CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
(203) 797-4525
(203) 797-4586 (FAX)

MINUTES
MARCH 5, 2008

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expressed concern about the lack of separation between this site and the abutting Greentree Toyota property.

Allan Mess, Barkan & Mess Traffic Engineers, said he is commenting on this application as a traffic expert. He said Federal Rd is a very busy roadway with big box stores located across the street from this site, which is located between two traffic signals. He said there is more traffic coming into Danbury on this road in the morning than in the evening. He said 50-60% of the people who will go to this Dunkin-Donuts will already be on this road. The major concern is the use of driveway to access and egress the site. The Commission asked some questions regarding the traffic counts, the layout of the site and any possible options. Mr. Mess and Mr. Virbickas discussed the options they had looked at before it was decided to use this plan. The Commission members reiterated their concerns about the traffic. Mr. Mess submitted an aerial photo that shows the site and the two intersections. This photo was designated Exhibit A.

Mrs. Emminger asked them to provide a plan showing the traffic lanes on Federal Rd. up to the intersection with Old Brookfield Rd. Mr. Virbickas then said that several years ago the State DOT did an analysis of Dunkin-Donut sites to determine standards for this type of use. He then answered questions about on-site storage, deliveries to the site, how the stacking will work. Chairman Finaldi asked if the Commission could see this DOT study since they always seem to have a Dunkin-Donuts application before them.

Charlie Monaco from Greentree Toyota suggested they install permanent bollards to prevent traffic from drifting into the path. He added that it would not impede the use of his property but he would let the attorneys work out the details.

Chairman Finaldi asked if there was anyone to speak in opposition to this and there was no one. Mrs. Emminger said they would discuss the floodplain at the next meeting.

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

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- This language will allow for bus shelters to be placed where they can be of value to the development and will also prevent accessory uses from being placed in the front yard.

Mr. Cerminara seconded the motion and it was passed unanimously.

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Mrs. Calitro explained this is an easement over property owned by the Hospital, which was shown on the site plan that was approved by this Commission as SE #607 in October 2003. Mr. Keller made a motion to give this a positive recommendation subject to submission of all required legal documents in form and content acceptable to Corporation Counsel. Mr. Manuel seconded the motion and it was passed unanimously.

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