



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, June 14, 2023
7:00 p.m.**

ROLL CALL:

Chairman Bernard Gallo called the meeting to order at 7:01 p.m. Present by roll call: Elizabeth Falk, Tom Giegler, Geoff Herald, and Matthew Rose. Staff present were Abby Lewis, Public Health Inspector, Sara DeAngelo, Sanitarian, Melissa Llera, Secretary, and Mary Larkin, Secretary.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Matt Rose.

ACCEPTANCE OF MINUTES: May 24, 2023

Motion to accept the minutes of May 24, 2023 as presented was made by Matthew Rose; seconded by Elizabeth Falk. No remarks. All in favor with Ayes from Elizabeth Falk, Tom Giegler, and Matthew Rose.

NEW BUSINESS:

#1197 70 Carol St., Lynch, Dan & Gibson, Melissa, (I22009), RA-20. Proposed addition.

Dan Lynch and Melissa Gibson, homeowners, stated they are proposing a small addition in the rear of the home, along with adding a second story to the current footprint of the home. They would absorb the screened in porch and add a small addition on each side. They have chosen this path so they don't block their neighbor's view or get closer to the wetlands. The home currently sits 98 ft. from the watersedge, which is less than the 100 ft. requirement.

Bernard Gallo asked if the plan included the addition of bedrooms. Melissa Gibson stated that they currently have two bedrooms upstairs. The plan for the addition would be to have one bedroom upstairs, two home offices upstairs, and a master suite downstairs. The offices would have doorway openings of 5'1" and would not have doors. They currently are working from home after COVID. They also would like the first floor bedroom for the future when they are older and an elderly mother, who would use it now. Geoff Herald stated a concern that future owners may use the additional rooms upstairs as bedrooms since the sizing would accommodate that.

Motion to table to No. 1197, 70 Carol St., for project impact report was made by Geoff Herald, seconded by Matthew Rose. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Geoff Herald, and Matthew Rose.

OLD BUSINESS:

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

Motion to table to No. 1188, 1 Mariana Farms Dr, for more information was made by Matthew Rose, seconded by Geoff Herald. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Geoff Herald, and Matthew Rose.

#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. Mr. Mazzucco stated he read the project impact report provided and saw no problems with the conditions. He also said he did a site visit on June 14, 2023, and the blockage in the brook had been cleared.

Motion to approve Application No. 1192, 7 Thorpe St., summary ruling with five conditions, was made by Matthew Rose ; seconded by Tom Giegler. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Geoff Herald, and Matthew Rose.

#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, stated he saw the project impact report, along with the recommendation made to move the septic system 10 ft. farther from the reserve area. He does not feel that is warranted because they are at a distance of 55 ft. which exceeds the 50 ft. requirement already. Abby Lewis, Public Health Inspector, stated she made the recommendation of the additional 10 ft. since it was new construction, and it would provide an additional buffer in the case of septic system failure. Mr. Mazzucco stated that if the

septic system fails after they receive their certificate of occupancy, they would be able to repair the septic system system, and would not have to accommodate a reserve at that point. Geoff Herald asked about the grade from the septic area to the wetlands. Mr. Mazzucco stated there is only 13% grading and then flattens out more leading down to the wetlands. Matthew Rose asked Abby Lewis if she would be opposed to this application if they did not move the septic system. Abby stated she would not be, and it was merely a recommendation.

Motion to approve Application No. 1193, 18 Laura Dr., summary ruling with seven conditions, was made by Matthew Rose; seconded by Geoff Herald. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Geoff Herald, and Matthew Rose.

#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.

Motion to table to No. 1194, 7 Great Pasture Rd., for project impact report was made by Geoff Herald, seconded by Elizabeth Falk. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Geoff Herald, and Matthew Rose.

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

Motion to table to No. 1195, 8 Pocono Point Rd., for project impact report was made by Matthew Rose, seconded by Geoff Herald. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Geoff Herald, and Matthew Rose.

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

Motion to table to No. 1196, 94 Sandpit Rd., for project impact report was made by Elizabeth Falk, seconded by Geoff Herald. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Geoff Herald, and Matthew Rose.

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

Bernard Gallo addressed the commission. Mr. Gallo stated that one more letter would be sent. If action is not taken to address the violations, then the matter would be brought to court. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Geoff Herald, and Matthew Rose.

ADJOURNMENT:

Motion to adjourn was made by Matthew Rose; seconded by Geoff Herald. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Geoff Herald, and Matthew Rose. Meeting adjourned at 7:19 p.m.

Respectfully submitted,

Melissa A. Llera
Recording Secretary