



CITY OF DANBURY
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ZONING COMMISSION
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MINUTES
JANUARY 22, 2019

The meeting was called to order by Chairman Robert Melillo at 7:30 PM.

Present were Milan David, Sally Estefan, Andrea Gartner, Rick P. Jowdy, James Kelly, Robert Melillo and Alternates Sidney Almeida and Michael Masi. Also present was Director of Planning Sharon Calitro.

Absent was Luis Bautista, Angela Hylenski, and Alternate Thomas Nejame. Chairman Melillo noted that there also is a vacant seat created by Mr. Haddad's resignation.

Chairman Melillo asked Mr. Masi to be seated for Mr. Bautista and Mr. Almeida to be seated for the vacant seat for the items on tonight's agenda.

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

Ms. Gartner made a motion to accept the minutes of November 27, 2018 & December 11, 2018. Mr. Kelly seconded the motion and it was passed unanimously.

Chairman Melillo then said that the following petition (which was listed under Continuation of Public Hearing on tonight's agenda) has been withdrawn:

Petition of Toll CT III LP to Revise the Master Plan of The Reserve, 2018 Addendum, Saw Mill & Old Ridgebury Rds. (Tax Assessor's lot #'s C16022, C16022-1, A16004, A16002, B15001, B15002, B16003, B16002, B16001, B16004, C16044, C16012, C16046, C15021, C15022, C15023, B15005, A15005, A17006, B15001, B15002, B15004, & C16045), PND Zone.

ELECTION OF VICE-CHAIRMAN

Chairman Melillo said the resignation of Mr. Haddad has left the Commission without a Vice-Chairman, so they need to elect someone to fill the position. He asked for nominations for Vice-Chairman. Mr. David nominated Sally Estefan. There were no other nominations, so Chairman Melillo called for a vote to elect Mrs. Estefan. Chairman Melillo took a roll call vote and Mrs. Estefan was unanimously elected Vice-Chairman of the Commission.

PUBLIC HEARING:

Petition of Thai Pepper LLC, 45 Padanaram Rd./Suites 1 & 2 (H09080), for a Special Permit for Beer and Wine License.

Chairman read the legal notice. He said this use had been approved by a Departmental site plan waiver which was included in the documents that were sent to the Commission members.

Ruenrudee Mutiwastanasawas (a.k.a “Dee”) spoke in favor of this petition. She said the restaurant started with just one storefront but business was good so they were able to take over the other space. Mr. Kelly asked if they are using the additional space now. “Dee” said they are using both spaces per the floor plan. She said they are a full service restaurant and they decided it was time to get a liquor permit. She then said the zone this property is in only allows a Beer and Wine license. She added that they are closed on Wednesdays and submitted a copy of their menu. Mr. Jowdy suggested the Commission consider a service bar restriction. There were no other questions.

Chairman Melillo asked if there was anyone to speak in opposition to this petition and there was no one. He asked Mrs. Calitro if there were any staff comments.

Mrs. Calitro reminded the Commission of the findings in Sec 3.F.2. that must be made and said it should be noted that the restaurant must be the principal use on this site.

Mrs. Estefan made a motion to close the hearing. Mr. Jowdy seconded the motion and it was passed unanimously. Mr. Kelly made a motion to move this matter to item number one under Old Business. Mrs. Estefan seconded the motion and it was passed unanimously.

OLD BUSINESS FOR DISCUSSION & POSSIBLE ACTION: None.

Petition of Thai Pepper LLC, 45 Padanaram Rd./Suites 1 & 2 (H09080), for a Special Permit for Beer and Wine License.

Mr. Kelly made a motion to approve this petition for the following reasons:

- This will not have a detrimental effect upon any adjacent school, church or other place of worship; with consideration given to the compatibility and impact of the use on the surrounding area, including traffic congestion and safety.

Mr. Almeida seconded the motion. Chairman Melillo took a roll call vote and the motion was passed unanimously 8-0 with one member not voting.

Chairman Melillo said there was nothing listed under New Business, Correspondence or For Reference Only. He asked if anyone has anything to discuss under Other Matters and there was nothing.

At 7:45 PM, with no further business to discuss, Mrs. Estefan made a motion to adjourn. Mr. Masi seconded the motion and it was passed unanimously.