CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
(203) 797-4525
(203) 797-4586 (FAX)

MINUTES
JUNE 20, 2007

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asked where the sewer main is. Mr. Kornhaas said there are several options but some of them would require pumping and they would like to avoid that.

Attorney Jaber said an issue came up this afternoon when Mrs. Emminger's staff report regarding the private road. In 1981, the Commission granted a waiver to the Subdivision Regulations to allow this development to be served by a private road. He said they are in discussion now as to whether a new waiver is in order since much time has passed since the 1981 decision. Mr. Urice asked why there is any question about the waiver; it would seem to him that once it was granted it should be in place forever. Attorney Jaber said that is what he thinks too. Mrs. Emminger said they had received the report from the Airport Administrator and he has asked for language to be added to the plans regarding the need to use a crane.

Mr. Keller asked if there is any residential near to this site. Mr. Kornhaas said there is nothing adjacent and it could be about 900-1,000 ft. before you come upon any residential development.

Allan Mess from Barkan & Mess Traffic Engineers said he did the traffic report. There is very little land on Apple Ridge to make any changes to. Mr. Urice said he knew that there had been a traffic signal approved for this area. Mr. Mess said he did not know the exact details of that. Mrs. Emminger said she would verify the information about the traffic signal with the City's traffic engineer. Chairman Finaldi asked Mr. Mess if a letter grade had been assigned for this area. Mr. Mess said it does not seem like they did it. Mrs. Emminger mentioned the road widening that Ehrbar was required to do as part of their approval and asked if it was close enough to make a difference. He said that area is farther up the road near Precision Dr.

Chairman Finaldi asked if there was anyone to speak in opposition to either of these applications and there was no one.

Mr. Deeb made a motion to continue both of these public hearings. Mr. Keller seconded the motion and it was passed unanimously.

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require 35 spaces. She explained how the original parking was more than was required. She said we are also waiting for the fire flow calculations and the Engineering Dept's comments. No comments expected from Highway or Building because there will be no change to the parking calculation.

Chairman Finaldi asked if there was anyone to speak in opposition to this and there was no one.

Mr. Keller made a motion to continue the public hearing. Mr. Urice seconded the motion and it was passed unanimously.

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would like something from the City Traffic Engineer as to why this particular intersection would require that. Attorney Jaber said the number of total parking spaces will be 686. Mr. Urice asked what the employee count in this building would be. Attorney Jaber said it averages out to 65 trips per day. In closing, he said that by the 7/18/07 meeting they will have revised site plan and hopefully Mr. Mess will have more traffic information also.

Chairman Finaldi asked if there was anyone to speak in opposition to this and there was no one.

Mr. Urice questioned if we have an extension on this since the 35 days will be up before the next regular meeting. Mrs. Emminger said she had received an extension today that will take us to 8/15/07, which gives us two more meetings. Mr. Keller made a motion to continue the hearing. Mr. Deeb seconded the motion and it was passed unanimously.

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NEW BUSINESS:

8-3a Referral – Petition of Nancy & David Lahoud as Agents, 116, 118 & 122 Coalpit Hill Rd. (#K17014, #K17013/1 & 2 , & #K17012) for Change of Zone from IL-40 to RMF-10. *Zoning Commission public hearing scheduled for July 24, 2007.*

Chairman Finaldi noted that this petition would be on file in the Planning & Zoning Office.

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Mr. Elpern said the proposed changes only affect places of assembly without fixed seats and restaurants. He explained that the current formula for calculating restaurant parking is based on one per four seats plus one per employee at the largest shift, but not less than three spaces. He said this amendment will change it from four seats to five persons and increase the number of employees per shift from one to two. Mrs. Calitro then explained the change to the places of assembly without fixed seats. She said the previous formula was one per four persons based on occupancy limit determined by the Fire Marshal. The problem with this method was that the Fire Marshal does not make the occupancy determination until after the building is built. She found that the Fire Marshal uses the State code to determine the occupancy so this amendment will adapt our Regulations to work with that code. The new language will allow the applicant the option of choosing whether to let the Planning Dept. do the calculation or waiting until later in the project. The amendment proposes to add this new language, but keeps the old language intact. The additional new language is one per fifty sq.ft. of audience area, plus one per employee at the largest shift. Mrs. Calitro then said both Fire Marshal and Building Inspector have reviewed this change and agree with it. Mr. Keller made a motion to give this a positive recommendation for the following reason:

- The method we use to calculate occupancy limits as well as the number of employees for Restaurants both needed to be updated.

Mr. Deeb seconded the motion and it was passed unanimously.

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