



**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, July 12, 2023**  
7:00 p.m.

ROLL CALL:

Chairman Bernard Gallo called the meeting to order at 7:01 p.m. Present by roll call: Geoff Herald, Elizabeth Falk, Tom Giegler, and Mark Massoud. Staff present was Melissa Llera, Secretary. Absent were Matthew Rose, Mary Cronin and Alex Wolk.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Mark Massoud.

ACCEPTANCE OF MINUTES: June 28, 2023

Motion to accept the minutes of June 28, 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 Bernard Gallo.

OLD BUSINESS:

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

Steven Trinkaus, licensed professional engineer, spoke representing the owner, Dan Stasio. The property has four residential two-bedroom cottages on one parcel of land. The owner is considering expanding some or all the cottages over time to four bedrooms and possibly two-stories. Mr. Trinkaus presented a plan which indicated the location of the current cottages, wetland boundaries, and the proposed locations for the septic systems. The septic systems are within the 100 ft. line of the pond/ waterways, but will not be closer than 50 ft. Mr. Trinkaus stated there would not be an impact on the wetlands.

Mr. Gallo asked if the property owner would be completing the expansion of all four cottages at once. Mr. Trinkaus stated that the property owner is looking for the approvals, but not sure of the expansion schedule at this time. The expansion would be completed according to the submitted plans, whether it is now or over time. It is also possible that the property owner would start by just replacing the septic systems since they go back to the 1950s. It appears the current systems consist of a tank and a cess pool.

Mr. Gallo asked if the four cottages are currently occupied. Mr. Trinkaus stated the four cottages are all currently being rented. The current septic systems are being maintained now on a two year cycle. Mr. Giegler asked if the property owner is looking for approval to upgrade the septic systems. Mr. Trinkaus indicated yes. The septic upgrades would utilize compact Greenleach systems with a tank and pump chamber, and would bring them up to the current codes for a four bedroom cottage. Mr. Gallo expressed concern about approving the upgrade of all four systems at once until it was confirmed what the current systems are comprised of. Mr. Trinkaus stated they would be willing to submit a modification to the application once Mr. Stasio has a plan to begin work on each cottage.

Mr. Trinkaus also indicated that the City of Danbury staff from the Health Department was on site to witness the soil testing and perk tests for the proposed locations. The upgrade is pending approval/ plan review from the Health Department and approval from Environmental Impact Commission.

Motion to table to No. 1198, 76 West Redding Rd., for project impact report was made by Geoff Herald, seconded by Mark Massoud. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Geoff Herald, and Mark Massoud.

---

---

#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 Elizabeth Falk, seconded by Geoff Herald. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Geoff Herald, and Mark Massoud.

---

---

#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 Geoff Herald, seconded by Elizabeth Falk. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Geoff Herald, and Mark Massoud.

---

---

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

Motion to table to No. 1197, 70 Carol St., pending information from the health department and a project impact report was made by Geoff Herald, seconded by Tom Giegler. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Geoff Herald, and Mark Massoud.

---

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

Chairman Bernard Gallo stated that the information is with the attorneys.

ADJOURNMENT:

Motion to adjourn was made by Geoff Herald; seconded by Tom Giegler. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Geoff Herald, and Mark Massoud. Meeting adjourned at 7:14 p.m.

Respectfully submitted,

Melissa Llera  
Recording Secretary