

Posted in the City of Danbury Town Clerk's office on June 15, 2023 at 11:35 a.m.



**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, May 24, 2023  
7:00 p.m.**

**ROLL CALL:**

Chairman Bernard Gallo called the meeting to order at 7:00 p.m. Present by roll call were Tom Giegler, Elizabeth Falk, Mary Cronin, and Matt Rose. Absent were Geoff Herald, Mark Massoud, and Alex Wolk. Staff present were Public Health Inspector Abby Lewis Patrick Cann, and Secretary Mary Larkin.

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Matt Rose.

**ACCEPTANCE OF MINUTES:** April 26, 2023

Motion to accept the minutes of April 26, 2023 was made by Mary Cronin; seconded by Elizabeth Falk. All in favor by those eligible to vote: Mary Cronin, Tom Giegler, Elizabeth Falk, and Matt Rose.

**NEW BUSINESS:**

**#1192 7 Thorpe St., Williams Main St. Partners LLC; Mazzucco, Michael P.C., Agent, (H12244), CG-20 Zone. Proposed addition in rear and second floor addition.**

Michael Mazzucco, P.E., representing the applicant, Williams Main St. Partners LLC. This is a proposal for an addition to an existing building, expansion of an existing, non-conforming use. Applicant had owned parcel to the north and was looking to do something individually for that parcel, which is entirely in the flood plain. Kohanza Brook was illustrated

on the plan being shown by Mr. Mazzucco. Mr. Mazzucco stated that the Deputy Planning Director was not happy about location in the flood plain so they discarded that plan and have joined the two parcels. The Deputy Planning Director found that to be more favorable. A variance was obtained, and they are in the process of obtaining a zoning permit and a flood plain permit. At this time Mr. Mazzucco said the addition will be on regular foundation with flood gates or vents, previous thoughts were using piers. They have all existing municipal utilities, and they have stormwater management and flood plain compensation for the foundation walls. Their original thought was to do it near the retaining wall that supports parking spaces, but it was too low there for it to work with 25-year design storm, for the stormwater management and flood plain compensation.

Mr. Mazzucco stated there would be lawn in the rear, and the blockage in the stream created by branches and twigs and noted it has to be cleaned out to maintain proper flow in the stream channel. Mr. Gallo asked if it still floods and Mr. Mazzucco responded that it does as he observed the steam after a heavy rainstorm. Tom Giegler confirmed that the building does not have a basement—the water will just flow underneath it. Mr. Mazzucco acknowledged that is correct. Water is allowed to go in go back out again.

Motion to table until June 14, 2023 for a project impact report was made by Mary Cronin; seconded by Elizabeth Falk. All in favor with Ayes from Tom Giegler, Elizabeth Falk, Mary Cronin, and Matt Rose.

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#1193 18 Laura Dr., Langdon, Glenn; Mazzucco, Michael P.C., Agent, (J05107), RA-40 Zone. New home on vacant lot.

Michael Mazzucco, P.E., representing the the applicant, Glenn Langdon, said this is one of the last lots in the subdivision, which was owned by the adjoining property owner who used it as an extended yard and play area before selling his house and the lot. Wetlands were reflagged by Jim McManus, Soil Scientist, yet a little off from the where the subdivisions wetlands were drawn. It is served by well and septic and an accessway, and they are proposing a house and a shed. Mr. Mazzucco said a small amount of grading and fill would be needed for the septic with a minor amount of grading will be needed around the house. A curtain drain will protect the septic system. All other lots are currently developed. Mr. Gallo asked Public Health Inspector Abby Lewis if she had any questions. Ms. Lewis asked Mr. Mazzucco what is the distance between the wetlands which are down gradient from the septic system. Mr. Mazzucco said his measurement was over 50' – maybe 52'. Ms. Lewis asked about the reserve area. Mr. Mazzucco said maybe 40'.

Motion to table until June 14, 2023 for project impact report was made by Matt Rose; seconded by Mary Cronin. All in favor with Ayes from Tom Giegler, Elizabeth Falk, Mary Cronin, and Matt Rose.

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#1194 7 Great Pasture Rd., Putnam Three Self Storage Company, LLC; Mazzucco, Michael P.C., Agent, (L16001), IL-40 Zone Construct three self-storage buildings.

Michael Mazzucco, P.E. representing the applicant, Putnam Three Self Storage Company, LLC. Mr. Mazzucco explained this a somewhat improved lot with a house on it and there were some non-permitted activities, which have been cleaned up. It is across the street from the other Putnam Self-Storage facility. The parcel is approximately seven acres, and there is a fair amount of wetlands. The Simpaug Brook is in the rear, and there is a flood plain associated with that. The proposal is for a self-storage facility with three separate buildings. The first is climate controlled and four stories. Building B is on a slab, and Building C in the rear will be two levels just to deal with the grade level East to West. Mr. Mazzucco showed the wetlands, flood plain, and detention basin on the map. He said there would be a series of catch basins and drainage and a retaining wall to shape the basin to allow maximum amount of storage because they are right up against the wetlands line. There is an underdrain along the inside of the wall, the outlet will be 6" higher and it is designed against the wall, 6" below there will be sand and almost a footing drain and pipe it through wall. Any seepage that lays in the basin will be able to get into that and to the other side of the wall. At a certain point water will get passed through the wall to the wetlands area.

