

3. Special Permit to allow for an In-Patient Clinic for children - to provide outpatient clinic services to children & families which could include the clients of the Group Living Program. Location: 80 Prospect Street; Applicant: Connecticut Junior Republic Association, Inc.

Speaker(s): David Burgos; CT Junior Republic

On a Motion Made by Commissioner NOGUEIRA, Seconded by Commissioner MANNETTI, the Zoning Commission Voted by Unanimous Voice Vote to CLOSE the Public Hearing @ 7:54 P.M.

4. Zoning Map Amendment Petition to amend the Zoning Map - Existing Zoning District: 0.62 acres from RL to CA; Location: 22 and 32 Winyah Avenue Applicant: Diane W. Whitney - Pullman & Comley, LLC

**Speaker(s): (1) Atty. Mathew Stone, Pullman & Comley, LLC; Hartford, CT (representing property owner, Alliance Energy
(2) Steve Martin, 64 Winyah Avenue**

On a Motion Made by Commissioner VAN STONE JR., Seconded by Commissioner MANNETTI, the Zoning Commission Voted by Unanimous Voice Vote to CLOSE the Public Hearing @ 8:08 P.M.

5. Special Permit Accessory Packaged Alcohol Sales (Grocery Beer) Section 10-09. Location: 464 South Main Street Applicant: GR Mini Market, LLC.

Speaker(s): Atty. Alexander Aponte; 609 Farmington Avenue, Hartford, CT (representing the applicant)

On a Motion Made by Commissioner VAN STONE JR., Seconded by Commissioner MANNETTI, the Zoning Commission Voted by Unanimous Voice Vote to CLOSE the Public Hearing @ 8:13 P.M.

6. Special Permit Day Care Center in an RL Zone under Section 9.08 in the Master Use Table.; Location: 92 Woodlawn Terrace; Applicant: Andrea Santos, The Garden Child Learning Center LLC;

**Speaker(s): (1) Atty. Rosemary Lane; Lane & Lane Attorneys at Law; 1197 W. Main Street; Waterbury (representing the applicant)
(2) Scott Meyers, Land Surveyor, Meyers Associates P.C., 60 Linden Street, Waterbury
(3) Mary Helen Levine; 65 Cables Avenue, Waterbury**

On a Motion Made by Commissioner MANNETTI, Seconded by Commissioner BRUNELLI, the Zoning Commission Voted by Unanimous Voice Vote to TABLE the Public Hearing to February 27, 2013 @ 7:00 P.M.

7. Special Permit Indoor Firing Range with accessory retail firearms sales (and accessories), Firearms training & gun smith services - Section 4.08 and 10.15.; Location: 173 East Aurora Street; Applicant: Brian Griffith;

Speaker(s): (1) Elizabeth Drysdale; 359 Maybrook Road; Waterbury
(2) Lisa Lessard; 9005 Pearl Lake Road; Waterbury
(3) John Fritz, 2130 James Farm Road; Stratford
(4) Brian Huda, D.M.D., 515 Summit Street, Bridgeport
(5) Martin Spring; 96 Downes Street; Waterbury
(6) Brian Griffith; 15 Copper Penny Lane; Shelton (applicant)
(7) Alexander Dembski; 208 Beacon Road; Bethany

On a Motion Made by Commissioner NOGUEIRA, Seconded by Commissioner BRUNELLI, the Zoning Commission Voted by Unanimous Voice Vote to TABLE the Public Hearing to February 27, 2013 @ 7:00 P.M.

8. Special Permit Section 10.15 Religious Inst. RM Zone; Location: 57-69 Pearl Street; Applicant: “The Word From Above Ministries, Inc.”

Speaker(s): (1) David Brown, Deacon of “The Word from Above Ministries, Inc.”

On a Motion Made by Commissioner MANNETTI, Seconded by Commissioner VAN STONE JR., the Zoning Commission Voted by Unanimous Voice Vote to TABLE the Public Hearing to February 27, 2013 @ 7:00 P.M.

PUBLIC SPEAKING: Ken Lasky; 1104 Hamilton Avenue

OLD BUSINESS:

1. Zoning Regulation Amendment Zoning Text Change concerning reducing the minimum age for a non-qualified household occupant from 21 years to 17 years. Location: 236 Grand Street; Applicant: Corbo Associates, Inc.

**On a Motion Made by Commissioner MANNETTI, Seconded by Commissioner NOGUEIRA, the Zoning Commission Voted by Unanimous Voice Vote to *APPROVE per the City Planner’s Suggested Resolution Old Business #1
*minimum age requirement: 18**

2. Special Permit for hazardous/industrial operations under Section 10.24.06 for metal recycling operation. Location: 240 East Aurora Street; Applicant: 240 Connecticut, LLC.

