



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING BOARD OF APPEALS
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ACTIONS TAKEN
Web-Based Meeting Hosted on ZOOM
October 8, 2020
7:00 p.m.

ROLL CALL:

Acting Chairman Rodney Moore called the meeting to order at 7:05 p.m. Present by roll call: Peter DeLucia, Joseph Hanna, Juan Rivas, and Michael Sibbitt.

Absent were: Richard Jowdy, Anthony Rebeiro, and Rick Roos.

Mr. Moore seated Peter DeLucia as a regular member in place of Richard Jowdy.

ACCEPTANCE OF MINUTES: September 10, 2020

Motion to approve the minutes of September 10, 2020 was made by Michael Sibbitt; seconded by Peter DeLucia. Motion passed with all in favor by Rod Moore, Peter DeLucia, Joseph Hanna, Juan Rivas, and Michael Sibbitt.

PUBLIC HEARINGS (continued):

Motion to hear application No. 20-27, which was continued to this date, was made by Juan Rivas.

#20-27: CPD Properties, Inc., 445 Main St., (H12078), CL-10 Zone

Sec. 8.E.3.a(3) Allow the height of one freestanding sign from 20' to 29'.

Motion to close #20-27 was made by Michael Sibbitt; seconded by Joseph Hanna. All in favor with Ayes from Peter DeLucia, Joseph Hanna, Rodney Moore, Juan Rivas, and Michael Sibbitt.

Motion to vote on this application (#20-27) was made by Joseph Hanna; seconded by Michael Sibbitt. All in favor with Ayes from Peter DeLucia, Joseph Hanna, Rodney Moore, Juan Rivas, and Michael Sibbitt.

Motion to approve #20-27, CPD Properties, Inc. to allow increase in sign height from 20' to 27' as proposed by Attorney Beecher, was made by Mr. Sibbitt as there are no safety issues to the public, seconded by Joseph Hanna. All in favor with Ayes from Peter DeLucia, Joseph Hanna, Rodney Moore, Juan Rivas, and Michael Sibbitt.

PUBLIC HEARINGS (New):

Pursuant to Executive Order No. 7I Section 19.c., Notice is hereby given that Item Nos. 20-29 & 20-30, 20-31, & 20-32 will be heard.

Motion to hear Nos. 20-29, 20-30, 20-31, & 20-32 was made by Joseph Hanna; seconded by Peter DeLucia. All in favor with Ayes from Peter DeLucia, Joseph Hanna, Rodney Moore, Juan Rivas, and Michael Sibbitt.

#20-29: Donnelly, John Brian, 11 Lakecrest Dr., (C12069), RA-40 Zone

Sec. 4.A.3 Reduce rear yard setback from 35' to 23.0' for addition.

Motion to close #20-29 made by Michael Sibbitt; seconded by Peter DeLucia. All in favor with Ayes from Peter DeLucia, Joseph Hanna, Rodney Moore, Juan Rivas, and Michael Sibbitt.

Motion to go to voting by Juan Rivas; seconded by Joseph Hanna. All in favor with Ayes from Peter DeLucia, Joseph Hanna, Rodney Moore, Juan Rivas, and Michael Sibbitt.

Motion to approve #20-29, per plan submitted, was made by Juan Rivas, seconded by Joseph Hanna. All in favor with Ayes from Peter DeLucia, Joseph Hanna, Rodney Moore, Juan Rivas, and Michael Sibbitt.

#20-30: Stone Ridge Development LLC & Heajung Chang (contract purchaser), 4A Morton St., (J16108), RA-8 Zone

Sec. 8.A.2.c.(4) Reduce bottom edge of excavation from 5' to 0' for modular block retaining wall.

No one appeared on behalf of this application. This was passed until the end of the meeting.

#20-31: Preferred Utilities, 31-35 South Street, (K15082), IL-40 Zone

Sec. 6.A.3. Reduce rear yard setback from 30' to 14.7' and reduce side yard setback from 20' to 12.4' for addition.

Motion to close # 20-31 was made by Joseph Hanna; seconded by Michael Sibbitt. All in favor with Ayes from Peter DeLucia, Joseph Hanna, Rodney Moore, Juan Rivas, and Michael Sibbitt.

Motion to go to voting was made by Michael Sibbitt; seconded by Joseph Hanna. All in favor with Ayes from Peter DeLucia, Joseph Hanna, Rodney Moore, Juan Rivas, and Michael Sibbitt.

Motion to approve #20-31, per plan submitted, was made by Michael Sibbitt. Mr. Sibbitt stated that variances requested are outside of the existing side yard setbacks without adversely affecting the health and safety of the public; Joseph Hanna seconded. All in favor with Ayes from Joseph Hanna, Rodney Moore, Juan Rivas, and Michael Sibbitt. Please note: Mr. DeLucia's internet connection failed, and he was unavailable to vote.

#20-32: 7-Eleven, Inc., 106A Federal Road, (L09012), CG-20 Zone

Application for Certificate of Location Approval for sale of gasoline, pursuant to C.G.S. § 14-321.

Motion to close #20-32 by Joseph Hanna; seconded by Juan Rivas. All in favor with Ayes from Joseph Hanna, Rodney Moore, Juan Rivas, and Michael Sibbitt. Please note: Mr. DeLucia's internet connection failed, and he was unavailable to vote.

#20-30: Stone Ridge Development LLC & Heajung Chang (contract purchaser), 4A Morton St., (J16108), RA-8 Zone

Sec. 8.A.2.c.(4) Reduce bottom edge of excavation from 5' to 0' for modular block retaining wall.

The Board revisited this application. No one appeared on behalf of the application.

Motion to continue until October 22, 2020 was made by Juan Rivas; seconded by Joseph Hanna. All in favor with Ayes from Joseph Hanna, Rodney Moore, Juan Rivas, and Michael Sibbitt. Mr. DeLucia's internet connection failed, and he was unable to vote.

ADJOURNMENT:

Motion to adjourn was made by Juan Rivas; seconded by Joseph Hanna. Motion passed with Ayes from Joseph Hanna, Rodney Moore, Juan Rivas, and Michael Sibbitt at 7:53 p.m. Mr. DeLucia's internet connection not responding.

Respectfully submitted,

Mary S. Larkin
Recording Secretary