CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
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MINUTES
NOVEMBER 2, 2005

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green area. Mr. Mazzucco said he did not show them on any of the plans so far, but will submit a plan showing them. Mr. Keller asked if end units would have windows and Mr. Diamond said they will and he will revise his plans to show that.

Chairman Finaldi asked if there was anyone in opposition.

Lynn Waller, 83 Highland Ave., not really in opposition but upset about what is happening to our City with all of the townhouses. This entire area is so overdeveloped she did not recognize it when forced to detour through it recently. All of these units are too close together and are overcrowding our town. Do all of these units sell and who will buy them?

Attorney Kahn said these units are at least 30 ft from other units.

Mr. Manuel made motion to continue the public hearing. Mr. Keller seconded the motion.

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could they get an answer before they make a decision. Mr. Deeb made motion to table this matter. Mr. Manuel seconded the motion.

At 8:10 PM, Mr. Blaszka made a motion to take a ten minute recess. Mr. Deeb seconded the motion.

At 8:20 PM, Chairman Finaldi called the meeting back to order.

2) Henry Cubberly - Application for (2) two-lot subdivision (5.281 acres) in the RA-40 Zone – "Cubberly Subdivision" – 9-13 Joes Hill Rd. (#C13014) – Subdivision Code #05-09. *No public hearing required. First 65 days will be up 9/3/05. Second 65 days will be up 11/7/05.*

Mr. Elpern said all of the concerns expressed in the Planning Department Staff Report have been addressed. Mrs. Emminger had prepared a resolution which was distributed to the Commission members. Mr. Deeb made motion to approve per resolution. Mr. Blaszka seconded the motion.

3) Richard S. Jowdy – Application for (2) two-lot subdivision (5.11 acres) in the RA-40 Zone – "Chambers Road Estates" – Chambers Rd. (#D07068) – Subdivision Code #05-10. *No public hearing required. Waiting for EIC decision. First 65 days will be up 9/3/05. Second 65 days will be up 11/7/05.*

Chairman Finaldi said this must be tabled as we are still waiting for a decision from EIC. Mr. Blaszka made motion to table. Mr. Manuel seconded the motion

4) Urstadt Biddle Properties Inc. - Application for two lot re-subdivision (6.008 acres) in the CG-20 Zone – "Danbury Square Shopping Center" – 15-19 Backus Ave. (#F17016) – Subdivision Code #91-04. *No public hearing required. First 65 days will be up 12/9/05.*

Chairman Finaldi said they need to table this since we are waiting for revised plans. Mr. Manuel made a motion to table. Mr. Keller seconded motion.

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1) Eagle Road Ctr. – Request for reduction in bond amount per Waiver to Subdivision Regulations approved on September 15, 2004 – SUB #89-12 (aka SE #588/Lots 1 & 2).

Chairman Finaldi said they are still waiting for comments from the Engineering Department. Mr. Deeb made a motion to table this request. The motion was seconded by Mr. Manuel.

2) Mapleview Subdivision – Request for release of performance bond – SUB #01-04.

Chairman Finaldi excused himself as he is abstaining from this matter. Mr. Keller took over as Chairman. He said that all of the paperwork has been received from the Engineering Department recommending the release of this bond. Mr. Deeb made a motion to approve the release of the bond. Mr. Manuel seconded the motion.

Chairman Finaldi returned to the meeting at this time.

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