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# CITY OF DANBURY

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**PLANNING & ZONING DEPARTMENT**
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February 28, 2007

To: Mayor Mark D. Boughton
Members of Common Council

From: Dennis I. Elpern

Re: Request for Impact Statements
Item 36 February Common Council Meeting

We have been asked to provide a report in 30 days regarding item 36 of the February 6, 2007 Common Council meeting. The request is for

> *...the submission of periodic impact statements from the City's various Public Safety Departments (i.e.: Fire, Police, EMT Provider and Highway) that addresses the increased development that has occurred throughout our city and how this increase has affected or will affect the various Public Safety Departments' ability to meet the safety and welfare needs of our city.*

The request focuses on large developments that have been approved or are in the planning stages (e.g. the Reserve, the proposed sports arena, BRT downtown projects, Timber Oaks), though such statements need not be limited only large developments. The intent is to provide Common Council with information on growing public safety needs of the city stemming from such development. [Parenthetically, I believe that such an analysis of the proposed sports arena may be premature at this time given that a firm proposal has yet to be made by the developers.]

Development impact analysis is the method of estimating and reporting the effects of development on a local community. They may be quite extensive (e.g. New York's Environmental Quality Review) or somewhat abbreviated. Traffic impact analysis is already required to be provided for all special exceptions where trip generation is estimated to exceed 500 trips per day. The Traffic Engineer is given all information for analysis and recommended improvements.

Safety encompasses police, fire and emergency medical services for the purpose of determining public service costs and revenues associated with the development. Several questions need to be answered first before any kind of meaningful review can be undertaken: (1) what kind of information will be required, (2) what criteria will be used, (3) who will evaluate the data, (4) how will it impact our review process, and (5) what will be the practical results of such a process. Remember too that many persons may reject the findings of an impact analysis if it doesn't support their preconceived notions.

Development impact statements are typically submitted by the developer to the agency that is responsible for reviewing land use applications, and would include referrals to the appropriate departments. Legal ramifications need to be researched, including the effect of such analyses on zoning review timeframes.