



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING COMMISSION
www.danbury-ct.gov

(203) 797-4525
(203) 797-4586 (FAX)

AGENDA - REGULAR MEETING
WEB BASED MEETING HOSTED ON ZOOM
MARCH 9 2021
7:30 PM

PUBLIC PARTICIPATION INSTRUCTIONS START ON PAGE 2 OF THIS AGENDA

To view livestream on Danbury CT Planning & Zoning YouTube Channel click on
<https://www.youtube.com/channel/UC59LEpmvEgAN4B3EAyXEVTQ>

To View Application Materials, Click on Links Below the Agenda Item

ROLL CALL

THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 23, 2021.

PLEDGE OF ALLEGIANCE

ACCEPTANCE OF MINUTES: February 23, 2021.

[Click on link for Draft Meeting Minutes](#)

PUBLIC HEARING:

- 1) Application of E.W. Batista Family LP/Collector Car Services LLC, 39 Miry Brook Road (F19009) for a Certificate of Location Approval for a Motor Vehicle General Repairer's License in the IL-40 Zone.

[Click on link for Application & plans](#)

CONTINUATION OF PUBLIC HEARING:

- 1) Petition of BRT Sconset LLC to Amend Section 4.A.6. of the Zoning Regulations. (Add Cluster Active Adult Development to the RA-20 & RA-40 Zones.)

Click on link for

[Documents from February 23, 2021 agenda](#)

[Exhibits submitted by petitioner's engineer](#)

[Letters read on 2/23 that were received after revised agenda was posted](#)

[Attorney Marcus's response to staff report](#)

[Letters from the public received since 2/23/21 meeting](#)

OLD BUSINESS:

NEW BUSINESS:

- 1) Petition of SC Ridge Owner LLC to Amend Sections 4.H.2.b.(2)(a) & 4.H.2.b.(3)(b) of the Zoning Regulations. *Public hearing scheduled for May 11, 2021. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.*
- 2) Petition of SC Ridge Owner LLC to Amend the Master Plan for The Summit (approved June 23, 2020). *Public hearing scheduled for May 11, 2021. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.*

CORRESPONDENCE:

OTHER MATTERS:

FOR REFERENCE ONLY:

- 1) Petition of Berkley Insurance Company/Encompass Health CT Real Estate LLC to Amend the Master Plan of The Reserve. (Amend Phase 9B, Non-Residential Uses Not Serving the Immediate Needs of the Residential Development, from 100,000 SF of commercial use to 100,000 SF as a Physical Medical Facility-In-Patient Use.) *Public hearing scheduled for April 27, 2021. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.*
- 2) Petition of Newtown Road LLC/Maria & Manuel Andre, Manuel Marques, & Antonio Marques, Whitney Avenue (K12254) for Change of Zone from RA-8 to CG-20. *Public hearing scheduled for April 27, 2021. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.*

ADJOURNMENT

Public Participation Instructions:

MEMBERS OF THE PUBLIC WISHING TO BE HEARD DURING THE PUBLIC HEARING PORTION OF THE MEETING ON ANY APPLICATION ARE REQUESTED TO EMAIL SHARON CALITRO AT s.calitro@danbury-ct.gov NO LATER THAN 6:00 PM ON MARCH 9, 2021 AND INDICATE WHICH APPLICATION THEY WISH TO SPEAK ON. THIS WILL HELP ENSURE ALL MEMBERS OF THE PUBLIC WISHING TO BE HEARD CAN BE IDENTIFIED AND RECOGNIZED ON THE VIRTUAL MEETING PLATFORM AT THE APPROPRIATE TIME. WRITTEN COMMENTS WILL ALSO BE ACCEPTED AND READ INTO THE RECORD DURING THE PUBLIC HEARING. PLEASE SUBMIT ANY WRITTEN EXHIBITS, TO THE EXTENT FEASIBLE, TO s.calitro@danbury-ct.gov, A MINIMUM OF TWENTY-FOUR HOURS (24) PRIOR TO THE MEETING. ALL MEMBERS OF THE PUBLIC

WISHING TO BE HEARD ON AN APPLICATION DURING A PUBLIC HEARING WILL BE RECOGNIZED REGARDLESS OF ANY PRIOR NOTIFICATION TO STAFF.

NOTE: This meeting starts at 7:30 PM (US and Canada), PLEASE feel free to join early after 7:00 PM to test the audio and video connection.

Topic: Zoning Commission Meeting

Time: Tuesday, March 9, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89026568368?pwd=ZTVlaTRyWFlySlJ6UmNWQjlXN2hJdz09>

Meeting ID: 890 2656 8368

Passcode: 254273

One tap mobile

+19294362866,,89026568368#,,,,*254273# US (New York)

+13017158592,,89026568368#,,,,*254273# US (Washington DC)

Dial by your location

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 890 2656 8368

Passcode: 254273

Find your local number: <https://us02web.zoom.us/u/kiDbE9b1Z>

See Also Virtual Meeting Instructions on Zoning Commission webpage.