



and part of the roadway are currently staked out but offered to have more staking done if the Commission would like to see the individual lots. He continued saying they are offering to widen the road along Great Plain to increase the visibility. He said the Engineering Department wants sidewalks but they only want to put them in the new section. Mr. Blaszkowski asked for more information regarding the wetlands that run along the property. Mr. Mazzucco pointed it out on the map saying it was landlocked. Mr. Urice asked if they are using the wetlands as a detention pond. Mr. Mazzucco said that is correct.

Chairman Finaldi asked if there was anyone to speak in opposition and several people came forward.

Alan Hindin, 256 Great Plain Rd., said he has traveled this road for many years and his first concern is access to Great Plain Rd. He suggested making it one way access and egress especially because this area gets particularly icy in winter. He said this is not a safe spot to put the road and crossing the traffic will cause some serious issues. His second concern is what will happen to Great Plain Rd. when they start clear-cutting the lots and putting houses in on top because the water flows downward to where his house is. He said the land around this road is pretty spongy and can only take so much more water. He asked that they look at this comprehensively and consider how it will affect the entire area. He pointed out that there are not many drains on Great Plain Rd. In closing he said he does not object to people using private property but thinks it should be coordinated with the needs of the rest of the neighborhood.

Deborah Legg, 215 Great Plain Rd., read a letter into the record. She submitted a copy which was designated Exhibit A. She then said the drainage ditch was created by Mr. Coffey and although the neighbors have called and called various City departments, nothing has been done about it.

Barbara Walker, 28 Glendale Dr., said she has been here for 33 years and is concerned about drainage. They always had runoff from pond, but if they disturb this area, then there will be more water. She also expressed concern about the potential impact from blasting.

Gary Sivacek, 114 Stadley Rough Rd., read a letter into the record. He said he is concerned about the quality of life. He mentioned the open space at Landsiedel Estates and suggested the open space for this project should be adjacent to that. He also submitted a copy of a letter that was submitted to the Environmental Impact Commission from Bill Montgomery of the Swampfield Land Trust. Mr. Sivacek's letter and Mr. Montgomery's letter were designated Exhibits B & C. He said he understands property development rights but thinks the applicant should scale this project back a bit.

Noel McCary, said he is a neighbor on Jackson Drive. He said he is amazed at the rural beauty of this area but it is fast disappearing as the area has been severely impacted by all of the development in the area. He asked what the City is willing to do to preserve the rural beauty of Danbury before it is gone.

Al Mussnug, owns the property at the corner of Lakeview Dr and Hemlock Shores, said he is concerned about the drainage coming off of this development. He asked if the drainage will be running downhill onto Great Plain Rd. and will the new road slope that way also. Mr. Mazzucco pointed out on the plans the direction of road and the location of the catch basins. Mr. Mussnug said in the fifty years they have lived there, they have always been plagued with



Roche Development LLC as Contract Purchaser – Application for eight (8) lot subdivision (15.236 acres) “Cannonball Estates” in the RA-40 Zone – Cannonball Dr. (#E19005) – Subdivision Code #06-08. This application has already received EIC approval. *Public hearing opened 9/6/06 – 35 days were up 10/11/06 – 35 day extension granted to 11/15/06.*

Attorney Paul Jaber asked to continue this until next meeting because they are waiting for the report from the Engineering Dept. He said if anyone had any questions, Paul Fagan and John LaFonte from Tighe & Bond are also present tonight, but there were none.

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

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

North Street Shopping Center – Application for Special Exception/Revised Site Plan to allow use (“Burger King”) generating in excess of 500 vehicle trips per day – 1 Padanaram Rd. (#H11258) – SE #500. This application has already received EIC approval. *Public hearing opened 9/6/06 – 35 days were up 10/11/06 – 35 day extension granted to 11/15/06.*

Attorney Jim Jowdy said they had submitted the Fire Flow Calculations and the requested buffer information. He said they are also waiting for the final Engineering report. He said there is no data available about the fire hydrant for the last ten years. Paul Fagan then said revised plans show screening, ground cover, and lighting information will be submitted by next week. All of these will be the same as exists in the rest of the shopping center. Attorney Jowdy said they had provided a 500 sq.ft. loading area by the elimination of one parking space. He said this would have no impact on the drive-thru, as they are still one space over the required amount.

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

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

Stone Ridge Development LLC – Application for Special Exception to allow Storage of Construction Equipment in the IL-40 Zone – 7 Starr St. (#I15226) – SE #650. *Public hearing opened 10/18/06 – 35 days will be up 11/22/06.*

Doug DiVesta said the only outstanding issue was the architectural plan which was submitted this week. He said they are also waiting for the Engineering Dept. report, so there is not much they can do until they get that. Mr. Urice questioned the architectural plan describing this as a multi-tenant building. Mr. DiVesta said that is an error, the applicant will be the only tenant in this building. Mr. Urice asked him to have that corrected so the plan reflects the correct information.

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