On a Motion Made by Commissioner VAN STONE JR, Seconded by Commissioner MANNETTI, the Zoning Commission Voted by Unanimous Voice Vote to APPROVE per the City Planner's Suggested Resolution Old Business #2

3. Special Permit to allow for an In-Patient Clinic for children - to provide outpatient clinic services to children and families which could include the clients of the Group Living Program. Location: 80 Prospect Street; Applicant: Connecticut Junior Republic Association, Inc.

On a Motion Made by Commissioner NOGUEIRA, Seconded by Commissioner VAN STONE JR, the Zoning Commission Voted by Unanimous Voice Vote to APPROVE per the City Planner's Suggested Resolution Old Business #3

4. Zoning Map Amendment Petition to amend the Zoning Map - Existing Zoning District: 0.62 acres from RL to CA; Location: 22 and 32 Winyah Avenue; Applicant: Diane W. Whitney - Pullman & Comley, LLC

On a Motion Made by Commissioner VAN STONE JR, Seconded by Commissioner NOGUEIRA, the Zoning Commission Voted by Unanimous Voice Vote to APPROVE per the City Planner's Suggested Resolution Old Business #4

5. Special Permit Accessory Packaged Alcohol Sales (Grocery Beer) Section 10-09. Location: 464 South Main Street; Applicant: GR Mini Market, LLC.

On a Motion Made by Commissioner NOGUEIRA, Seconded by Commissioner BRUNELLI, the Zoning Commission Voted by Unanimous Voice Vote to APPROVE per the City Planner's Suggested Resolution Old Business #5

6. Special Permit Day Care Center in an RL Zone under Section 9.08 in the Master Use Table.; Location: 92 Woodlawn Terrace; Applicant: Andrea Santos, The Garden Child Learning Center LLC;

TABLED

7. Special Permit Indoor Firing Range with accessory retail firearms sales (and accessories), Firearms training and gun smith services - Section 4.08 and 10.15.; Location: 173 East Aurora Street; Applicant: Brian Griffith;

TABLED

8. Special Permit Section 10.15 Religious Inst. RM Zone; Location: 57-69 Pearl Street; Applicant: “The Word From Above Ministries, Inc.”

TABLED

9. Approval of Location for Vehicle Service Facility, Location: 343 Congress Avenue; Applicant: Congress Avenue Auto Sales, LLC.

On a Motion Made by Commissioner MANNETTI, Seconded by Commissioner NOGUEIRA, the Zoning Commission Voted by Unanimous Voice Vote to APPROVE per the City Planner’s Suggested Resolution Old Business #9

10. Zoning Map Amendment – Map Change from RS to CG; Location: Park Road (0265-0594-0001); Applicant: Attorney Patrick J. McGrath

NO ACTION TAKEN

NEW BUSINESS:

1. East Main Street Zone Change as Requested by Craig Schmidt, Property Manager, City of Waterbury
On a Motion Made by Commissioner MANNETTI, Seconded by Commissioner BRUNELLI the Zoning Commission Voted by Unanimous Voice Vote to SET A PUBLIC HEARING ON MARCH 27, 2013 & to “Make all the *Appropriate Referrals”

* “City Plan & Public Registry”

2. Discussion RE: Regulation of Recreational Vehicles

3. Motor Facility - Approval of Location - Repairer, Used Car Dealer; Location: 911 South Main Street, Waterbury, CT 06706; Applicant: Auto Sales, LLC.

Speaker(s): (1) Enver Gjonbalaj; 138 Oakville Avenue; Waterbury

On a Motion Made by Commissioner VAN STONE JR, Seconded by Commissioner MANNETTI, the Zoning Commission Voted by Unanimous Voice Vote to APPROVE per the City Planner's Suggested Resolution New Business #3

On a Motion Made by Commissioner VAN STONE JR, Seconded by Commissioner MANNETTI, the Zoning Commission Voted by Unanimous Voice Vote to ADD the Following Items as New Business #4 & 5, Respectively

4. DMV Approval of Location, Location; 510 Meriden Road, Waterbury; Applicant: James Dickson

Speaker(s): (1) James Dickson; 182 Valley Stream Lane; Southbury, CT (applicant)

On a Motion Made by Commissioner MANNETTI, Seconded by Commissioner VAN STONE JR, the Zoning Commission Voted by Unanimous Voice Vote to APPROVE per the City Planner's Suggested Resolution New Business #4

5. Correspondence from Samuel Gold, COG, Re; Zoning Text Amendment

On a Motion Made by Commissioner MANNETTI, Seconded by Commissioner BRUNELLI, the Zoning Commission Voted by Unanimous Voice Vote to RECEIVE & PLACE ON FILE New Business #5

ADJOURNMENT @ 10:30 P.M.

On a Motion Made by Commissioner BRUNELLI, Seconded by Commissioner VAN STONE JR, the Zoning Commission Voted by Unanimous Voice Vote to ADJOURN

/pmd