







Mrs. Emminger distributed the Staff report and apologized for not being at the previous meeting. Mike Mazzucco, the applicant's engineer briefly reviewed the presentation he had made at the previous meeting. He introduced Joe Cordeiro, who is the actual applicant. Mr. Mazzucco said this is a 33½ acre parcel on the east side of Great Plain Rd. which is zoned RA-80. The proposal is for 12 lots with a 1,150 ft. long road with cul-de-sac. All of the lots are to be served by well and septic. There is 3.3 acres of open space proposed, 1.16 acres are wetlands and they are currently before the EIC. He said they have gotten a report from the Candlewood Lake Authority and the City Engineering Dept., so they are in process of revising the plans as well as trying to address the neighbor's comments. He reviewed the maps and said the grades on the proposed roadway are fairly steep. Mrs. Emminger asked some questions about elevations and changes proposed to the existing roadway. Mr. Urice said he did not think they were allowed to use wetlands for drainage, but he is hesitant to ask questions since this proposal doesn't have EIC approval yet so these plans could change. Mr. Keller said he is really concerned about the impact on the ridgeline as well as the drainage and the proposed blasting. Mr. Mazzucco said there had been some concern expressed regarding the amount of open space being provided, so he reviewed that information. Mr. Keller asked what size houses are being proposed. Mr. Mazzucco said he would defer to the applicant for that question. Joe Cordeiro said he is hoping to do 5,000 sq.ft. homes. He added that he has been in Danbury for 34 years and built many homes. He said he tried to do the best for the area while using the land in the best way. He said he is willing to take responsibility for all work that is done on the property. In closing he said he does not want to strip the land, he wants to leave the trees and keep the natural look. Mr. Mazzucco then said they will need to do some blasting in a few places in order to widen the road. The existing road is 26 ft. wide at some points, but not continuously and the rock along the side of the road up to 4 ft. high. Mr. Cordeiro said he will do those areas by hand using a hammer. Of course, when it gets to solid rock they will have to blast but they will do pre-blast surveys before anything is actually done. Mr. Keller asked if the Commission has previously asked for a pre-blasting analysis as part of their review. Mrs. Emminger said we did discuss this during the review of the Damia project on Clapboard Ridge Rd., but that is under the Fire Marshal's purview not the Planning Commission. Mr. Keller and Chairman Finaldi asked that she discuss this with Fire Marshal. Mr. Mazzucco said he does not know of blasting affecting any septics. Mr. Keller said they have been through this before and have heard back after the fact that the septics were affected. Mr. Mazzucco said septics are generally set in soil, not rock and that is why the blasting should not affect them. Mrs. Emminger said she has a copy of the letter from the Candlewood Lake Authority (CLA) regarding this project. Chairman Finaldi asked her to provide individual copies for each Commission member. Mrs. Emminger said this letter is pertinent to the Commission's review and read the last two sentences from it into the record. She added that Brian Wood (from CLA) would like to speak to the Commission, possibly at the next meeting.

Chairman Finaldi asked if there was anyone to speak in opposition to this. He asked that people not repeat what they said at the previous meeting as that is already recorded in the minutes from that meeting.

Debbie Legg, 215 Great Plain Rd., questioned why going through the wetlands is the only option, also concerned about the trees that will be cut down. She submitted a print from Google Earth showing clear-cutting on adjacent property. This was designated Exhibit I. She also mentioned that the EIC has copies of both Dr. McNamara's (the applicant's Environmental consultant) and Dr. Danzer's (the City's environmental consultant) reports and maybe this Commission should look at them before making a decision.



