



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 28, 2023
7:00 p.m.

ROLL CALL:

Chairman Bernard Gallo called the meeting to order at 7:02 p.m. Present by roll call: Matthew Rose, Geoff Herald, Elizabeth Falk, and Tom Giegler. Staff present were Melissa Llera, Secretary, and Mary Larkin, Secretary. Absent were Mark Massoud, Mary Cronin and Alex Wolk.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Matt Rose.

ACCEPTANCE OF MINUTES: June 14, 2023

Motion to accept the minutes of June 14, 2023 as presented was made by Geoff Herald; seconded by Tom Giegler. No remarks. All in favor with Ayes from Geoff Herald, Elizabeth Falk, Tom Giegler, and Matthew Rose.

NEW BUSINESS:

#1198 76 West Redding Rd., Stasio, Dan, (H24031), RA-80 Zone, Code-complying septic systems.

Chairman Bernie Gallo asked if anyone was present for this application. No one was present.

Motion to table to No. 1198, 76 West Redding 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.

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.

#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 approve Application No. 1194, 7 Great Pasture Rd., summary ruling with five conditions, was made by Geoff Herald; seconded by Matthew Rose. 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.

Nicholas Yuschak Jr., representing the client, stated he received an email from Abby Lewis, Public Health Inspector, with questions regarding the septic system. Questions included the pitch from the house to the septic tank, the size of the house and septic tank, and the depth of the primary septic system. He also stated one of the questions was about a retaining wall in the reserve area. Nicholas stated that it is not a retaining wall, but is a stone dust path. Revised site plans, a letter responding to Abby's questions, and a denial letter from the private water company to hook up to their water system were then provided to the members.

Motion to table to No. 1195, 8 Pocono Point Rd., awaiting Abby's receipt and recognition of the responses, along with a project impact report, was made by Geoff Herald, seconded by Matthew Rose. No other remarks from the commission members. 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.

Amy Souchuns, Esq., representing the client, stated that the client has completed all studies for possible remediation that would be required. The requirements and actions needed are reflected in the plans that had been previously presented. She stated that her client has no questions or concerns about the project impact report.

Motion to approve Application No. 1196, 94 Sandpit Rd., summary ruling with four conditions, was made by Geoff Herald; seconded by Elizabeth Falk. Matthew Rose recused

himself from voting. All in favor with Ayes from Bernard Gallo, Elizabeth Falk, Tom Giegler, and Geoff Herald.

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

Melissa Gibson, homeowner, stated they have been in contact with a septic engineer, the State of Connecticut health department, and Abby Lewis, Public Health Inspector. The septic engineer will have a report to them on June 29, 2023, which they will then share with Abby. Mr. Gallo questioned the compliance of the septic system. Melissa Gibson commented that a measurement shown of 2.8 ft. on the original plan was incorrect, and will be adjusted on the septic engineer's report.

Motion to table to No. 1197, 70 Carol St., pending Abby's review of the septic engineer's report and a 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.

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

No Comments were made.

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 7:18 p.m.

Respectfully submitted,

Melissa A. Llera
Recording Secretary