



the buildings around the perimeter with much of the parking on the interior. There will be 545 parking spaces and 11 handicapped spaces. They are fortunate to have the river to discharge to, since they are mostly impervious. They have worked out an underground detention system. This will gather roof runoff and get the infiltration into ground before going into brook. EIC has required them to clarify this water using Vortech swirl separators, then this clean water will discharge to Kissin brook. He said an application has been made to Common Council for water service so they can put a hydrant on the parcel. There is existing sanitary sewer on property, so adding connections is relatively simple, they can even reuse one of the existing lines. Part of reason they are before the Commission with this is for trip generation. A Traffic Report prepared by Barkan & Mess has been submitted. The peak times are Friday afternoon and all day Saturday. All of the intersections are okay except for the one directly in front of the Mall. The trouble seems to be eastbound coming from direction of the Danbury Square Mall. The current conditions have an LOS of "E", with this development the LOS would drop to an "F". The City is looking into making signalization improvements which might make it possible to get to this to an LOS of "D". Mr. Virbickas continued saying they have also applied for a Floodplain Permit, since portions of the property lie in the 100 year floodplain. It is a challenge to develop this without taking away floodplain storage. To compensate, on the northwestern portion, they are proposing to excavate existing soils to center of site and they will be able to increase floodplain storage by roughly 18 yards. The EIC had the Landscape Architect prepare a rough landscaping plan to show what they will remove from the site. He has an extremely ambitious plan for the new plantings. He said they have received comments back from the Building Dept. who suggests they divide up the handicapped spaces even more. The Fire Marshal has requested they add a hydrant north of Kissin Brook. They received a letter from Engineering today and they have already done some of the things they are requesting, it is just a matter of getting them to review the revised plans. Many of their requirements were already being required by EIC. They also received the Staff Report today and they will address that. There was great deal of back and forth questions and answers about the traffic issues. Mr. Virbickas attempted to answer all of the questions but also deferred to the traffic engineer who prepared the report. Attorney Marcus jumped in and said they could have him here for the next meeting. This discussion led to a rather intense session regarding the floodplain issues. Mrs. Emminger said she has requested additional info from the applicant regarding the floodplain permit and she will be working with the DEP on this matter. Attorney Marcus again came forward and said they were living on the property during the October 1955 flood and this property does not flood, probably because they did a good job when they designed Kissin Brook. He continued saying this property does not flood when the Mall floods. They don't anticipate that the proposed parking lots would flood, since they are not changing this except to make it more pervious. They will design it in accordance with the 100 year floodplain regulations because they have to but it will not be a problem.

Clay Smook, Smook Architecture then spoke, he said this is a spectacular site for many reasons. He said there is a rich history with Marcus family having owned it for so long. He then said this is not a very big retail development. He described the buildings: the main building (which will be bigger on each end with one story stores in between) and three restaurant pads and a drive-thru bank pad. He said his starting point was the dairy; he wanted to keep it in the style of New England architecture. The buildings had to be 360 degrees because there is visibility on all sides. He said it is not only the buildings but also what happens between store fronts and curbs that is important. There will be plantings, trees, and trash receptacles. He said one important feature they would like to keep is the silo with the Marcus Dairy logo on it. He then showed

them an image board they put together using other locations to give a sense of the proposed architecture. He described the materials and techniques that they will use to give the aura of New England wooden structures. He said they will customize the storefronts to allow tenants to have their own identity; to have some variety but maintain continuity. The overall pedestrian environment that links all of these pieces is intended to create a synergy. Restaurants do better when they are located in small groups. They are still deciding which building will house the dairy bar. He said they wanted it to be different than the Mall which is not necessarily an attractive structure. He added that they want this development to have a main street kind of feel. This concept, this type of shopping center really doesn't exist much in Danbury at this time. He said there is enormous exposure on this site and they would like to create something that is a little different. He added that they are open to suggestions from the Commission. They left the biggest silo on purpose, so they can tie this to the historic past. This silo is 75 ft. high and they had to get a variance to put logo on it because it is a sign.

Attorney Marcus said they may have to tweak the architecture for a specific tenant but this is the basic plan. Mr. Keller asked about the motorcycle cruise days and nights. Attorney Marcus said if they build this the parking lot, it will be a lot better and could hold a lot more motorcycles, especially on Sunday morning or after 6 PM on Saturday night. These are both dead times traditionally for retail so there should be no conflict. He added that he hopes his tenants will be cooperative and they will be able to continue the tradition. This was followed by more traffic questions from the Commission members. Attorney Marcus said they will definitely have Allan Mess here for the next meeting.

Mrs. Emminger asked if they had thought of green roofs, and Clay Smook asked if she meant gardens or green sustainable life. He said they did not think of it because there is really no access to the roofs, what they are working on now is how to screen the mechanicals. He said a problem with green roofs is the weight on the structure. Mrs. Emminger then said she has evidence from the EIC that Attorney Marcus is wrong about the site not flooding. She will bring the pictures to the next hearing showing the flooding. She asked if they had considered phasing the project, since they are proposing multiple buildings. She added that is an issue that can be addressed down the road because of the Construction Permits. Attorney Marcus said they had not considered that because obviously it takes time to build a project of this scope. He did say they would discuss it. Mrs. Emminger said it is easier to do it at the site plan level. Attorney Marcus then said he would rather just build it all at once. They could have it done in a year, and sometimes the financing prevents doing it in phases. Mrs. Emminger said in her Staff Report she had requested additional landscaping in specific areas. She asked if there is adequate stacking for the drive-thru. Mr. Virbickas said they had made sure they had at least 100 ft. as required. He said there is a note on the site plan about them providing more than what is required. There was some additional discussion about proposed elevations with respect to the floodplain. Mr. Blaszkas asked about something in the Staff Report regarding the trucks. Mr. Virbickas said this has been a struggle between the architect and the engineer, but they will be submitting a truck turning plan. Mrs. Emminger asked for the loading docks to be designated as part of the site plan. Mr. Virbickas said they are not designed yet. Mrs. Emminger said since there is no information regarding the loading, the Commission has to assume there will be tractor trailers. Mr. Virbickas said they will submit additional information regarding this issue.

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







