CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
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MINUTES
JANUARY 4, 2006

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(#E17085 #E17086) – SE #641. *Public hearing opened December 21, 2005 – 35 days will be up 1/25/06.*

Mike Mazzucco said they submitted revised plans today. At the request of the City Traffic Engineer, they amended the southerly entrance to be an in only so there now is only one entrance and one exit. He said they did not change width of the driveway because of nature of the being heavy equipment. He said he had addressed Mrs. Emminger's comments from the Staff Report. He then submitted a letter from applicant, which was designated Exhibit 1. It said there would be no equipment loading or unloading from Kenosia Ave. and all loading and unloading will be done from the parking lot. He said he believes that only one building across the street is possibly used for residential. Also he noted that they have proposed pine trees in the only open area along the border of the trailer park for screening. He spoke about drainage and floodplain issues, saying the peak flooding will be absorbed in the front of the parcel before it reaches the rear area of concern. He said they are still working this out with Engineering Department and the EIC. He said they still have to supply the fire flow analysis. Someone asked the average size of their equipment and he said it is approximately 20 tons. Mr. Urice asked what material will be used for the equipment storage area. Mr. Mazzucco said it will be an aggregate gravel/a processed material that is somewhat permeable. Mrs. Emminger said the Director of the Health Department told her that EIC is looking into this specific issue. Mrs. Emminger reminded the Commission that they could require screening for the parcel across the street that is used as residential. She said she had tried to look into the other sites that the applicant owns but was not successful. Mr. Pat Ahearn clarified the towns as Pelham Manor and in Long Island, the town of Islip. He said they have never had a formal complaint against them. There were no further questions.

Chairman Finaldi asked if there was anyone to speak in opposition to this and there was no one

Mr. Keller made a motion to close the public hearing. Mr. Blaszka seconded the motion.

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resolution with the addition of the above language. Mr. Urice seconded the motion and it was passed unanimously by voice vote.

Nathan Kahn – Application for Special Exception for Townhouses "Lakeside Townhouses" in the RR-10 Zone – 44 East Hayestown Rd. (#I09108) – SE #639.

Chairman Finaldi said they had closed this hearing earlier in tonight's meeting. He added that because he was not at the December 21, 2005 meeting he is not eligible to vote on this. Mr. Urice then said he too needs to listen to a tape because this public hearing was opened in November, which is before he was appointed to the Commission. Mr. Keller said he is disappointed that they do not have a report from the City Traffic Engineer, especially since there has been so much development in this area. Mrs. Emminger said she had requested something in November and has not received anything. Mr. Blaszka made a motion to table this. Mr. Keller seconded the motion.

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