



CITY OF DANBURY
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ZONING COMMISSION
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MINUTES
MARCH 10, 2020

The meeting was called to order by Chairman Theodore Haddad Jr. at 7:30 PM

Present were Sidney Almeida, Candace Fay, Theodore Haddad Jr., Ryan Hawley, Angela Hylenski, Rick P. Jowdy, James Kelly, Michael Masi, Robert Melillo, and Alternates Michael Henry and Nelson Merchan Jr. Also present was Planning Director Sharon Calitro.

Absent was Alternate Thomas Nejame.

Mr. Jowdy led the Commission in the Pledge of Allegiance.

Mrs. Hylenski made a motion to accept the February 25, 2020 minutes. Mr. Melillo seconded the motion and it was passed unanimously.

Chairman Haddad announced that the April 14, 2020 meeting has been cancelled.

PUBLIC HEARING:

Petition of RARE Hospitality International, Inc., d/b/a LongHorn Steakhouse, 7 Backus Ave./Space P02 for a Special Permit for Restaurant Liquor License.

Mrs. Hylenski read the legal notice.

Attorney Ward Mazzucco spoke in favor this application. He said that this restaurant is one of two that were just approved by the Planning Commission. The two restaurant pads will be located near the Joseph Banks store and across from Pier One. He said LongHorn is an established restaurant with over 600 locations across the country. He said this will be a separate structure located outside the Mall. The planned hours of operation will be 11AM to 10PM, Sunday thru Thursday, and 11AM to 11PM, on Friday and Saturday. The intent is to have alcohol available to patrons for lunch and dinner. He submitted a sample menu which was designated Exhibit A. There will be 184 seats including the 12 seats at the bar. He said the company has a training program for all servers. He added the program consists of between 70-80 slides covering four areas: knowing liquor laws, understanding the effects of alcohol, checking ID's and lastly handling guests. He said this complies with the criteria in Sec. 3.F.2. of the Zoning Regulations. There are no churches or schools nearby and also no residential

development in the immediate area. He then said that the Planning Commission has already made the findings in Sec. 10.C.4. when they approved the special exception application

Chairman Haddad asked if there was anyone to speak in opposition to this petition and there was no one.

Chairman Haddad asked Mrs. Calitro for staff comments. Mrs. Calitro reminded the Commission of the findings (as detailed in Secs. 3.F.2. & 10.C.4.a. of the Zoning Regulations) that must be made in order for this to be approved.

Mr. Melillo made a motion to close the public hearing. Mrs. Fay seconded the motion and it was passed unanimously by voice vote. Mr. Melillo then made a motion to move this matter to item #1 under the Old Business on tonight's agenda. Mrs. Fay seconded the motion and it was passed unanimously by voice vote.

OLD BUSINESS FOR DISCUSSION & POSSIBLE ACTION:

Petition of RARE Hospitality International, Inc., d/b/a LongHorn Steakhouse, 7 Backus Ave./Space P02 for a Special Permit for Restaurant Liquor License.

Mr. Melillo made a motion to approve this petition for the following reasons: the proximity of these premises will not have a detrimental effect upon any adjacent school, church or other place of worship; or upon the immediate area including adjacent residential neighborhoods including the impact of the use upon traffic congestion and safety. And this will be a complement to the Mall. Mr. Hawley seconded the motion and it was passed unanimously 9-0 by voice vote.

OTHER MATTERS:

Application of Fast Lane Auto Repair LLC/Payne Road Investments LLC, 60 Payne Rd. (N12001), for a Certificate of Location Approval for a Motor Vehicle General Repairer's License in the IG-80 Zone.

Mrs. Calitro explained that this application was re-submitted immediately after the first one was withdrawn on January 28, 2020. Since the 65 day time period to set the public hearing is approaching and the fee still has not been paid, this application needs to be denied.

Mr. Melillo made a motion to deny this application because it is incomplete. Mr. Jowdy seconded the motion and it was passed unanimously 9-0 by voice vote.

Chairman Haddad noted that there was no Correspondence or New Business and one public hearing listed under For Reference Only. He asked if there was anything to discuss under Other Matters and there was nothing. He then said since they took care

of everything tonight, there is nothing to put on the March 24, 2020 agenda, so that meeting is also cancelled.

At 8:05 PM, Mr. Melillo made a motion to adjourn. Mrs. Fay seconded the motion and it was passed unanimously.

Respectfully submitted,

JoAnne V. Read
Planning Assistant