





Mohammed yet. Mrs. Emminger said not yet but she is expecting it any day now. Chairman Finaldi asked them to explain how one would leave the bank and get onto I-84, which led to a discussion about whether a traffic signal is needed. Attorney Marcus said they would put light on Sugar Hollow if the City Traffic Engineer wants one, but do not think it is necessary. He added that the traffic only backs up two or three times a year and it is not that bad. Mrs. Emminger asked Mr. Mess if the City decides they want traffic light, can STC overrule the City's decision. Mr. Mess said that is why the State requires the local government to take action first, so that their opinion would not influence the City. And if the City does not require one and the State deems it necessary, they would have to put one in. Mr. Urice asked how the traffic would be affected if they made timing changes at the existing lights. Mr. Mess said if the signals could be linked together, that might be adequate, but he does not have the solution because more information is still needed. Mr. Urice asked who would be responsible for coming up with an alternate plan, if the State is not going to make changes to the signalization. Mr. Mess said he would like to discuss this with the City Traffic Engineer before speculating any further on it. Chairman Finaldi suggested they wait to hear from Mr. Mohammed and then they can ask Mr. Mess to answer these questions.

Attorney Marcus said just to wrap this up; there has been much discussion about the floodplain, especially before the EIC. He then went into great detail about alluvial soil, telling how they took a backhoe out and dug a hole seven feet deep. They had two soil scientists check this out and they determined that it has been filled in but they were not sure what it was filled in with. He said they determined that what they thought was the Kissin Brook really wasn't and that it is actually located under the runways at Danbury Airport. He referred to an old map showing a proposed drainage channel saying that is what we call Kissin Brook, but it really is a man made ditch. He said the floodplain for Kissin Brook essentially runs through the Airport and back out. Mr. Keller said it is still the same water as the Kissin Brook. Attorney Marcus said it is not, it is the water from the drainage ditch. At this point Mrs. Emminger asked Mr. Virbickas to indicate where the hundred-year floodplain is located on the site plan so the Commission can see the area they are discussing. Mr. Virbickas pulled out a copy of the site plan that he had prepared for this purpose and pointed out the exact area to the Commission. Attorney Marcus said they need to figure out the value of the floodplain, because the value is the amount of water storage. He then referred to the photos showing water on the site and tried to identify the same area on site plan. He said the water shown in the photos is just a puddle because this area does not and will not flood. He said in the forty-plus years that his family has owned these properties, they never flood. He added that in severe rainstorms they do get some large puddles on the site. He said they have a plan to retain the water on the site using infiltrators although the property does not flood. Mr. Keller then suggested they follow the usual procedure and wait until they are close to approving the site plan before discussing the floodplain issues. Mrs. Emminger explained that the floodplain issue is a very large part of this application and she felt the Commission should be aware of the issues throughout the special exception process. She then confirmed that they will not be deciding on the floodplain permit until after they finish the special exception/site plan review. Mr. Virbickas then spoke some more on the hundred-year floodplain and what they should be looking at. Attorney Marcus asked him to tell the Commission about the impervious coverage. Mr. Virbickas said it has changed since the application was originally submitted. There was more discussion about this issue as well as the debate over puddles versus flood waters.

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



