



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ENVIRONMENTAL IMPACT COMMISSION
www.danbury-ct.gov

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

REGULAR MEETING
ENVIRONMENTAL IMPACT COMMISSION
MINUTES
CITY HALL – 155 DEER HILL AVENUE
City Council Chambers
Wednesday, April 26, 2023
7:00 p.m.

ROLL CALL:

Chairman Bernard Gallo called the meeting to order at 7:01 p.m. roll call
Present by roll call: Mary Cronin, Elizabeth Falk, Tom Giegler, Geoff Herald, and Matt Rose.
Also present was Mary Larkin, Staff Secretary. Mark Massoud was absent.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited by all.

ACCEPTANCE OF MINUTES: April 12, 2023

Motion to accept the minutes of April 12, 2023 was made by Mary Cronin; 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 Matt Rose.

Next regular meeting is scheduled for **May 10, 2023.**

RECEIVED FOR RECORD
DANBURY TOWN CLERK
2023 MAY 25 P 4: 30

BY: 

NEW BUSINESS:

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

Ralph J. Gallagher, Jr. P.E. was unable to attend the meeting; however, he submitted a letter, dated April 26, 2023, which was read into the record by the undersigned. The letter explained the property currently consists of approximately four acres, which they propose to subdivide into two separate lots. The first lot, 1 Mariana Farms Drive, on which there is a dwelling, occupied by the owners. The proposed lot is fronting on Joe's Hill Road, with access off of Joe's Hill Road. This new lot's assigned physical address is 54 Joe's Hill Road.

Inland wetlands are to the south and west of the proposed dwelling, septic area, and driveway, and are barely in the regulated area. Mr. Gallagher's letter explained this is a feasible development plan showing that the dwelling, driveway, septic, and stormwater management can be constructed without affecting the inland wetlands. Erosion and sediment controls will be provided, and best management practices will be implemented for stormwater runoff.

Motion to table Application No. 1188 until May 10, 2023 was made by Geoff Herald; seconded by Elizabeth Falk. All in favor with AYES from Mary Cronin, Elizabeth Falk, Tom Giegler, Geoff Herald, and Matt Rose.

OLD BUSINESS:

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

John Schmitz, Civil Engineer from BL Industries, confirmed receipt and review of the staff report (Project Impact Report) and will comply with conditions of approval.

Motion to approve with a summary ruling and seven conditions was made by Geoff Herald; seconded by Tom Giegler. All in favor with AYES from Mary Cronin, Elizabeth Falk, Tom Giegler, Geoff Herald, and Matt Rose.

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

An email, received from the Kozas and their contractor, was read into the record by the undersigned. The email indicated the project will be conducted in accordance with the plan and with appropriate conditions of approval and site control.

Motion to approve with a summary ruling and five conditions was made by Geoff Herald; seconded by Mary Cronin. All in favor with AYES from Mary Cronin, Elizabeth Falk, Tom Giegler, Geoff Herald, and Matt Rose.

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

Chuxiao Maldonado and Peter Reyes were present and indicated they will comply with conditions of approval as stated in the Project Impact Report.

Motion to approve with a summary ruling and six conditions was made by Geoff Herald; seconded by Matt Rose. All in favor with AYES from Mary Cronin, Elizabeth Falk, Tom Giegler, Geoff Herald, and Matt Rose.

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

Mr. Gallo announced a letter to withdraw this application was received today, April 26, 2023.

APPLICATION FOR ADMINISTRATIVE APPROVAL: None

ADMINISTRATIVE STAFF ACTIONS: None

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

OTHER MATTERS:

Chairman Gallo advised the Commission members, in answer to a question, that the Environmental Impact Commission is not afforded the opportunity to hold an Executive Session.

CORRESPONDENCE: Connecticut Pond Services – 55 Backus Avenue

ADJOURNMENT:

Motion to adjourn was made by Matt Rose; seconded by Mary Cronin. All in favor with AYES from Mary Cronin, Elizabeth Falk, Tom Giegler, Geoff Herald, and Matt Rose. Meeting adjourned at 7:13 p.m.

Respectfully submitted,



Mary S. Larkin
Recording Secretary