



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION  
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MINUTES  
FEBRUARY 15, 2006

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

Present were John Deeb, Arnold Finaldi Jr., Kenneth Keller, Edward Manuel and Alternate Joel Urice. Also present was Associate Planner Jennifer Emminger.

Absent were Matthew Kennedy and Alternate Paul Blaszkka.

Chairman Finaldi asked Mr. Urice to take Mr. Kennedy's place for the items on tonight's agenda.

Chairman Finaldi said there were some changes to the agenda. The first is that due to a publication error, they will be unable to open the public hearing on the following application:

James Blansfield – Application for two (2) lot re-subdivision of Lot 2 (5.48 acres) in the RA-40 Zone – “The Estates at Middle River”– 49 Middle River Rd. (#E12001) – Subdivision Code #04-01.

He continued saying the public hearing has been re-scheduled for March 1, 2006. He then said they needed a motion to move item five under For Reference Only to item one under Old Business so they can take action on it. Mr. Manuel made a motion to move item five under For Reference Only to item one under Old Business. Mr. Keller seconded this motion. Mrs. Emminger distributed a resolution for this matter. Chairman Finaldi then said they needed a motion to add the following item to tonight's agenda as number one under New Business:

Blue Ribbon Development LLC – Application for (3) three-lot subdivision (1.17 acres) in the RA-8 Zone – 20 Deer Hill Ave. (#I16106) – Subdivision Code #05-08. Proposed public hearing date: April 19, 2006.

Mr. Urice made a motion to add the matter of Blue Ribbon Development to agenda as item number one under New Business. Mr. Keller seconded the motion. Chairman Finaldi said that since they are not opening the public hearing as listed on the agenda, they would go right into the Continuation of public hearings.

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CONTINUATION OF PUBLIC HEARINGS:

Kenosia Plaza LLC – Application for Special Exception for Storage, Sale or Repair of Construction Equipment “Edward Ehrbar Inc.” in the IL-40 Zone – 40-42 Kenosia Ave. (#E17085 #E17086) – SE #641. Public hearing opened December 21, 2005 – first 35 days were up 1/25/06 - Extension granted to 3/1/06. This project has received approval from EIC.

Mike Mazzucco, PE said the only new information was that they have gotten is the EIC approval. They are still waiting for the second response from Engineering. He explained that the Applicant is being pressured to move out of their existing location, so it would be great if the Commission can act on this at next meeting. Chairman Finaldi said that is a reasonable request and if they can do this they will. There was no further discussion.

Mr. Urice made a motion to continue this hearing. Mr. Manuel seconded the motion.

BRT Kennedy LLC – Application for Special Exception for Apartment House/Garden Apartments/Retail Space “Kennedy Place” in the C-CBD Zone – 1 Kennedy Ave. (#H14356 & #H13289) – SE #642. Public hearing opened January 18, 2006 – 35 days will be up 2/22/06. This project has received approval from EIC.

Attorney Paul Jaber said since the last meeting they have received Engineering and Traffic reports as well as the EIC approval. They have submitted the response to Engineering and Planning but prepared an individual response to the traffic issues (Exhibit A). Also distributed a reduced copy of the roundabout map (Exhibit B). Attorney Jaber then said present tonight are Don Tone, who is the traffic engineer filling in for Mike Galante, Jane Didona, Paul and Jim Harris from CH<sup>2</sup>K Designs, Tim Carr, the Environmental Specialist, and Dan Bertram from BRT. He said they are all ready to answer any questions the Commission may have for them. Mr. Tone distributed a memo from Mr. Galante which individually addresses the thirteen issues in the City Traffic Engineer’s memo dated January 30, 2006. Attorney Jaber said the roundabout has changed since last meeting; it will now be two lanes and signalized. Jane Didona then explained that this design forces slower speeds so it is much safer this way. They have not yet determined how the signals will be set up, they need to discuss with Abdul Mohamed, the City Traffic Engineer. Dan Bertram said all of the changes being proposed are at Mr. Mohamed’s suggestion; he just needs to approve them. Mr. Keller mentioned the parking along Main St. by the intersection with Elm St, saying people park illegally on Elm. Attorney Jaber said enforcement of that is a Police matter. Mr. Elpern added that the road is just too narrow. Mrs. Emminger suggested they meet with the Fire Marshal also regarding the roundabout. Mr. Manuel asked when they would get answers to the questions they posed at the last meeting. Mrs. Emminger said Mr. Mohammed has answered these and also some from Mr. Keller, but it is still in draft format right now. She added that we will get it the Commission members as soon as we get it. There were no other questions at this time.

Chairman Finaldi asked if there was anyone to speak in opposition to this application.

Mike Kallas, 99 Chambers Rd., said he can’t help but repeat himself. Bigger isn’t always better. This is a great project but it is just too big. Approval of this as is will be a condemnation for the citizens of Danbury due to the increased traffic it will bring.

Paul Rotello, 13 Linden Pl, asked if the roundabout is now going to be signalized. Chairman Finaldi said yes it is. Mr. Rotello said he had done some research on the Internet and found that





