



begin any litigation. He said based upon that; the representatives from Bethel have been working with the City to try to find some middle ground. He said the Planning Commission has been kept informed of the progress throughout this process. He said Mr. Morosky and Mr. Jedchrowsky would explain the details.

Andrew Morosky said they appealed the denial to the Dept. of Public Utilities (DPUC). The DPUC wanted them to try to work it out, so Bethel has been working with Danbury to try to come to an agreement on this issue. He continued explaining that the proposed site is the location of the existing water treatment plant. Bethel needs the tank to ensure the public safety. They currently are operating with an inadequate supply of water. The tank would hold a days worth of storage to allow them to have fire protection. This tank is smaller than it would have been than if it was built in 1980's because the new regulations prevent stagnant water. The tank is important because the wells are located on Maple Ave. by the Bethel Police Station. They pump across town to the clear well at Eureka and the town rides on that clear well. When water level drops, the pumps go back on to fill the clear well. In hot weather, this is working constantly. This site was chosen because it is at the other end of the system. They only use water from Eureka during heavy demand periods which keeps this full. Chairman Finaldi asked if the tank would get its water from the existing wells as opposed to eureka. Mr. Morosky said the water in the tank would be provided by the existing wells. The water at Eureka is turned on every week to be sure it is functional. When wells can't keep up, then water from Eureka is used. This tank will be used in addition to the existing onsite tank without disrupting the system. Mr. Urice asked why not put the tank on the other side of the hill where it is at the same elevation. Mr. Morosky said their consultant said for that location to work, the tank would have to be buried 20-30 ft underground which would require huge hole, blasting, and a separate pump station. And if they were to do that, it would change the hydraulics. He then said if you bury tank to same level as clear well, they would not need a pump station. Other reasons why the alternate sites did not work were the proximity to the homes in the neighborhood. He then referred to the rendering of tonight's proposal saying that it shows much more extensive landscaping than last years proposal. He said they also have submitted a landscaping plan sealed by a Landscape Architect showing 28 trees, 12-14 ft tall placed near top of tank. And along the slope, they are proposing 86 Mugo pines. All of these trees and shrubs are to be maintained by the Town of Bethel for 4 years. He said additionally they have agreed to tint the color of outside layer of the tank to whatever Danbury chooses. This will help to make the tank less visible from the road. He thanked the Planning Dept., City Engineer Farid Khouri and Director of Public Works Antonio Iadarola for all their help on this.

Mr. Urice asked if they brought their Landscape Architect. Mr. Morosky said they did not, but Mr. Jedchrowsky works for the firm that hired the Landscape Architect. Mr. Urice said he has questions about the survivability and hardiness of some of the proposed plantings. Mr. Morosky said those things were taking into consideration when choosing the plantings.

Chairman Finaldi said before he calls for the opposition, there were a few things he wanted to say. First, he asked that everyone identify themselves and be respectful when speaking. Second he asked that they address their questions to the Commission. Once the opposition is done speaking, then the applicant will come back up and answer the questions that were brought up. The Commission will do their best to be sure that all of the questions are answered. And finally, he asked that they try not to repeat what the person before them has said. They can just say they agree with the previous speaker. This meeting is being tape recorded as well as the secretary who is taking the minutes, so everyone's comments will be on the record.

Noel Roy, 155 Long Ridge Rd., said this is the only scenic road in Danbury. He would like the Commission to act in the best interest of citizens of Danbury instead of being intimidated by the threat of a lawsuit. He said he hopes a deal has not already been made and that this hearing is not just "lip service". He asked if any other sites besides this one were considered. He said the Bethel

residents were probably opposed to the other sites and that is why they are still looking at this site. He said this should really be located in Bethel, not in this pristine residential neighborhood. He said garbage is dropped on the road now and no one from Bethel ever comes to pick it up. So why believe that they will do it once this is built.

Joe Rosato, 7 Long Ridge Rd., said he is not for or against. The picture is pretty but why didn't they show a plan with the dimensions. Where the tank is proposed is a dump area, nothing there but dead sand. This location is bad. He asked if the water is being treated before it goes to the tank. Mr. Morosky said no, the well water is not treated. Chairman Finaldi asked when the water is treated. Mr. Morosky said at the wells. Mr. Rosato asked if there will be another line to the tank. Or will they use same existing old line for water to travel or put in third line. Mr. Morosky said the new water line will go to the tank. Mr. Rosato said it will be connected to the transit line. He suggested they look at a "topo" map and check the elevations on Stagecoach Rd. He asked if just the side of the tank that faces the road would be buried. Mr. Morosky said the whole thing would be buried at the same level. Mr. Rosato said he is all in favor of a tank on this property but doesn't understand why they can't move it back farther. He added that if there is a problem with ledge, they could make the tank larger in diameter. He agrees that they need a tank so they could get water treatment; but does not like the proposed location.

Steven Szurlej, 14 Long Ridge Rd. said he purchased his property in 1980. The zoning is residential not industrial. He said if this Commission approves this; it votes for the industrialization of Long Ridge Rd. He added that if they vote in favor of Bethel, they will be telling everyone that their investment is not safe in Danbury. He said the town of Bethel is just looking for the cheapest way to do this. He suggested that there are plenty of locations for this in Bethel. They should put it in their own town. Bethel never has been responsible about the Eureka Reservoir. Then they put up unattractive gate here which forces users to park on Long Ridge Rd. and deposit their litter. Most of this road is scenic and no amount of landscaping is enough because this is an eyesore.

