CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
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MINUTES
DECEMBER 5, 2007

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Mr. Urice made a motion to accept the following minutes: August 15, 2007, September 5, 2007, September 19, 2007 & October 3, 2007. Mr. Blaszka seconded the motion and it was passed unanimously.

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continued saying that neither the evidence in the record or the number of trips generated by this project warrant holding up the development until the DOT does their improvements. Mr. Urice said the temporary entrance is okay for now, but once the State does their work, they do have to put the original driveway in place. Mrs. Emminger said we are working on that part now. Mr. Urice said it should be bonded. Mr. Blaszka said the interim drive should be removed once the original drive is in place, otherwise we will be waiting for an accident. Mrs. Emminger said all of these ideas are flying about and she is trying to get them all together for the resolution. Mr. Cerminara pointed out that it could work out because if the State does their work by 2010, and this project goes forward, they could get their first c/o's by the end of 2008 or beginning of 2009. Mrs. Emminger said the City believes that this interim driveway is the best plan until the State does their road work. Chairman Finaldi said this project will generate an additional 30 trips per day and Stacey Rd. has always been awful. He added that if the City Traffic Engineer says this is the best proposal, then they should support it. He also said he does not know if there is enough evidence in the record to justify a denial. Mr. Urice said as long as they are willing to commit to making the change to the original plan once the State work is done. Mrs. Emminger said they came in with additional evidence about traffic so they have to consider it. Mr. Keller said he feels that thirty trips is low-balling the number of they will get. Mr. Blaszka asked how they will handle the school bus traffic. Mrs. Emminger said they will still be required to construct the bus station on Stacey Rd. where it was originally proposed. She added that there would be a gated drive at the cul-de-sac for Fire Dept. access and that is also will be where kids will get picked up and dropped off. Mr. Keller asked what happened with the man with the drainage problem who spoke in opposition. Mrs. Emminger said they had explained at a meeting that the developer worked it out with this gentleman so he is happy. Mr. Blaszka asked what leverage we have to make them do it once the c/o's are issued. Mrs. Emminger said we are working on the language now to put some teeth into it. Mr. Blaszka asked if we can make them put up a bond. Mrs. Emminger said the approval must be based on what is in the record. Mr. Keller said we want to be sure that the language is tight. Mrs. Emminger said once they make it a condition of approval, he will have to comply. Mr. Urice made a motion to table this matter. Mr. Keller seconded the motion and it was passed unanimously.

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REFERRAL:

8-3a Referral – Petition of Pebble Mortgage LLC, 5 Mountainview Rd. (#M10028) for Change of Zone from RA-20 to CG-20. *Zoning Commission public hearing has been continued until December 11, 2007.*

Mrs. Emminger reviewed the Planning Director's staff report dated November 27, 2007. Mr. Urice said he was concerned about changing the zone before the easement issue is resolved. He added that he had contacted Corporation Counsel today about this and they said it was okay for them to consider this. He then made a motion to give this a positive recommendation because it is good for the City and will reduce traffic congestion. Mr. Manuel seconded the motion and added the reason that it complies with the Plan of Conservation & Development. The motion was passed unanimously by voice vote.

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