





He described the size of each lot saying that not all of them will be two acres in size. The people that live there already have asked that the road be named Candlewood Pines Road. He said the fourteen lots are primarily in western portion and approximately fifty-four acres will be left for open space. He said this is a steep property to the east of the reservation adjoining Lake Candlewood. The Mayor had appointed a task force to determine how to handle the open space for this project. And the outcome was that the land trust would own the open space, but the Zoning Regulations do not permit that. Only a homeowner's association or the City can own it. He said they decided to put a conservation easement on it and keep it under the ownership of the association. Bill Montgomery, President of the Danbury Land Trust has requested that they have access to this open space. He added that they cannot burden the homeowner's association with that liability so now they are proposing to convey it to the City and put a conservation easement on it to comply with wetlands approval. If this happens they will try to restrict an area to create a buffer between the homes and the open space. Mrs. Emminger said staff discussed this today and they think the reference to the conservation easement should be deleted from the plans. Mrs. Calitro then said they did discuss amending the Regulations to allow this but have not done it yet. The parcel could be given away to the city after this is decided. Attorney Jaber said Pamela Equities owns approximately thirty additional acres off of this property.

Steve Sullivan PE, from CCA, described the individual septic and on site well plans for the proposed four bedroom homes. He also spoke about the erosion controls that they plan to use. He said there are two proposed cul-de-sac roads and they will widen Bear Mountain Road to about twenty-six feet wide. He also described how they plan to use accessways to get to the houses and the proposed use of rain gardens to recharge the lots.

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

Gerhard Brunner, 63 Bear Mountain Rd. said he was at all of the EIC meetings. He said he would like a buffer between the proposed lot number one and his house. He said his main concern is that he gets a lot of surface water on his lot. He said he is concerned about the length of the new road and all of the neighbors are concerned about the additional twenty-eight plus cars per day that this will bring. In closing he asked if the new wells will have any effect on the existing ones.

Joe Taborsak, 110 Hayestown Rd., said he is speaking as a resident. He said he is concerned about the proximity of lot one to Mr. Brunner's house and also the issue of how we look at open space in these cluster developments. He said the traffic on Bear Mtn. Rd. is already heavy. He expressed concern about the sight lines when you are coming out of Candlewood Pines Rd. and asked what will become of the thirty acre parcel - will it be an extension of this proposal.

A unidentified gentleman who said he lived at 55 Bear Mountain Rd., said they do not know enough about the application. He spoke about the changing seasons and their effect on this site. He also mentioned the logging that is done on this site.

Lisa Keller, 80 Bear Mountain Rd., questioned the compatibility of this with the existing development. She said fourteen homes is a lot to put in all of a sudden. They already get school buses from both Danbury and New Fairfield, so the proximity to the adjacent towns only means