Elise Marciano, 179 Long Ridge Rd., said in addition to what others have already said she is concerned about the temporary construction road. She suggested that it should be the same as existing road that they are going to use to access the tank. Her reason for this is if they take down all the trees, it will destroy the rural look of that property. She added that with all due respect to their landscape architect, the proposed Mugo pines will stick out like a sore thumb. They shouldn't be putting in nice little shrubs and trees to make this look pretty. Landscaping this so perfectly will draw your eye to the tank even more. She said she has been gardening for many years and this landscaping plan is more like one for a corporate park. They have said they can bury the tank 14 ft. in to ground, so why not dig a little deeper and lower the profile down. She said she appreciates all of the work that has been done by the town of Bethel and this Commission, but this is still not there yet.

Elio Ferreira, 18 Long Ridge Rd., said he is confused because he was quite familiar with last year's application. He said he feels he is at disadvantage now because he did not see these plans. It seems like Bethel has an emergency and needs this tank now. They should put it where nobody can see it. He suggested they bury the tank even deeper into the incline there is plenty of land available to do that. Once this is built it will be there forever. It will be an eyesore. This is a scenic route and it should be kept beautiful. If they bury this, everyone will be happy, unless their problem is money. They need to spend a little bit more money and do the tank so it is concealed. He asked the Commission to look into the other two options to see if they can make it deeper into the mountain so much less of it would show.

Fred Visconti, 31 Mountainville Ave., said he understands Bethel needing to put a tank in for public safety. There seem to be other options in both Danbury and Bethel. He suggested that the Commission should have all the facts as to where else Bethel has looked to put a tank.

Duane Perkins, 22 Main St., echoed the concerns spoken by the previous speakers. He then said since this tank will service Bethel; it should be built in Bethel. This is the worst location on this road that they could have chosen.

Paul Rotello, 13 Linden Place, said they heard a lot of info from the Town of Bethel at a fast and furious pace. He said he agreed with Mr. Visconti's suggestion to keep the hearing open. He said he also would like to see some other blue prints. He said the reason for this location seems to be financial. He said a portion of this road is designated as scenic and they hope to add more of the road to that designation. No one has considered what will happen if this tank fails, things like that happen all the time. Where will the water go if the tank fails? This could be a major safety issue for the homeowners in this neighborhood.

Chairman Finaldi then asked Mr. Morosky the questions that were asked by the opposition.

*Where else besides Long Ridge Rd. was considered?* Mr. Morosky said they could not get the necessary elevation in downtown Bethel. The Town then hired Wright-Pierce Engineering, who built a hydraulic model of the Town's water system and this site was determined to be the optimum location. The State Dept. of Public Health has approved these plans and expected this to be built by now.

*How much of the tank will be buried?* Chairman Finaldi said they have been told that 14 ft. will be buried and 13 ft. will be above ground. He asked why not bury it deeper and also will the land around it be sloped off or flat. Mr. Morosky said there currently is a slope at the site. He referred to the photograph of winter conditions. It shows an existing slope going up to the plant. There will be a slight increase in that slope; it is shown on the rendering from last year. Mr. Urice pointed out that the original application had a close-to-natural slope, whereas this one is bermed up. Mr. Morosky said it is not really change in slope; this one just has more fill. Mr. Urice said this will not look natural, maybe they could come up with something in between the two.

*Discuss the problems with Alternative A as requested by Mr. Ferreira.* Mr. Jedchrowsky reviewed both alternatives and pointed out the existing ground elevations for each. He said they need to be able to bury the tank while maintaining the elevation in order to keep the pressure. The big concern with the alternative is that at the necessary elevation, there is both rock and ledge. This means it would require extensive blasting and possible damage to neighboring properties. In the proposed location there is no ledge. He said that if they don't bury the tank, it would sit at 20 ft. above ground and they would have to build a pump station to get the water to it. He added that some of the alternate locations would be even more visible to the neighbors. He said all of this information was provided to Mr. Iadarola, Danbury's Director of Public Works for his review before they came back before this Commission.

Mr. Urice said his question about putting the tank on the other side of ridge at the same elevation was never answered last year. He said the only answer he ever got was that it was not hydraulically feasible. Mr. Morosky said there are ledge outcrops in that area. Mr. Urice asked if they ever gave any serious consideration to the other side. Mr. Morosky said they did but it is not as feasible because it would create an extensive disturbance to the area. Mr. Urice asked him to explain. Mr. Morosky said compared to the proposed location, it would require additional infrastructure and disturbance to the area and they did not feel Danbury would be agreeable to that. He said Danbury's Engineering Dept. staff had made the point that it was not best location because of the additional disturbance required.

Chairman Finaldi said they have the option to close the hearing or continue it. Mr. Urice said he still has questions and he is sensing the neighborhood was not given enough consideration. Chairman Finaldi said the applicant is not obligated to give us alternatives. Mr. Urice said he is not comfortable













