



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, September 27, 2023
7:00 p.m.**

ROLL CALL:

Chairman Bernard Gallo called the meeting to order at 7:02 p.m. Present by roll call: Elizabeth Falk, Tom Giegler, Mary Cronin, Geoff Herald, and Matthew Rose (arrived at 7:07 p.m.). Staff present was Melissa Llera, Secretary, Larry Liebman, Environmental Compliance Inspector, and Abby Lewis, Public Health Inspector. Absent were Mark Massoud and Alex Wolk.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Elizabeth Falk

ACCEPTANCE OF MINUTES: September 13, 2023

Motion to accept the minutes of September 13, 2023 as presented was made by Geoff Herald; seconded by Mary Cronin. No remarks. All in favor with Ayes from Tom Giegler, Geoff Herald, Mary Cronin, and Bernard Gallo.

Next regular meeting is scheduled for **October 11, 2023.**

NEW BUSINESS:

#1202 28 Driftwood Rd., Maffini, Alex, (J03018), RA-20 Zone, Removal of existing deck(s) & Construct new deck

Alex Maffini, contractor, was present to represent the application. They are proposing to construct a deck for their clients. There is an existing deck built in 1991. They are proposing to rebuild the deck using the same footprint as the existing deck. They also notified First Light of their proposal. The existing decking is 11'6" x 19' located in the rear of the property. They are also proposing to remove two existing decks that were decaying. In addition, they want to present a future extension of this decking to help the client access the lake from the main floor through the side yard. The side yard was cleared and graded with retaining walls during the installation of the new septic system. The green area on the plan presented is where the existing decking will be rebuilt. There is a 4' x 14' extension around the back side of the home, facing the lake. There will be steps that head to the side yard. The decking would be constructed with all the appropriate load bearing materials for 2023 standards, hurricane ties, metal connectors, and any appropriate flashing materials required. The materials used will be low maintenance and have a life expectancy of 40-50 years before anything would be required. Underneath the deck is a concrete patio which is 10" deep and attached to the foundation of the property. There are no footing requirements for the deck since the deck supports will be sitting on the concrete patio. The landing area for the stairs will be in the grass, and will require a 6" x 10" x 36" concrete pad. Mr. Maffini presents drawings of the proposed deck and stairs location and construction. The existing deck is approx. 10 ft. from the ground. The structure will be attached to the main frame of the house with the exception of two support posts which will sit on the concrete patio. This project would increase accessibility to the lake, along with a better ability to view the lake. The back of the property would also be more symmetrical.

Abby Lewis clarified that the proposal is just to replace the existing deck and add stairs; Mr. Maffini confirmed. Geoff Herald asked if the existing patio is below the 440 line. Mr. Maffini said the house is sitting on the 436 line. It was grandfathered in at that point. The first post of the structure does sit on the 436 line.

Motion to table No. 1202, 28 Driftwood Rd., for project impact report was made by Geoff Herald, seconded by Mary Cronin. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Mary Cronin, Geoff Herald, and Matthew Rose.

OLD BUSINESS:

#1201 100 Aunt Hack Rd., Richter Golf Course, (C11047), RA-80 Zone, Storm drainage repairs.

Rob Dorsch present to represent the application. He didn't have any comments and found the report acceptable.

Motion to approve No. 1201, 100 Aunt Hack Rd., summary ruling and five conditions as presented in staff report was made by Matthew Rose, seconded by Geoff Herald. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Mary Cronin, Geoff Herald, and Matthew Rose.

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

Steve Trinkaus present to represent the application. He didn't have any comments and found the report acceptable.

Motion to approve No. 1198, 76 West Redding Rd., with the five conditions as presented in staff report was made by Geoff Herald, seconded by Matthew Rose. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Mary Cronin, Geoff Herald, and Matthew Rose.

#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, Mary Cronin, Geoff Herald, and Matthew Rose.

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

Discussion of violation was tabled for next regularly scheduled meeting.

ADJOURNMENT:

Motion to adjourn was made by Geoff Herald; seconded by Mary Cronin. All in favor with Ayes from Elizabeth Falk, Tom Giegler, Mary Cronin, Geoff Herald, and Matthew Rose.

Meeting adjourned at 7:22 p.m.

Respectfully submitted,

Melissa Llera
Recording Secretary