



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

**ZONING COMMISSION**  
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2022 MAR -9 P 1:33

BY: 

**ACTIONS TAKEN**  
**MARCH 8, 2022**

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The web-based meeting (hosted on Zoom) was called to order by Chairman Theodore Haddad Jr. at 7:35 PM.

Present were Michael Coelho, Milan David, Candace Fay, Ryan Hawley, Rick P. Jowdy (arrived @ 7:42 PM), Robert Melillo, and Theodore Haddad Jr. Also present was Planning Director Sharon Calitro.

Absent were Angela Hylenski, Joseph Raya and Alternate members Bruce Bennett, Edwin Duran, and Olga Mejia.

Chairman Haddad led the Commission in the Pledge of Allegiance.

Mr. David made a motion to accept the January 25, 2022 minutes. Mrs. Fay seconded the motion and it was passed unanimously by voice vote with seven ayes.

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Mr. Coelho made a motion to deviate from the order of the agenda and discuss the Old Business first. Mr. David seconded the motion and it was passed unanimously by voice vote with seven ayes.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

Petition of the City of Danbury by Sharon B. Calitro, Planning Director to Amend Section 10.C.4.(a)(2) of the Zoning Regulations. (Amendment pursuant to Public Act 21-29: Amend Language in Additional Requirements for Approval of Special Exceptions and Special Permits relative to use of the word "character"). NOTE: AMENDMENTS TO SECTION 3.C. AND 10.B.2 INCLUDED IN THIS PETITION WERE APPROVED JANUARY 25, 2022.

Mr. David made a motion to approve this petition. Mr. Jowdy seconded the motion. After discussion, Mr. David withdrew his motion and Mr. Jowdy withdrew his second. Chairman Haddad said this would come up again for discussion at the next regular meeting on March 22, 2022. Mrs. Calitro (as the applicant) granted an extension of the time for the Commission to make the decision to the March 22, 2022 meeting.

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PUBLIC HEARINGS:

Petition of the City of Danbury by Sharon B. Calitro, Planning Director to Amend Section 3.C. of the Zoning Regulations (Amendment pursuant to Public Act 21-29: Opt out of the requirement for the allowance of accessory apartments as of right on each lot that contains a single-family dwelling.)

Mr. Coelho made a motion to close the public hearing. Mrs. Fay seconded the motion and it was passed unanimously by voice vote with seven ayes. Mr. Coelho made a motion to move this to item two under the Old Business on tonight's agenda. Mrs. Fay seconded the motion and it was passed unanimously by voice vote with seven ayes.

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Application of Sugar Hollow Realty LLC (property owners) for Nissan of Danbury LLC, 13 Sugar Hollow Road (G17008) for a Certificate of Location Approval for a Motor Vehicle New Car Dealer's License in the CG-20 Zone.

Mrs. Fay made a motion to close the public hearing. Mr. Jowdy seconded the motion and it was passed unanimously by voice vote with seven ayes. Mrs. Fay made a motion to move this to item three under the Old Business on tonight's agenda. Mr. Coelho seconded the motion and it was passed unanimously by voice vote with seven ayes.

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OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

Petition of the City of Danbury by Sharon B. Calitro, Planning Director to Amend Section 3.C. of the Zoning Regulations (Amendment pursuant to Public Act 21-29: Opt out of the requirement for the allowance of accessory apartments as of right on each lot that contains a single-family dwelling.)

Mr. David made a motion to approve this petition. Mr. Coelho seconded the motion and it was passed unanimously by roll call vote with seven ayes.

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Application of Sugar Hollow Realty LLC (property owners) for Nissan of Danbury LLC, 13 Sugar Hollow Road (G17008) for a Certificate of Location Approval for a Motor Vehicle New Car Dealer's License in the CG-20 Zone.

Mr. Coelho made a motion to approve this application. Mr. David seconded the motion and it was passed unanimously by roll call vote with seven ayes.

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OTHER MATTERS:

Revision to Official Zoning Map.

Mrs. Fay made a motion to authorize Mrs. Calitro to rectify the error on the Zoning Map. Mr. David seconded the motion and it was passed unanimously by voice vote with seven ayes.

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Chairman Haddad asked if there was anything else to discuss under Other Matters and Mrs. Calitro said that Assistant Corporation Counsel will be conducting a training session at the next regular meeting on March 22, 2022. He then said there was nothing listed under New Business, Correspondence, or For Reference Only.

At 9:15 PM with no further business to discuss, Mr. Coelho made a motion to adjourn. Mr. David seconded the motion and it was passed unanimously by voice vote with seven ayes.

Respectfully submitted,



JoAnne V. Read  
Planning Assistant