



## CITY OF DANBURY

155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

**ZONING COMMISSION**  
www.danbury-ct.gov

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

**AGENDA - REGULAR MEETING**  
**WEB-BASED MEETING HOSTED ON ZOOM**  
**AUGUST 9, 2022**  
**7:30 PM**

Public Participation Instructions on Page 2 of this Agenda  
To view livestream on Danbury CT Planning & Zoning YouTube Channel click on  
<https://www.youtube.com/channel/UC59LEpmvEgAN4B3EAyXEVTQ>

*To View Application materials, click on links below the Agenda item.*

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**ROLL CALL:**

THE NEXT REGULAR MEETING IS SCHEDULED FOR AUGUST 23, 2022.

**PLEDGE OF ALLEGIANCE:**

**ACCEPTANCE OF MINUTES:** July 26, 2022.

*Click on link for [July 26, 2022](#) minutes.*

**PUBLIC HEARINGS**

- 1) Petition of Maria Lema Tacuri & Isabel Lema to Amend Section 3.F.2.d.(1)(a) of the Zoning Regulations (Reduce Distance Requirement between Package Stores from 2,000 ft. to 1,000 ft.)

*Click on link for:*  
[Petition including Proposed Amendment Language.](#)  
[Planning Department Staff Report.](#)  
[8-3a \(Planning Commission\) Recommendation.](#)  
[8-3b \(WestCOG\) Recommendation.](#)

- 2) Petition of 3775, LLC & Robert Morsey, 1, 3, & unnumbered lot Pembroke Road (G08029, G08030, & G08098) For Change of Zone from RA-40 to RMF-10.

*Click on link for:*  
[Petition including Zone Change Map.](#)

[Planning Department Staff Report.](#)  
[8-3a \(Planning Commission Recommendation.](#)

- 3) Petition of 40-44 MPR, LLC (property owner)/Robert Campisi for a Special Permit for Café Liquor License for “Revolution”, 40 Mill Plain Road (E15110) in the CA-80 Zone.

Click on link for [Petition including Site Map & Floor Plan.](#)

CONTINUATION OF PUBLIC HEARING: None.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 1) Petition of Sharon B. Calitro, Planning Director to Amend Sections 2.B., 3.C.4., 5.A.2.b., 5.A.5., 5.B.2.b., 5.B.5., 6.A.2.b., 6.B.2.b., 8.C.4.c., 10.J., 11.B.2., 11.B.3 of the Zoning Regulations. (Amendments to clarify definitions of cannabis establishments, allow and regulate specific adult use cannabis establishments in specified zoning districts, establish a parking requirement, and prohibit issuance of variances for said cannabis uses.) *Public hearing closed July 26, 2022.*

NEW BUSINESS:

CORRESPONDENCE: None.

OTHER MATTERS:

FOR REFERENCE ONLY:

- 1) Petition of Delaware MMP Realty LLC (property owner)/City of Danbury, 40 Apple Ridge Road (E17061 & E17061-1) for Change of Zone from IL-40 to RA-40. *Public hearing scheduled for August 23, 2022.*
- 2) Application of Pioneer Realty LLC/Steamboat Motors LLC d/b/a Mercedes Benz of Danbury, 1 & 15 Miry Brook Road (G18007 & G18016) for a Certificate of Location Approval for a Motor Vehicle New Car Dealer’s License in the IL-40 Zone (in accordance with Section 6.A.5.g. of the Zoning Regulations). *Public hearing scheduled for August 23, 2022.*
- 3) Petition of 55 Triangle LLC/Bridgeport Roman Catholic Diocesan Corp., 55 Triangle Street (J15222) for Change of Zone from IL-40 to RMF-4 and 19 Sheridan Street (J15219) for Change of Zone from RMF-4 to IL-40. *Public hearing scheduled for September 13, 2022.*

ADJOURNMENT:

**PUBLIC PARTICIPATION INSTRUCTIONS:**

**NOTE:** This 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

Time: Tuesday, August 9, 2022 @07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89143313217?pwd=WUY2a1VuNEd0RmlYWlgvb0J4QTVjUT09>

Meeting ID: 891 4331 3217

Passcode: 762142

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Also see Virtual Meeting Instructions on the Zoning Commission webpage.