



CITY OF DANBURY
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PLANNING COMMISSION
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MINUTES
OCTOBER 2, 2013

The meeting was called to order by Chairman Arnold Finaldi Jr. at 7:30 PM.

Present were Joel Urice, Arnold Finaldi Jr., Helen Hoffstaetter and Alternates Robert Chiocchio and Michael Ferguson. Also present was Associate Planner Jennifer Emminger.

Absent was Fil Cerminara.

Chairman Finaldi noted that they still have a vacancy on the Commission and seated Mr. Ferguson for the items on tonight's agenda. He also asked Mr. Chiocchio to take Mr. Cerminara's place for tonight.

Chairman Finaldi said they would table the acceptance of the August 21, 2013 and September 12, 2013 minutes as they are not yet completed.

Chairman Finaldi then read a letter from Attorney Neil Marcus requesting that the following application be tabled and continued for tonight:

A & J Construction – Application for Special Exception/Site Plan Approval to permit "Outdoor Storage of Construction Equipment & Building Materials; and Screening of Earth Materials", 50–56 Payne Rd. (#M12009) in the IG–80 Zone – SE #731.

Mr. Urice made a motion to table this application and continue the hearing until the next meeting. Ms. Hoffstaetter seconded the motion and it was passed unanimously.

CT Institute for Communities Inc. Application for Revised Special Exception/Revised Site Plan ("120 Main St.") to permit (1) Apartment House/Medical & Business Offices/Retail, (2) a combination of uses which will generate over 500 vehicle trips per day, and (3) shared parking in the C–CBD Zone Main St. & Boughton St. (#I14135 & #I14437). Shared parking on lots #I14379, #I14380, #I14381, #I14382, #I14383, #I14384, #I14385, #I14133 & #I14134 with access over #I14378 SE #713.

Attorney Fran Collins said he submitted an extension letter today because they are still waiting for responses from some of the departments. Keith Beaver LA, from Didona Associates, then said he had submitted revised plans yesterday. He briefly reviewed the changes based on the cover letter he submitted with the revisions. He also reviewed Engineer Mike Mazzucco's revisions, although he said he was not prepared to discuss the Engineering Dept. comments. Chairman Finaldi asked if we have the Engineering Dept. signoff on the sewer. Mrs. Emminger said we do not; we

are still waiting for the Fire Marshal and Engineering. She said they are hoping that the additional two week continuance will allow for a more thorough analysis. Mr. Urice brought up the issue of the residents having to move their cars on Saturday night from the church parking lot so parking is available for Sunday morning services. Mr. Beaver said he will follow up on this with their Traffic Engineer and let him know what is going on with that. Mr. Urice said safety is a really big concern of his. James Maloney, CIFIC, said he would connect the DOT to see how they would go about getting the crosswalk setup that WestConn got on White St. Attorney Collins submitted a letter from their Architects regarding the parking survey they did. This included photos taken at 6PM on October 1, 2013 at Putnam Towers and Wooster Manor. Ms. Hoffstaetter asked about the phrase in the letter saying "adequate parking to meet the demand". Attorney Collins said the architect could explain it best; it meets the requirements in the Zoning Regulations and if you look at the ratios of the other buildings, this seems to offer more than those do. Mr. Maloney said they also used two West Hartford projects that they did so they were intimately familiar with numbers of cars residents have versus numbers of units.

Chairman Finaldi asked if there was anyone to speak in opposition and one person came forward.

Margaret Mitchell said her family owns property on Park Place and Main St. She said wouldn't dispute the photos, but she listed other senior projects that have leftover spaces. She mentioned that there was a parking study for this end of Main St. proposed under the Capital Improvement Projects, but it was postponed to be funded at a later date. She added that the residents would really like to see a parking garage built on this end of Main St. She said this proposal will work for the short term but with the new Head Start and the expansion of the Library, there will be increased traffic. In closing she said that although they have twenty year leases, that really is not a long time. Traffic is cyclical, you see waves where there are no cars and then all of sudden and there are many cars.

Mr. Chiochio made a motion to continue the public hearing. Mr. Urice seconded the motion and it was passed unanimously.

OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION

Danbury Elks Lodge #120 – Application for Floodplain Permit for 36 Sugar Hollow Rd. (#G22003) – Site Plan #13-07.

Mrs. Emminger distributed the draft resolution. She said the site plan was approved administratively last month. She explained that this is in the floodplain because the property is adjacent to Jackson Pond. This site is located in an unnumbered zone so there is no base flood elevation. In this situation, the Zoning Regulations allow the Commission to establish a base flood elevation. She said using the "topo" contours, she and the Engineer were able to come up with 499.0 ft. She said once this was decided, it was used to determine where everything has to be. There is no other development in this area except for the proposed building. The finished floor elevation of the proposed building is 519.15 ft. and the basement elevation is 507.68, which is approximately seven feet above the established base flood elevation. The grading plan shows that all of the principal and fire exits, including the basement egress, has ground leading to ground above the base flood elevation. Site work,

which includes the construction of the building, parking lot, drainage system and the septic system, is proposed at approximately the 510 ft. elevation, which is well above the 499.0 ft. base flood elevation.

Ms. Hoffstaetter asked for clarification regarding the building elevation. Mrs. Emminger explained that they are approximately ten feet above what they established as the base. Mr. Urice asked if the leaching fields are above the level of the basement floor. Mrs. Emminger said she had just received this info from the Engineer, the leaching field would be installed at an elevation of 517.0 ft. She added that this complies with the Regulations. Mr. Urice asked if the overflow from Jackson Pond drains south. Mrs. Emminger said it does and it will not affect the Kissen Brook. She added that the Engineering Dept. has approved the drainage and grading for this project. She said the resolution includes the standard conditions; requiring an elevation certificate and final sign off from the Engineer upon completion of the project. Mr. Chiochio made a motion to approve this per the resolution. Ms. Hoffstaetter seconded the motion and it was passed unanimously.

NEW BUSINESS:

Petition of 85 Liberty St., LLC/Calixto Jimenez for Change of Zone from RMF-4 to C-CBD at 6 Nichols St. (I14339). Zoning Commission public hearing scheduled for November 12, 2013.

Petition of Equity One, Inc. to Amend Sections 5.B.2.b. & 5.B.5.d. of the Zoning Regulations. (Add fast food restaurants per specific criteria to CA-80 Zone) Zoning Commission public hearing scheduled for November 12, 2013.

Chairman Finaldi said both of these items would be tabled until the next regular meeting.

At 8:15 PM Ms. Hoffstaetter made a motion to adjourn. Mr. Chiochio seconded the motion and it was passed unanimously.