



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
City Council Chambers
Wednesday, April 12, 2023
7:00 p.m.

ROLL CALL:

Chairman Bernard Gallo called the meeting to order at 7:00 p.m. Present by roll call: Mary Cronin, Elizabeth Falk, Tom Giegler, Geoff Herald, and Alex Wolk. Staff present were Abby Lewis, Public Health Inspector and Mary Larkin, Secretary. Mr. Gallo seated Alternate Alex Wolk as a voting member in place of Commissioner Mark Massoud.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Alex Wolk.

ACCEPTANCE OF MINUTES: March 22, 2023

Motion to accept the minutes as presented was made by Geoff Herald; seconded by Mary Cronin. No remarks. All in favor with Ayes from Mary Cronin, Elizabeth Falk, Tom Giegler, Geoff Herald, and Alex Wolk.

Next regular meeting is scheduled for April 26, 2023

NEW BUSINESS:

#1188 1 Mariana Farms Dr., Piacente, Devin & Josemary, (B13048), RA-80, Feasibility of Subdivision

No one in attendance to present application. Application No. 1188 was passed.

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2023 APR 27 A 10:53

BY: *A. Coy*

#1189 115 Mill Plain Rd., Regency Centers LP, c/o Dino DeLaurentis, (C14070), CA-80 Zone. Parking lot modifications

John Schmitz, Civil Engineer with BL Companies, explained the owners are looking to add nine parking spaces adjacent to Starbucks. Mr. Schmitz described the area and location of the wetlands. The proposal is to connect the nine new spaces to existing spaces. They will relocate a sidewalk for handicapped accessibility. A patio with additional landscaping is also proposed at the Starbucks site. This is in a water source Class 2 overlay zone and in the Kenosia watershed zone, to offset the increase in impervious area, they are proposing to provide for pervious pavement in a like number of spaces. For example, the new impervious area to be created will be 4,838 sq.ft. and they would provide permeable pavement of 4,936 sq.ft.--roughly 100 sq. ft. more of pervious surface.

They will convert 40 parking spaces along the perimeter closest to the wetland area from bituminous pavement to permeable pavers. Getting the benefit of infiltration.

Commissioner Geoff Herald asked why adding just nine spaces? Mr. Schmitz said the site is underparked and based on zoning they are actually short some. The proposed area is the only logical place. Under the zoning code, per Mr. Schmitz, they are required a certain number of spaces. Discussion continued regarding the parking and Abby Lewis, Public Health Inspector and Staff Liaison to EIC, stated the often customers of other businesses take over the parking. The Starbucks area for parking is frequently limited. Commissioner Elizabeth Falk questioned the 560 sq. ft patio – asked what is it? Mr. Schmitz explained there is a very small sidewalk there today and the patio would be for tables and chairs.

Motion to table until April 26, 2023 for staff report was made by Geoff Herald; seconded by Mary Cronin. All in favor with Ayes from Mary Cronin, Elizabeth Falk, Tom Giegler, Geoff Herald, and Alex Wolk.

#1190 44 Forty Acre Mountain Road, Arigna Land LLC, agent for Tom & Mary Koza, (K03003), RA-20 Zone, enclose porch

Joseph Rynn, Arigna Land LLC, represented the homeowners Tom & Mary Koza. Mr. Rynn said the plan is to remodel the existing home within the existing footprint. They plan to close in the screened-in porch, creating an all season room, and add a full bathroom in the basement. A dormer will be added. There were no questions.

Motion to table until for staff report until April 26, 2023 for Administrative Approval was made by Geoff Herald; seconded by Alex Wolk. All in favor with Ayes from Mary Cronin, Elizabeth Falk, Tom Giegler, Geoff Herald, and Alex Wolk.

#1191 11 Alan Road, Maldonado, Chuxiao & Reyes, Peter, (H22009), RA-20 Zone, Retaining wall.

Ms. Maldonado and Mr. Reyes explained their application. They moved some soil to the front of house and now they need a retaining wall to prevent erosion. There were no questions.

Motion to table Application No. 1191 until April 26, 2023 for a staff report was made by Geoff Herald; seconded by Tom Giegler. All in favor with Ayes from Mary Cronin, Elizabeth Falk, Tom Giegler, Geoff Herald, and Alex Wolk.

OLD BUSINESS:

#1099M 24 Hillandale Rd., Castellano, Dennis & Lisann, (F08086), RA-40, Application to Modify EIC Permit 1099

Charles Lichtenauer, Esq. explained this is an application to modify a previously-approved plan. Mr. Lichtenauer said he and met with staff, and the only change to the approved application is the building footprint, which will include a roof overhang, gutters, and a fireplace. The extension is between 1' and 1 1/2' Mr. Lichtenauer agrees to the seven conditions put forth in the Project Impact Report.

Motion to approve Application No. 1099M, was made by Geoff Herald, a summary ruling with seven condition put forth by staff; seconded by Tom Giegler. There being no comments or remarks, All in favor with Ayes from Mary Cronin, Elizabeth Falk, Tom Giegler, Geoff Herald, and Alex Wolk.

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

Ben Doto, LPE, appeared on behalf of the applicant. Mr. Doto acknowledged the Project Impact Report and had not issues with the contents. Staff recommended a summary ruling with four conditions.

Motion to approve Application No. 1185, summary ruling with four conditions, was made by Alex Wolk; seconded by Geoff Herald. There being no remarks or comments: All in favor with Ayes from Mary Cronin, Elizabeth Falk, Tom Giegler, Geoff Herald, and Alex Wolk.

PUBLIC HEARING:

#1139M 100 Reserve Road, SC Ridge Owner LLC, Thomas Beecher, Esq., Agent (C16022), PND Zone, Application to Modify & Amend EIC Permit No. 1139

Chairman Bernard Gallo announced the Public Hearing would commence on Wednesday, May 10, 2023.

APPLICATION FOR ADMINISTRATIVE APPROVAL: None

ADMINISTRATIVE STAFF ACTIONS: None

VIOLATIONS: Barnum Road, Danbury, CT - Cease & Desist

Chairman Bernard Gallo acknowledged a Plan for Remediation has been sent to Mr. Halas; the return receipt (green card) was received by staff on April 5, 2023. Work is to commence within 30 days from the date of EIC approval of an application.

OTHER MATTERS: None

CORRESPONDENCE: None

ADJOURNMENT:

Motion to adjourn was made by Geoff Herald; seconded by Mary Cronin. All in favor with Ayes from Mary Cronin, Elizabeth Falk, Tom Giegler, Geoff Herald, and Alex Wolk.

Meeting adjourned at 7:21 p.m.

Respectfully submitted,



Mary S. Larkin