



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING COMMISSION
www.danbury-ct.gov

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

AGENDA - ZBA SUBCOMMITTEE MEETING
WEB BASED MEETING HOSTED ON ZOOM
APRIL 27, 2021
7:00 PM

PUBLIC PARTICIPATION INSTRUCTIONS START ON PAGE 3 OF THIS AGENDA

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

ROLL CALL:

- 1) Subcommittee discussion of ZBA Referral.

ADJOURN SUBCOMMITTEE:

AGENDA - REGULAR MEETING
APRIL 27, 2021
7:30 PM

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

CALL REGULAR MEETING TO ORDER & ROLL CALL:

THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 11, 2021.

PLEDGE OF ALLEGIANCE

ACCEPTANCE OF MINUTES: April 13, 2021
[Click on link for Draft Meeting Minutes](#)

PUBLIC HEARING: None.

CONTINUATION OF PUBLIC HEARING: None.

OLD BUSINESS:

- 1) ZBA Referral - ZBA Application #21-09: 3 Lake Avenue Extension LLC, 3 Lake Ave. Ext., (G15005), CA-80 Zone, Use Variance Sec. 5.B.2.a., Allow use of the property as “shelter for homeless with conditions”. *ZBA public hearing scheduled for May 13, 2021.*

Click on link for
[ZBA application & plan](#)
[Planning Department Staff Report](#)

NEW BUSINESS:

- 1) Petition of Quirk Works Brewing and Blendery Inc./Triangle Industries LLC (Property Owner), 78 Triangle Street (J14280) for Special Permit for Brewery in the IL-40 Zone. *Public hearing scheduled for May 11, 2021. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.*

CORRESPONDENCE: None.

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.*
- 3) 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.*
- 4) 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.*

ADJOURNMENT

Public Participation Instructions:

NOTE: The subcommittee meeting starts at 7:00 PM. The REGULAR 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 (including subcommittee meeting)
Time: Tuesday, April 27, 2021 06:45 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://us02web.zoom.us/j/86284831444?pwd=RWo1NTREclZjSHZ4WXY2bk9aN1dwQT09>

Meeting ID: 862 8483 1444

Passcode: 711132

One tap mobile

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Dial by your location

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 862 8483 1444

Passcode: 711132

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

See Also Virtual Meeting Instructions on Zoning Commission webpage.