



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
APRIL 13, 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 APRIL 27, 2021.

PLEDGE OF ALLEGIANCE

ACCEPTANCE OF MINUTES: March 9, 2021. (March 23, 2021 meeting was cancelled.)
[Click on link for Draft Meeting Minutes](#)

THE FOLLOWING PETITIONS HAVE BEEN WITHDRAWN:

- 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.

PUBLIC HEARING: None.

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.) **THIS PETITION WAS WITHDRAWN ON MARCH 22, 2021.**

OLD BUSINESS:

NEW BUSINESS:

- 1) Petition of Berkley Insurance Company/Encompass Health CT Real Estate LLC to Amend the Master Plan of The Reserve for Tax Assessor's lot #B15005 (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.) **MARCH SUBMISSION. Public hearing scheduled for May 25, 2021. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.**
- 2) Petition of Newtown Road LLC/Maria & Manuel Andre, Whitney Avenue (K12254) for Change of Zone from RA-8 to CG-20. **MARCH SUBMISSION. Public hearing scheduled for May 25, 2021. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.**

CORRESPONDENCE:

OTHER MATTERS:

FOR REFERENCE ONLY:

- 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.*

ADJOURNMENT

Public Participation Instructions:

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, April 13, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89617647612?pwd=SmFDU09EQ1BRL0g3R1lmMG9iSzc5UT09>

Meeting ID: 896 1764 7612

Passcode: 692050

One tap mobile

+13017158592,,89617647612#,,,,*692050# US (Washington DC)

+13126266799,,89617647612#,,,,*692050# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 896 1764 7612

Passcode: 692050

Find your local number: <https://us02web.zoom.us/j/89617647612>

See Also Virtual Meeting Instructions on Zoning Commission webpage.