



berm around them that catches the water, similar to floor mats in car. These also make it safer for the employees because they prevent slipping. He said there would be no undercarriage washing and in the winter months they will use a steamer to melt the ice or snow on a car. Also if they find it is necessary, they are proposing to install radiant heating overhead to help dry the cars. He said they tested the cast iron drain in the floor of the garage and although they are not sure where it leads, they now know that it does not lead to wetlands. Mr. Keller asked if there are any other heaters in the garage and Mr. Doto said there are not, so if they decide they need them, it will mean adding electrical outlets. Mr. Keller said it will be cold in the winter. Mr. Doto said they are aware of that. Ms. Hoffstaetter asked if these mats will be cleaned since the garage is swept twice a week. Mr. Doto said they will be mopped and vacuumed. Mr. Keller asked who will do the valet parking and Mr. Doto said the car wash staff will do it. He added that they are entitled to use additional parking lot spaces as part of their lease agreement.

Mr. Urice made a motion to close the public hearing. Mr. Keller seconded the motion and it was passed unanimously. Mr. Urice then made a motion to move this matter to the Old Business on tonight's agenda. Ms. Hoffstaetter seconded the motion and it was passed unanimously.

OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION:

Danbury Mall LLC – Application for Special Exception for Car Wash (“Eco Waterless Car Wash”) in the CG-20 Zone – 7 Backus Ave. (#F17002) – SE #682. Public hearing opened 7/1/2009 – 35 days will be up 8/4/09.

Mrs. Emminger asked for some guidance from the Commission so she can prepare the decision resolution for the next meeting. Mr. Urice said he has no issues with the criteria in Sec. 10.C.4. and would recommend approval of this application. Mr. Keller said his only concern is that if this business does not make it, what would happen to the area of the parking garage that is dedicated to this use. Mrs. Emminger said she had spoken to Maura Ruby at the mall and the applicant's lease covers that situation. Mr. Doto said the lease states that everything would have to be removed and the garage returned to the way it existed before the business. Ms. Hoffstaetter and Chairman Finaldi both said they have no problems with this application.

NEW BUSINESS:

Danbury Mall LLC – Application for Revision to Floodplain Permit – “Eco Waterless Car Wash”, 7 Backus Ave. (#F17002) – SE #682.

Chairman Finaldi said this application would be on file in the Planning Office.

OTHER MATTERS FOR REVIEW AND POSSIBLE ACTION:

Letter from Attorney Neil Marcus requesting a second ninety (90) day extension to file the Mylar for SUB #06-09/Savannah Hills Subdivision, 193-207 Great Plain Rd. Approved by Court Stipulation on 3/9/09 – First request (to extend from 5/2/09 to 8/2/09) granted at 6/3/09 meeting. This request would extend the time to 11/2/09.

Mrs. Emminger said there are no issues with this request. The State Statutes specifically say the applicant can request an extension of the time to do this. Chairman Finaldi said he does not see

