

Chairman Finaldi said they have received sixteen letters in opposition which must be read into the record. He then asked that the opposition confine their comments to the application as presented and also not repeat themselves. All of the comments from the previous meeting have been recorded and are a part of the minutes of these meetings. They also could be transcribed verbatim if necessary. Chairman Finaldi said the Commission members and Mrs. Emminger would read these letters into the record.

Mr. Urice read Exhibits M, N & O:

- M** — Opposition letter from Lisa Lindblom, 15 Lindencrest Dr.
- N** — Opposition letter from Brenda MacRitchie, 19 Driftway Point Rd.
- O** — Opposition letter from Maureen Graney, 14 Elmcrest Dr.

Mr. Manuel read Exhibits P, Q & R:

- P** — Opposition letter from Robert S. Miller, 22 Wintergreen Hill.
- Q** — Opposition letter from Edward & Eleanor McLaren, 77 Middle River Rd.
- R** — Opposition letter from Susan J. Moran, 31 Maplewood Dr.

Chairman Finaldi read Exhibits S, T & U:

- S** — Opposition letter from Wanda Parker, 55 Mill Plain Rd. /Unit 31-6
- T** — Opposition letter from Michael Waver, 1 Marianna Farm Dr.
- U** — Opposition letter from Paul D. Turnley, 22 Maplecrest Dr.

Mr. Keller read Exhibits V, W & X (he noted that V & W are form letters saying the same thing):

- V** — Opposition letter from Robert Esposito, 60 Wedgewood Dr.
- W** — Opposition letter from Gary J. Kocur, 28 Lindencrest Dr.
- X** — Opposition letter from Scott & Elizabeth Rumbold, 30 Maplecrest Dr.

Ms. Hoffstaetter read Exhibits Y, Z & AA:

- Y** — Opposition letter from Lisa Lindblom, 15 Lindencrest Dr.
- Z** — Opposition letter from Loretta Osik, 1 Maplewood Dr.
- AA** — Opposition letter from John G. Trippett, 40 Driftway Rd.

Mrs. Emminger read Exhibits BB & CC:

- BB** — Opposition letter from Virginia W. Plume, 40 Driftway Rd.
- CC** — Opposition letter from Gerald & Carol Daly, 9 Wintergreen Hill.

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

Robert Soares, 36 Lindencrest Dr., said when Mayor Boughton was first elected, his agenda was to improve the quality of life in Danbury. The biggest problem Danbury has is the traffic congestion. Traffic is already atrocious, so any additional building in this part of town will only make a bad situation worse. He said the at least five-hundred units at the Rivington development will only add to the problem and that is already approved. The afternoon rush hour is always bad especially in the vicinity of Exit 2. He said congestion on I-84 often leads to people getting off the highway at this exit to try to avoid the it. There are times when traffic is backed up from 5:30 PM to 9:30 PM. He said traffic lights are not an answer, there must be ten or eleven traffic lights, with the Police directing traffic at Ethan Allan and they do not help the situation. Now they are proposing another one at the worst possible place. He said maximum density is not the issue, if it was in a remote place no one would care, this is about traffic. The residents of this area care about traffic. He then pointed out that Mill Plain Rd. is still not fully developed, there are several projects under construction and there are vacant lots for sale.

Sean Deakin, VP of Operations for Rosy Tomorrows, said he is concerned about the impact of what is being proposed here. He said this would be the largest restaurant on Mill Plain Rd. and the 50,000 sq.ft. office building is being marketed as a one tenant structure. He submitted a copy of the real estate listing (**Exhibit DD**) and said the biggest problem is the traffic it will generate. He submitted photos of the intersections taken on June 27th between 5 PM and 6 PM (**Exhibit EE**). He said their proposal to move this bottleneck from the Staples intersection to the Prindle La. Intersection only moves the problem, it does nothing to solve it. He said all of the opposition that is here tonight is here because of the traffic. Overdevelopment is not just about the footprint of the building on the site, it is about all the facets of the development including traffic. Their traffic engineer claims only 24 additional cars would be added by going from the approved office building to the proposed hotel, restaurant, office building. He said with only one means in and out of this site, there is concern for the safety of the people that are in there.

Gene Weiner, 25 Wintergreen Hill, said the last time he was here was to speak against the proposed Home Depot because it would have impacted everyone in the area. He said he did not oppose the truck stop project because it would not have a negative impact on the area, but this will. He said this is a safety issue and asked why we are even considering this special exception. He said it seems like they just want to make money, destroy some birds and get out of town fast.

