



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING COMMISSION
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ACTIONS TAKEN
JUNE 22, 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., Rick P. Jowdy, James Kelly, Michael Masi, Robert Melillo, and Alternates Jason Eriquez and Nelson Marchand Jr. Also present was Planning Director Sharon Calitro.

Absent were Ryan Hawley, Angela Hylenski and Alternate Thomas Nejame.

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

Mr. Melillo made a motion to accept the June 8, 2021 minutes. Mr. Jowdy seconded the motion and it was passed unanimously by voice vote with nine ayes (from Mr. Almeida, Mrs. Fay, Mr. Jowdy, Mr. Kelly, Mr. Masi, Mr. Melillo, Mr. Eriquez, Mr. Marchand, and Chairman Haddad).

Mr. Melillo made a motion to add the following petition to the agenda under New Business:

Petition of Sharon B. Calitro, Planning Director to Amend Sections 2.B and 10.J. of the Zoning Regulations. (Moratorium on the Acceptance of Applications, Amendments, Petitions or Issuance of Zoning Permits for or related to Cannabis Establishments; new Definitions).

Mr. Kelly seconded the motion and it was passed unanimously by voice vote with nine ayes (from Mr. Almeida, Mrs. Fay, Mr. Jowdy, Mr. Kelly, Mr. Masi, and Mr. Melillo, Mr. Eriquez, Mr. Marchand, and Chairman Haddad).

PUBLIC HEARING:

Petition of James Bonheur/Danbury Entertainment Associates LLC for a Special Permit for Café Liquor License at 38 Mill Plain Road (E15106).

Mrs. Fay made a motion to close the public hearing. Mr. Almeida seconded the motion and it was passed unanimously by voice vote with nine ayes (from Mr. Almeida, Mrs. Fay, Mr. Jowdy, Mr. Kelly, Mr. Masi, and Mr. Melillo, Mr. Eriquez, Mr. Marchand, and Chairman Haddad).

Mr. Melillo made a motion to move this to number two under the Old Business on tonight's agenda. Mrs. Fay seconded the motion and it was passed unanimously by voice vote with nine ayes (from Mr. Almeida, Mrs. Fay, Mr. Jowdy, Mr. Kelly, Mr. Masi, and Mr. Melillo, Mr. Eriquez, Mr. Marchand, and Chairman Haddad).

OLD BUSINESS:

Petition of Newtown Road LLC/Maria & Manuel Andre, Whitney Avenue (K12254) for Change of Zone from RA-8 to CG-20. MARCH SUBMISSION.

Since there were only eight members present that are eligible to vote on this and approval of this will require a super majority (6-3 vote), Attorney Marcus asked that they table this again and wait for a nine-member board to vote on this petition.

Petition of James Bonheur/Danbury Entertainment Associates LLC for a Special Permit for Café Liquor License at 38 Mill Plain Road (E15106).

Mr. Melillo made a motion to approve this petition with the following stipulations:

- (1) All liquor is to be dispensed from a service bar only; no sit-down bar is permitted.
- (2) Liquor service is limited to the upstairs main floor, in the cafe/bistro area only.
- (3) Additional changes must be approved by the Zoning Commission,

Mrs. Fay seconded the motion and it was passed unanimously by roll call vote with nine ayes (from Mr. Almeida, Mrs. Fay, Mr. Jowdy, Mr. Kelly, Mr. Masi, and Mr. Melillo, Mr. Eriquez, Mr. Marchand, and Chairman Haddad).

NEW BUSINESS

Petition of Sharon B. Calitro, Planning Director to Amend Sections 2.B and 10.J. of the Zoning Regulations. (Moratorium on the Acceptance of Applications, Amendments, Petitions or Issuance of Zoning Permits for or related to Cannabis Establishments; new Definitions). Public hearing scheduled for July 27, 2021. 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. Masi seconded the motion and it was passed unanimously by voice vote with nine ayes (Mr. Almeida, Mrs. Fay, Mr. Jowdy, Mr. Kelly, Mr. Masi, and Mr. Melillo, Mr. Eriquez, Mr. Marchand, and Chairman Haddad).

At 8:49 PM with no further business to discuss, Mr. Masi made a motion to adjourn. Mr. Kelly seconded the motion and it was passed unanimously by voice vote with nine ayes (from Mr. Almeida, Mrs. Fay, Mr. Jowdy, Mr. Kelly, Mr. Masi, Mr. Melillo, Mr. Eriquez, Mr. Marchand, and Chairman Haddad).

Respectfully submitted,

JoAnne V. Read
Planning Assistant