to work with Atty. Kahn, motion seconded by Mr. Coffey. Motion passed unanimously.

Mr. Clark inquired if the site plan could be processed simultaneously while contractual issues with the RDA were being resolved. Mr. Elpern indicated this would be possible and would direct staff to begin its review upon plan submission.

Most RDA members indicated they had no fundamental opposition to the proposed change in use subject to resolution of contractual issues and staff review of the revised site plan.

Members discussed possible dates for the next meeting. It was decided that the next RDA meeting would be held on Thursday, November 20, 2008 at 4:00 pm. Mr. Elpern would notify the RDA if more time were needed to resolve outstanding issues. Mr. Boynton asked Mr. Elpern if he was going to prepare a memorandum for the Agency for the next meeting. Mr. Elpern indicated that he would.

4. Other Business.

There was no other business.

5. Adjournment.

A motion was made by Mr. Coffey, seconded by Mr. Boynton, to adjourn the meeting at 4:45 pm. Motion passed unanimously.

Respectfully submitted,

Sharon Calitro