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CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

REPORT

July 5, 2006

Mayor Mark D. Boughton
Members of the Common Council

Re: **Request to Lease Land on Garamella Boulevard and Maple Avenue**

The Common Council Committee appointed to review the request to lease land on Garamella Boulevard and Maple Avenue for parking met on June 21, 2006 at 7:30 P.M. in the Third Floor Caucus Room in City Hall. In attendance were committee members Calandrino, Cutsumpas and Esposito. Also in attendance were Director of Public Works William Buckley, Assistant Corporation Counsel Les Pinter, Rev. Meredith Payton, Rev. Wanda Peyton, Council Members Saracino, Johnson and Trombetta, ex-officio and members of the public.

Mr. Calandrino noted the negative report from the Planning Commission. Rev. Wanda Payton stated that the Christian Community Outreach Ministries partnered with the New Life Cambodian Church and they run several programs from that building. They are requesting the lease of the Garamella Boulevard property to use as overflow parking. Mr. Calandrino asked how many parking spaces are now available. Wanda Payton said there are twelve spaces and the use Meeker's Hardware for the overflow.

Mr. Buckley said that this matter has been before the Common Council on a number of occasions dating back to 1988. Problems with the plans were related to traffic safety with putting any amount of parking there. To get traffic in and out of that site safely is a problem. It is very close to the traffic light and it is a difficult intersection. If it were a good site for parking, he would suggest having it as part of the Parking Authority. Redevelopment Parcel Nine might be an alternative site.

Mr. Cutsumpas asked if this request was for future needs or is there a parking problem now. He stated that he is concerned about the condominiums being built next to the church and that the Planning Commission report states that there can be no curb cuts on Garamella

Boulevard. That puts the safety issue into play. Mr. Cutsumpas asked if the Common Council were to approve something like this, how would the Traffic Engineer make it happen? Mr. Buckley said the plans would have to be submitted for site plan approval because it would be connected to building use. If the parking comes first, at some point that plan would have to go before the Planning Department and/or the Planning Commission, which would then be referred to the Traffic Engineer.

Mr. Buckley stated if the City wants parking at either this site or on Redevelopment Parcel Nine, the Common Council should direct the City and the Parking Authority to undertake that initiative and make it available to everyone. He would get reports back to the Common Council regarding the cost.

Mr. Cutsumpas made a motion to recommend that the request to lease the land for parking be denied, but the possibility of other parking lots, particularly Redevelopment Parcel Nine, be explored under the jurisdiction of the Parking Authority. Seconded by Mr. Esposito. Motion carried unanimously.

Respectfully submitted,

MICHAEL CALANDRINO, Chairman

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JOHN ESPOSITO