



CITY OF DANBURY
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ZONING COMMISSION
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MINUTES
AUGUST 25, 2020

The web based meeting (hosted on Zoom) was called to order by Chairman Theodore Haddad Jr. at 7:36 PM

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

Absent were Rick P. Jowdy and Alternate Nelson Merchan Jr..

Chairman Haddad asked Mr. Henry take Mr. Jowdy's place for the items on tonight's agenda.

Mr. Kelly made a motion to accept the August 11, 2020 minutes. Mrs. Fay seconded the motion and it was passed unanimously by roll call vote.

Chairman Haddad said the agenda for tonight's meeting was posted on the City website and contained links to access this meeting. He said this virtual meeting is run the same way as a live meeting and if people want to speak, they just need to call in. Also the meeting is being streamed live on the Planning & Zoning YouTube channel. Lastly he said that all votes taken at this meeting will be done by roll call.

CONTINUATION OF PUBLIC HEARING:

Petition of Main Crosby LLC/Mothership Bakery LLC, 331 Main St. (113036) for Special Permit for Restaurant Liquor License.

Chairman Haddad said the legal notice was read into the record at the previous meeting. Unfortunately, the applicant had an emergency and could not attend the meeting, so the hearing was continued until tonight.

Anna LLanos, owner of Mothership Bakery, spoke in favor of this petition. She said she is planning to expand her hours to include some evenings so she can serve dinners and would like to offer liquor service to her customers. Chairman Haddad asked what her current hours of operation are. She said that since COVID, she has been open 6:30 AM to 2:30 PM, serving both breakfast and lunch. She added that she wants to start serving

dinner on Thursday, Friday, and Saturday evenings. She said there will be no sit-down bar, the liquor will be served by the wait staff. Chairman Haddad noted that the site plan waiver that approved this use states that there are forty-four seats in the restaurant. She said she has a total of six employees, two per shift. Lastly she apologized for being unable to appear at the last meeting and thanked the Commission for continuing the hearing.

Chairman Haddad asked if there was anyone to speak in opposition to this petition and there was no one. He then asked Mrs. Calitro for staff comments. Mrs. Calitro reminded the Commission of the findings in Sec. 3.F.2. of the Zoning Regulations that must be made in order for this to be approved. She also noted that the site plan waiver had been approved by staff as part of this petition.

Mr. Masi made a motion to close the public hearing. Mrs. Hylenski seconded the motion and it was passed unanimously by roll call vote. Mr. Melillo made a motion to move this item to number one under Old Business. Mr. Almeida seconded the motion and it was passed unanimously by roll call vote.

OLD BUSINESS:

Petition of Main Crosby LLC/Mothership Bakery LLC, 331 Main St. (I13036) for Special Permit for Restaurant Liquor License.

Mr. Melillo made a motion to approve this petition with a service bar only for the following reasons: the proximity of such premises will not have a detrimental effect upon any adjacent school, church or other place of worship; with consideration given to the compatibility and impact of the use on the surrounding area, including traffic congestion and safety. Mrs. Hylenski seconded the motion and it was passed unanimously by roll call vote.

NEW BUSINESS:

Petition of Encompass Health to Amend Sections 2.B. & 4.H.2.b.(3)(iii) of the Zoning Regulations. (Add "Physical Medical Facility, in-patient" to the PND zone) Public hearing scheduled for October 13, 2020. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.

Mr. Melillo made a motion to accept this petition, refer it to the Planning Commission for a recommendation, put on file in the Town Clerk's office, and forward to any other agencies as may be required. Mr. Almeida seconded the motion and it was passed unanimously by roll call vote.

Mrs. Calitro then said there was another petition received at the office yesterday which will also be scheduled for public hearing on October 13, 2020. She said rather than issue

a revised agenda, the date of receipt will be tonight's meeting. She further explained that even with accepting and referring it at the next meeting, it still could not be heard any sooner than the October 13th date.

Chairman Haddad asked if there was anything to discuss under Other Matters and there was nothing. He said there was nothing listed under Correspondence and Under For Reference Only, the public hearing scheduled for September 8, 2020 was listed.

At 7:45 PM, Mrs. Hylenski made a motion to adjourn. Mr. Kelly seconded the motion and it was passed unanimously by voice vote.

Respectfully submitted,

JoAnne V. Read
Planning Assistant