Lot is served by municipal water and gas and aside from the grading with the buildings front to back it will not be excessive. Septic design for approval by the Health Department. They have a truck turning movements plan to illustrate access by tractor trailers. Plantings plan was prepared by A-2 Land Consulting. Level spreader trenches will afford some infiltration.

Motion to table until June 14, 2023 for project impact report was made by Matt Rose; seconded by Mary Cronin. All in favor with Ayes from Tom Giegler, Elizabeth Falk, Mary Cronin, and Matt Rose.

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#1195 8 Pocono Point Rd., RARN Holdings, Shah, Roshan P., Nicholas Yuschak, Jr., Agent, CCA, LLC, (K02008), RA-20 Zone Construct single-family dwelling.

Nicholas Yuschak, Jr., Registered Landscape Architect with CCA, LLC, Brookfield, CT, representing the applicant, Roshan P. Shah. Mr. Yuschak said there was a previous approval under EIC No. 976, dated 4/9/14, which has since expired. The existing site is 1.2 acres in the RA-20 Zone on Candlewood Lake and is now almost a vacant lot as the residence burned down in 2013. The existing garage on the site will remain, and the boat dock will remain below the 440 line. There are no wetlands or watercourses on the property. The upland disturbance is 0.89 acres. A two-story, single-family house, five bedrooms, septic, driveway turnaround, and patio to the rear is proposed. Mr. Yuschak stated this is relatively the same plan approved in 2014; however, the proposed house is further back from lake but it now has an annex to an indoor pool. Septic is the same. This parcel was formerly served by community water, now a new well is proposed. Applicant has applied to First Light, under Permit No. A22-00050.

Building coverage in 2013 pre-fire was 3.7% , approved was 9.4% proposed is 11.4% with 20% being maximum. They have a landscape plan, which they did not have in 2013.

Commissioner Tom Giegler asked if the building was burnt to the ground and demolished and the old foundation will not be used? Mr. Yuschak confirmed that is correct. Mr. Giegler asked about the leader drains and the footing drains where do they enter out. Leader & footing drains go to a culvert 330 system, an underground storage system, and overflow daylight down towards the water per Mr. Yuschak. No other questions

Motion to table until June 14, 2023 for project impact report was made by Matt Rose; seconded by Mary Cronin. All in favor with Ayes from Tom Giegler, Elizabeth Falk, Mary Cronin, and Matt Rose.

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#1196 94 Sandpit Rd., Safstor Real Estate Co., LLC, Amy E. Souchuns, Esq., Agent, (K10014), IL-40 Zone Self-storage facility.

Amy E. Souchuns, Esq., representing the applicant, Safstor Real Estate Co., LLC, explained this is 1.8 acres in an industrial zone with three businesses on the property. Geoffrey Fitzgerald, Professional Engineer, Bohler Engineering, explained there is a house and two industrial buildings on it, just south of I-84, with a drainage ditch off the highway. They are proposing to redevelop the property for a four-story self-storage building with a 23,100 sq. ft. footprint with a total of 92,400 gross sq. ft. Redevelopment of the entire site will include stormwater management facilities, which include water quality treatment and stormwater attenuation will be reducing the peak flows off the site and all of the design storms. Providing treatment on more than the required water quality volume. Mr. Fitzgerald said that from the existing area of development and area of impact as relating to the watercourse to the north, the footprint will be reduced with a bit more green space. They will meet all of the DEEP requirements.

Mr. Gallo asked if there were any questions. Ms. Lewis said that all of her questions were previously answered. Commissioner Elizabeth Falk asked about clearing out the existing businesses, is there any environmental risk? Attorney Souchuns said she believes there is a contractor-type business and another trade business, and she will follow up, yet she knows the client has all the environmental studies. They will have that information available for the next meeting.

Motion to table until June 14, 2023 for project impact report was made by Elizabeth Falk; seconded by Mary Cronin. All in favor with Ayes from Tom Giegler, Elizabeth Falk, Mary Cronin, and Matt Rose.

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OLD BUSINESS:

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

Motion to table until June 14, 2023 for more information was made by Matt Rose; seconded by Elizabeth Falk. All in favor with Ayes from Tom Giegler, Elizabeth Falk, Mary Cronin, and Matt Rose.

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

Motion to deny request by Mr. Halas was made by Elizabeth Falk who stated the directions outlined in the original order should remain; seconded by Mary Cronin. There were no remarks. All in favor with Ayes from Tom Giegler, Elizabeth Falk, Mary Cronin, and Matt Rose.

ADJOURNMENT:

Motion to adjourn was made by Mary Cronin; seconded by Elizabeth Falk. All in favor with Ayes from Tom Giegler, Elizabeth Falk, Mary Cronin, and Matt Rose. Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Mary S. Larkin  
Recording Secretary