



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

**ENVIRONMENTAL IMPACT COMMISSION**

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**REGULAR MEETING**  
**ENVIRONMENTAL IMPACT COMMISSION**  
**MINUTES**  
**CITY HALL – 155 DEER HILL AVENUE**  
**Wednesday, February 8, 2023**  
7:00 p.m.

**ROLL CALL:**

Chairman Bernard Gallo called the meeting to order at 7:05 p.m. Present by roll call were Elizabeth Falk, Tom Giegler, Geoff Herald, Mary Cronin, and Matt Rose. Absent were Mark Massoud and Alex Wolk. Staff present were Abby Lewis, Public Health Inspector, and Mary Larkin, Secretary. Mr. Gallo announced that Elizabeth Falk has been appointed as a regular member.

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited by all.

**ACCEPTANCE OF MINUTES:** January 24, 2023 Special Meeting

Motion to accept the minutes of the Special Meeting held on January 24, 2023 was made by Geoff Herald; seconded by Mary Cronin. All in favor by those eligible to vote, Elizabeth Falk, Tom Giegler, Geoff Herald, Mary Cronin, and Bernard Gallo.

Next regular meeting is scheduled for **February 22, 2023**

NEW BUSINESS:

#1185 30 & 34 Main, The Legacy on Main, (I15254 & I 15335), C-CBD Zone, Tower Investment Group LLP, Thomas Beecher, Esq. Agent, proposed renovation

Thomas Beecher, Esq. Collins Hannafin Law Firm, representing the Tower Realty Investment Group with Ben Doto, Project Engineer. Attorney Beecher said an Application for Special Exception to Site Plan approval has been filed with Planning Commission. This site is 2.4 acres located in the C-CBD Zone and consists of the conversion of the existing office building to apartments with the bank remaining on the ground floor and construction of a second building to the west. This building will consist of four floors of apartments above a parking garage. The site is served by City water and sewer. In their opinion this project will benefit the redevelopment of downtown, and in general terms complies with the new Plan of Conservation Development. Mr. Beecher said regarding wetlands, there are none on this property, but the project is downhill and within 100' from a patch of wetlands to the northeast of this site, which is why they filed this application.

Ben Doto, Licensed Professional Engineer, representing the applicant. Mr. Doto handed out pictures showing the small mixed uses. Mr. Doto said the awkward driveway situation will be redesigned, and the house (at No. 34) will be torn down. Existing drive-thru will only be for people wishing to use the drive thru or drivers wishing to take a right out of that exit--right turn only. The existing building will be converted/renovated with 48 apartments, and the façade will be improved. A building in the will be constructed in the existing parking lot entirely in the footprint. Building will have three levels of parking garage and four levels of apartments above it. Handicapped parking will be in the garage. There will be emergency exits and elevators. The U-shaped portion of building will be a courtyard, providing sunlight to the units. The courtyard sits on top of the parking garage. There is a church to the north, setback from the road, and there is a small patch of wetlands, which seem to be on three properties. It's a low, wet area on three neighboring properties. The wetlands drain into a culvert that runs through the site (30-34 Main). Mr. Doto indicated the location of the 100' line of review area. Drainage patterns will remain. Improvements: There will be a wide aisle behind the building--about 37' from the existing building and there will be fewer surface spaces: 250 will be in garage, 53 surface spaces will remain outside.

Mr. Doto further stated drainage from cars inside the garage will go to an oil/water separator then into the sanitary sewer system. Detention system is antiquated and will be replaced with a new pipe system which will be throughout the parking lot, twice the volume of current conditions. As stated they will maintain existing drainage patterns. There will be a slight reduction in impervious area. A2 Landscape Design (Abigail Adams) has done extensive landscaping plans. Trash facilities with recycling and a compactor will be on the property, which will be neater and cleaner than dumpsters, and will be screened, sits behind No. 36, and there will be less noise. Mr. Doto stated there are currently three or four steps to get into the building, and he is raising the grade so the accessible spaces will be flush with first floor and the ramp will be eliminated. A note with respect to alternatives: There were no alternatives because the wetlands are above the location so there will be no impact to the wetlands.

Commissioner Geoff Herald acknowledged it is unusual to have a decrease in impervious surface and recalled there used to be greenhouses on the property. Commissioner Elizabeth Falk asked if there will be any changes to the culvert. Mr. Doto responded that they are moving it and indicated on the map where it will go. No catch basins on Main at this property. Replacing the existing 18” pipe replacing it with 18” hi-density polyethylene pipe. Mr. Doto indicated where the detention system is and will be removed. Drainage going from concrete to polyethylene give it - inaudible. Commissioner Tom Giegler asked if there was cultic in there now. Mr. Doto explained the water is not flowing into the ground. They are holding it and releasing it. They are reducing their peak flows. Inaudible. No extra ground water being introduced per Mr. Doto.

Mr. Gallo indicated he received calls from neighbors who want a public hearing on this application. Motion to table to schedule a Public Hearing was made by Geoff Herald; seconded by Matt Rose. All in favor with Ayes by roll call: Elizabeth Falk, Tom Giegler, Geoff Herald, Mary Cronin, Matt Rose, and Bernard Gallo.

OLD BUSINESS:

#1181 11 Augusta Drive, Electroformers, LLC, Mike Antonetti, Agent, SE Technologies, (K12180), IG-80 Zone. Installation of groundwater pumping system

Mr. Gallo indicated he and Sara DeAngelo, Sanitarian, had visited the property.

Motion to approve, No. 1181, summary ruling with three conditions set forth by staff, was made by Geoff Herald; seconded by Matt Rose. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Geoff Herald, Mary Cronin, Matt Rose, and Bernard Gallo.

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#1184 7 Tanmar Drive, Resource 360 LLC, Gordon Hallas, (F20118), Site septic plan, construction and erosion controls for proposed dwelling.

Mr. Gallo indicated that Michael Mazzucco was unable to attend tonight’s meeting; however, Mr. Mazzucco telephoned and emailed staff earlier today and indicated he was in agreement with the conditions proposed by staff.

Motion to approve #1184, summary ruling with the eight conditions set forth by staff, was made by: Matt Rose, seconded by Mary Cronin. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Geoff Herald, Mary Cronin, Matt Rose, and Bernard Gallo.

APPLICATION FOR ADMINISTRATIVE APPROVAL:

#1886 41 Saddle Rock Rd., Weaver, Robert, (E08015), RA-40 Zone. Covered, screened-in deck.

Mr. Robert Weaver said they live 80’ from Upper Kohanza Reservoir. They would like to add a roof to the existing deck and screen it in.

Motion by Matt Rose to move this to Administrative Approval; seconded by Geoff Herald. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Geoff Herald, Mary Cronin, Matt Rose, and Bernard Gallo.

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VIOLATIONS:

Barnum Road, Danbury, CT - Cease & Desist

Per Chairman Gallo, an agreement was reached with Mr. Halas, and a plan for remediation will be submitted for review by the commission members and the attorneys.

ADJOURNMENT:

Motion to adjourn was made by Matt Rose; seconded by Geoff Herald. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Geoff Herald, Mary Cronin, Matt Rose, and Bernard Gallo. Meeting adjourned at 7:33 p.m.

Respectfully submitted,

Mary S. Larkin  
Recording Secretary