Tommy DiGuitani, Kensington Woods, said aside from the traffic, between Exit 2 and Exit 4 , there are six hotels not including the Hilton Garden Inn or the long term Marriott by Chuck's. He said if we are trying to control urban sprawl, we should consider whether we need another hotel. He asked if anyone has checked out the occupancy rate of all of these hotels. He said he does much of his daily business in NY State because he cannot get to the basic services in Danbury.

Regina Ofiero, 21 Maplewood Dr., said she has lived here for 36 years and the worst change is the traffic. The traffic problem has negatively affected Lake Kenosia, her neighbors and her family. She said she is Chairman of the Lake Kenosia Commission. Lake Kenosia is the backup reservoir as well as being a town park. It is a beautiful resource but all of this will negatively impact it. She said the traffic is terrible and in an emergency, the fire trucks will not be able to get through. She added that unless you travel this road daily, you cannot speak to the traffic. The uses that are proposed are not necessary and to make Mill Plain Rd. another Federal Rd. is not necessary. There is enough vacant space available throughout the City. She said she too goes to NY State for her errands because she cannot get through Mill Plain Rd.

Jacqueline Taylor, Canterbury Court, said traffic is the biggest issue. She said until tonight she did not realize that she also has been going into NY State to pick up groceries because she cannot get to Stop & Shop on Lake Ave. She said she also has found other routes that are out of the way just so she can get home at a decent hour. Regarding the emergency access, the biggest problem will be people trying to leave in a panic before the emergency vehicles get there. The panic will cause the problem, the road may be wide enough but it does not matter. More and more people are coming out in opposition to this. Many of her neighbors are opposed and just could not be here tonight, but there still is a good sized crowd anyway.

David Coelho, Aunt Hack Rd., said he is a lifelong resident of Danbury. The applicants are known for building quality projects, but this is about traffic. He said he has seen Mill Plain come from a country road to what it is today. He suggested they try to buy more property so they could add another access to this site. He said no one is against them developing their property, this is about the traffic.

Irene Miller, 46 Aunt Hack Rd., said she has lived on the west side of Danbury for 22 years and she supports her neighbor's concerns about traffic and safety. The residual effects of this will cause all of the secondary roads to have more and more traffic everyday because people are using them as shortcuts. She said her concern is that she won't be able to get out of her driveway to get anywhere in the case of an emergency.

John Murphy, 39 Driftway Rd., for over 35 years and development on Mill Plain Rd. has gotten completely out of hand. No matter what time of the day, the traffic is bad. He added that there is no rational way to approve this application because of the traffic.

Mitchell Prywes MD, 27 Tiffany Dr, 20 year resident, said we don't want to beat this to death. We all know that traffic is the issue. We need to consider the economic impact of residents going to NY State to do their shopping. He said the owners will build something on this property and there are other parcels available on Mill Plain Rd., so the traffic issue really needs to be addressed. He said what the citizens of Danbury need is the ability to feel safe and shop and do the other things that people want to do in their own neighborhood. He said he has sent a letter the editor of the News-Times which led to an editorial in opposition to this proposal. He submitted a petition in opposition to this with fifty signatures on it **(EXHIBIT FF)**.

Orest Engelbrecht, 25 Westwood Dr., asked if the City has conducted a study of traffic on Mill Plain Rd over the last year. Mrs. Emminger said because it is a State road, the city would have no jurisdiction to do that, it would have to be done by the State.

Richard Schmidt, 29 Wintergreen Hill, said he is a 39 year resident of this area. He said everything has been covered about the traffic, but he questioned what will be proposed for the thirty vacant acres across from the Windmill Diner. He said he is shocked that the Commission would even consider this application. He said no one has mentioned that the traffic coming out of the proposed Marcus Dairy development will have an impact on this.

Steve Engelbrecht, 4 Quail Run Dr., said everything in the pictures is accurate, the traffic is always that way. He said the comment about hotels within this stretch of the roadway was also accurate, but their parking lots are always vacant. He said he works in the Lee Farm building and they are doing survey of available office space and there are hundreds of thousands of feet available, so we also don't need anymore office space.

Mary Reynolds, 15 Library Pl, lifelong resident of Danbury, is not against or for this. She said for 37 years, she has come to these meetings to represent those that cannot represent themselves. She asked them to consider the innocent creatures and remember that this kind of development forces them to give up their lifestyle. These are innocent lives that would suffer from a project like this. Lesser lives that we see each day but take for granted. She listed many of the creatures that reside in our wooded areas, saying some of them are rarely visible to us. Their habitats are destroyed daily especially in this part of town. She mentioned that a developer of

