



CITY OF DANBURY
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ZONING COMMISSION
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ZBA SUBCOMMITTEE - ACTIONS TAKEN
APRIL 27, 2021

The meeting of the Zoning Board of Appeals subcommittee of the Zoning Commission was called to order by Robert Melillo at 7:00 PM.

Present were subcommittee members Sidney Almeida, Angela Hylenski, and Robert Melillo. Also present were Zoning Commission Chairman Theodore Haddad Jr. and Planning Director Sharon Calitro.

Mrs. Hylenski made a motion that the subcommittee suggest to the Commission to give a positive recommendation with the condition that the deed restrictions attached to the ZBA application be recorded on the land records once the variance has been granted, and that the Planning Department staff report dated April 15, 2021 be attached to their recommendation letter. Mr. Almeida seconded the motion as stated and it was passed with three ayes from Mr. Almeida, Mrs. Hylenski, and Mr. Melillo.

At 7:20 PM, Mrs. Hylenski made a motion to adjourn the subcommittee meeting. Mr. Almeida seconded the motion and it was passed unanimously by voice vote with ayes from Mr. Almeida, Mrs. Hylenski, and Mr. Melillo.

REGULAR MEETING - ACTIONS TAKEN
APRIL 27, 2021

The regular meeting was called to order by Chairman Theodore Haddad Jr. at 7:30 PM.

Present were Sidney Almeida, Candace Fay, Theodore Haddad Jr., Angela Hylenski, Rick P. Jowdy, Robert Melillo, and Alternate Jason Eriquez. Also present was Planning Director Sharon Calitro.

Absent were Ryan Hawley, James Kelly, Michael Masi, and Alternates Nelson Merchan Jr., and Thomas Nejame.

Chairman Haddad asked Mr. Eriquez to take Mr. Kelly's place for the items on tonight's agenda.

Mr. Melillo led the Commission in the Pledge of Allegiance.

Mrs. Fay made a motion to accept the April 13, 2021 minutes. Mr. Almeida seconded the motion and it was passed unanimously by voice vote.

OLD BUSINESS:

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.

Mr. Melillo made a motion to give this a positive recommendation with the condition that the deed restrictions attached to the ZBA application be recorded on the land records once the variance has been granted and that the Planning Department staff report dated April 15, 2021 be attached to the recommendation letter. Mrs. Fay seconded the motion it was passed with seven ayes (from Mr. Almeida, Mrs. Fay, Mrs. Hylenski, Mr. Jowdy, Mr. Melillo, Mr. Eriquez, and Chairman Haddad) and two members not voting.

NEW BUSINESS:

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.

Chairman Haddad read this item and said this type of petition does not require any referrals.

Mr. Melillo then made a motion to add the following petition to tonight's agenda as number two under the Old Business: Petition of D & B Wellness to Amend Sections 5.A.5.f.(2), 5.B.3.b., and 5.B.5.f.(1) of the Zoning Regulations. (Delete Prohibition on Drive-Thru Window for Medical Marijuana Dispensary.) with the proposed public hearing date of June 8, 2021. Mr. Jowdy seconded the motion and it was passed unanimously by voice vote.

Petition of D & B Wellness to Amend Sections 5.A.5.f.(2), 5.B.3.b., and 5.B.5.f.(1) of the Zoning Regulations. (Delete Prohibition on Drive-Thru Window for Medical Marijuana Dispensary.) Public hearing scheduled for June 8, 2021.

Mr. Melillo made a motion to accept this petition, place it on file in the Town Clerk's office, and refer it to the Planning Commission and any other applicable agencies. Mrs. Hylenski seconded the motion and it was passed unanimously by voice vote.

At 8:05 PM, Mr. Almeida made a motion to adjourn. Mrs. Fay seconded the motion and it was passed unanimously by voice vote.

Respectfully submitted,

JoAnne V. Read
Planning Assistant