

May 10, 2006

The committee to review the Proposed Lot Line Revision between GRC Property Investment and Development, LLC. And the City of Danbury Southern Boulevard and Brushy Hill Road met on May 10 2006 in the third floor conference room. Those present were committee members Fred Visconti, Ted Cutsumpas and Gregg Seabury, Chairman. Also in attendance were Common Council Members Mary Teicholz, Colleen Stanley. Further in attendance, were Dennis Elprin, from the Planning and Zoning Department, Corporation Council Eric Gottschalk, Director of Public Works William Buckley, Attorney Paul Jaber representing GRC and Gary Michael who was the petitioner.

Chairman Seabury asked Mr. Elpern to give an overview of the project which included the exchange of property currently owned by GRC which abuts the Terrywile Park for property to be given by the park. In return, GRC has agreed to install water and sewer lines approximately one third of the distance to the castle located at Terrywile. GRC also agreed to redesign the intersection between Brush Hill and Southern Boulevard of the road and have it become a "T" intersection which would alleviate traffic problems in the future. Mr. Seabury ask Mr. Gottschalk what legal measures needed to be done in order for this to take place and was advised that the property in question would need to be designated as surplus property which is the responsibility of the Common Council as a whole..

Councilman Visconti questioned if there would be other developers who in the future would come before the Council with other potential developmental projects. Attorney Jaber suggested that this would be unlikely as there would have to be a need for City water and sewer at other locations and that simply wouldn't be possible.

Mr. Cutsumpas made a motion to request that the Council as a whole declare the property as "surplus" and to have the council recommend the approval of the Proposed Lot Line Revision between GRC Property Investment and Development, LLC. And the City of Danbury subject to the conditions presented by the Planning Commission which are as follows:

1. The land swap would be contingent upon application by GRC and approval by the Planning Commission for a cluster development under section 4.A.6 of the Zoning Regulations. The resulting 5.195 acres of RA-20 land would accommodate no more than nine lots. Given the steep slopes on part of the land, a cluster development is preferred to a straight subdivision.
2. As a condition of the land swap and approval of the cluster application, GRC would (1) improve the intersection of Brushy Hill and Southern Boulevard, (2) provide utility easement through their property to Tarrywile Park, and (3) construct a sidewalk from Cannondale Drive to Deer Hill Avenue (assuming sufficient right-of-way is available), all subject to subsequent approval by the City.
3. GRC would seek a variance from the ZBA to deed about 2.5 acres of land back to the City for expansion of Tarrywile Park, to include the 1.455 acres

initially given by the City to GRC as part of the swap plus about one additional acre. If the variance was not approved, GRC would create a conservation easement on the land.

If the cluster were not approved however, the applicant would agree to a City restriction of only one dwelling on the 1.455 acres of former City land.

Respectfully submitted by:

Gregg W. Seabury, Chairman

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Ted Cutsumpas

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Fred Visconti

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