



CITY OF DANBURY
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ZONING COMMISSION
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MINUTES
AUGUST 24, 2021

The web-based meeting (hosted on Zoom) was called to order by Chairman Theodore Haddad Jr. at 7:30 PM.

Present were Candace Fay, Angela Hylenski, Rick P. Jowdy, James Kelly, Robert Melillo, Theodore Haddad Jr., and Alternates Jason Eriquez and Nelson Merchan. Also present was Planning Director Sharon Calitro.

Absent were Sidney Almeida, Ryan Hawley, Michael Masi, and Alternate Thomas Nejame.

Chairman Haddad asked Mr. Eriquez to take Mr. Masi's place and Mr. Merchan to take Mr. Hawley's place for the items on tonight's agenda.

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

Chairman Haddad announced that the public hearing which was scheduled to open tonight has been rescheduled to the September 28, 2021 meeting.

Mr. Melillo explained that when he read the minutes he noticed that the reason for a motion had been excluded. He contacted the secretary and she sent out a revised copy this afternoon to all of the members. He then made a motion to accept the revised July 27, 2021 minutes. Mrs. Hylenski seconded the motion and it was passed unanimously by voice vote with eight ayes and one absence.

PUBLIC HEARING:

Petition of 29 Federal Road LLC & Robert W. Schmus, 21, 29, 33-35, and 39 Federal Road (K11123, K11125, K11126, & K11127) for Change of Zone from IL-40 to CG-20.

Chairman Haddad read the legal notice for the public hearing into the record. Mrs. Calitro then said she had received a request from Attorney Tom Beecher to postpone the opening of the public hearing until the September 28, 2021 meeting.

NEW BUSINESS:

Petition of 3 Lake Avenue Extension LLC to Amend Sections 2.B., 5.B.2.b.(19), and 5.B.5.g. of the Zoning Regulations. [Amendments to existing definitions, defining a new use (“transitional shelter for the homeless”), & adding this new use as a special exception use to the CA-80 zone.] *Public hearing scheduled for September 28, 2021.*

Mr. Kelly 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. Mrs. Fay seconded the motion and it was passed unanimously.

Mr. Melillo asked if the Federal Road public hearing would be re-noticed. Mrs. Calitro said it would be noticed along with the other public hearing that is scheduled for that night. There was a brief discussion regarding the difference between postponing and continuing a public hearing.

Mrs. Hylenski asked whether the September 28th meeting would be virtual or in City Hall. Chairman Haddad said he thought it would be a Zoom meeting and asked Mrs. Calitro when this would need to be decided. Mrs. Calitro suggested that for now we propose it as a Zoom meeting and if necessary, we can change it before the legal notice is published. She said this matter had previously been before the Zoning Board of Appeals as a Zoom meeting and it drew a large crowd, so it might be safer for everyone (health wise) if this is held on Zoom. She reminded the Commission that they had a large crowd when they did the BRT petition earlier this year, and that Zoom meeting went very well.

Mr. Melillo then said that the “in-person” City Council meeting went really well and the alterations that were made to the Chambers really allow people to be properly distanced. He then described in detail the changes that were made to the Council Chambers. After some more discussion, Chairman Haddad said it is probably better to hold the meeting on Zoom because we expect a lot of people will want to speak. He added that if we hold it in the Chambers, we will only be able to have a limited number of people in the room at one time, in order to maintain the distance between people. He said they would decide this within the next few weeks in time for the legal notice to be put in the newspaper.

Chairman Haddad said there was nothing under Correspondence or For Reference Only. He then said there is no meeting scheduled for September 14th, so the next regular meeting is scheduled for September 28, 2021.

At 7:48 PM with no further business to discuss, Mr. Jowdy made a motion to adjourn. Mr. Kelly seconded the motion and it was passed unanimously by voice vote with nine ayes.

Respectfully submitted,

JoAnne V. Read
Planning Assistant