





Jedrychowski said since the tank is only eighteen feet tall and a portion of it would be located underground, it would be about 750 gallons for the first minute, then it would slow down. Mr. Keller asked if there is any data about these tanks failing. Mr. Jedrychowski said there is not, at this time, there are only two qualified contractors who build these tanks. He continued saying that they are the same a fuel tank except they are concrete. He added that they have already built one for the City of Danbury out at the Reserve.

Mr. Jedrychowski then said the tank will actually be constructed on the site. The contractors will have a trailer on the site and will park at the water treatment plant. He said these can only be built during the summer months and it is a four month construction project. He briefly explained that weeks one through four will be the site work, then they will start the base of the tank and then they will build the sides. He added that there will be some traffic during these construction weeks but all equipment will be stored on the site of the water treatment plant. Mrs. Emminger said the City Ordinances are very specific about working times: not starting before 8 AM and only working Monday through Friday with no weekend work. She added that this would be specified to the contractor. She also asked Mr. Jedrychowski to be sure that the Bethel Town Engineer and their contractor are cognizant of the fact that there are approximately fifteen neighbors in the immediate vicinity of the site. At this point, she asked Mr. Jedrychowski to once again go over what will be visible from the road. Chairman Finaldi said the area to be cleared will be staked and the approval will specify that this not be clear cut. Mrs. Emminger pointed out that the rendering does not show the existing trees along Long Ridge Rd. She asked Mr. Jedrychowski to explain how this location was chosen. He said this is the highest point that Town of Bethel owns and the water treatment plant is right there meaning there will be no wasting of water. He explained that if they had to go lower, the tank would have to be taller; so by putting it here they were able to minimize the height of the tank. He added that they did try to bury it as much as possible. Additionally there are two existing driveways already there, so this won't require any new cuts in the roadway. He said these tanks don't require any routine maintenance, but once a year, a camera will be sent down it to check the interior and every five years, professional inspectors will come and check it out. Mr. Urice said he wanted it on the record that regarding the clear cutting of lots; this Commission is less than cordial when an applicant cuts trees when they say they won't. Mr. Jedrychowski said the Town of Bethel will be supervising this construction and will be out there weekly to be sure the contractor is in compliance with what is approved. Mrs. Emminger said there is language that can be incorporated into an approval including that the property must be staked out including the limits of disturbance. She said this is the same measure that we have taken on previous applications. She then asked how mature the trees are along Long Ridge Rd. Mr. Jedrychowski said the area where the tank is proposed was a driveway in the seventies, so there are not a lot of real old trees there. He added that there is a mix of old and newer trees along the roadway but you can see through them.

Chairman Finaldi asked if there was anyone to speak in opposition

Emil Curran, 44 Long Ridge Rd., said he has lived his entire life on this road. He has walked, fished and hunted this property, so he is quite familiar with this area. He expressed concern over what this would do to his property values. He said he owns his current home as well as the family homestead, which is directly down hill from the culvert. He said he had been in City Hall with his engineer reviewing the file and they made a list of questions he would like answered. Chairman Finaldi told him to ask them and during the rebuttal the applicant's engineer would address them. He then began to quote a letter from the file; Mrs. Emminger quickly identified the document he was referencing. He then said he is not happy about the existing culvert and asked if anyone knew why Bethel suddenly needs a water storage tank, since he had thought they had the Chestnut Reservoir. He said the water treatment plant they referred to is significantly behind this site in the woods and you cannot see it. He said it seems like this location was chosen as a convenience to the Town of Bethel and that they should put it on the other side of the treatment plan since they have eighty acres there. He said that location would definitely eliminate drainage issues. He asked if they have to provide the

capacity of the culvert. He asked why it was placed so close to the road because everyone would be looking at it all the time. He then said he also has questions from his engineer about maintenance: is there a valve similar to a gas tank? How quick will the response be if there is a problem? How often does it need to be painted, how often is it drained and what happens if it overflows? He reiterated that he thinks it should be in the back of the property and then asked if anyone had thought about the spotty salamanders in the brook? At this point, Mrs. Emminger read a letter from the Health Dept. Sr. Inspector Dan Baroody, who is the staff liaison for the Environmental Impact Commission. The letter said he has reviewed these plans and issued a declaratory ruling that this will have no greater than minimal impact, which means that EIC does not need to hold a public hearing on this. Mr. Curran then said he is not opposed to helping the town of Bethel out, but he does not want a tower in his back yard causing problems when there are alternative locations.

Paul Rotello, 13 Linden Pl., said nobody likes a tank and maybe that is why the Town of Bethel is trying to put this in Danbury. He said it would make more sense for them to put it in Bethel. He said this tank is approximately the same size as the one at Tarrywile. He added that the City should have spent the money to bury that then and the Town of Bethel should bury this one. Long Ridge is a pretty road and this site is too close to the road. He said it should be put farther back, since they have fifty acres in the back of this location. He added that they should move it back there or put it in Bethel where it belongs. He also suggested they check to see what kind of maintenance is required for these things; because he knows that at the least, they need to be painted. He also said they need to get reports from EIC and Superintendent of Public Utilities. Mrs. Emminger reiterated that the staff liaison for the EIC, Dan Baroody, has reviewed this plan and given it an administrative approval. Mr. Rotello then said maybe he or this commission should insist that the EIC have a public hearing on this.

Elio Ferreira, 18 Long Ridge Rd., said he is right across the street from the site and agrees that it is too close to road and will destroy the looks of the area. He added that this will be Danbury's problem although it should be in Bethel.

Jacinto Furtado, 166 Brushy Hill Rd., asked if the height is going to be higher than the existing building. He also said if it is in Danbury, then the alarm should be to the Danbury Fire Dept. not Bethel. He added that although he lives on the other side, in the winter he gets a very clear view and he too thinks this should be in Bethel.

Maria Ferreira, 18 Long Ridge Rd., asked that they show her the exact location that they are talking about for the tank. She suggested they move it back so it would not be visible from the road. She said she hates to think what this will do to the value of the land in this area. Elio Ferreira then came back up and suggested that if they have to approve this, they should insist they put some artificial vegetation in so it is not visible.

Mr. Jedrychowski spoke in rebuttal to the opposition's comments saying the tank will be used for potable water that has already been treated. He said this location was chosen because it is at the necessary elevation. He continued explaining that this site seemed appropriate because the treatment plant is already there and in order for them to move the tank back; they would have to extend the water main and then the tank would have to be higher. He said they realize that no matter where they put this, the neighbors would be opposed. Mrs. Emminger asked him to point out the location of the existing water mains which he did. She then suggested to him that maybe they could build up a berm and add more landscaping and then it would not be as visible from the road.

Ms. Hoffstaetter asked if they could request information on any alternative locations they may have considered. Chairman Finaldi said although they do require this for cell towers, it is not something an applicant is normally supposed to provide so we really cannot ask for it. Mrs. Emminger pointed out that it is a requirement of the Regulations for cell towers but that is the only use we require it for. She



At 9:05 PM, with no further business to discuss, Mr. Keller made a motion to adjourn. Mr. Urice seconded the motion and it was passed unanimously.