

CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

BY: *LR*
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DANBURY TOWN CLERK

ENVIRONMENTAL IMPACT COMMISSION
(203) 797-4525
(203) 797-4586 (FAX)

DRAFT MINUTES

February 8, 2012

Common Council Chambers 7:00 PM

Chairman Bernard Gallo called the meeting to order at 7:00 pm. Present were Gallo, Matthew Rose, William Mills, Alt. Derek Roy, Alt. Josh Reilly. Absent were Mark Massoud, Jon Fagan, Bruce R. Lees, Craig Westney, Alt. Michael Esposito. Staff present were Daniel Baroodly, RS, MPH, Secretary Patricia Lee.

The Pledge of Allegiance was led by Matt Rose.

PUBLIC HEARING: NA

OLD BUSINESS:

Long Ridge Road

Regulated Activity # 907

John J. Carvalho

Lot # I22035, RA-80 Zone.

Date of Receipt: 10/26/11.

C & D Order 8/15/11

First 65 Days: 12/30/11.

Remediation & restoration.

Second 65 Days: 3/4/12. Mitigation addendum rec'd. 12/1/11; copy to S. Danzer 12/6/11. Received ext. letter 12/27/11. Referred 1/11/12 to Corporation Counsel; response rec'd. 1/25/12. 35 days from close of Public Hearing is 2/15/12. Resolution from Corporation Counsel received 2/7/12. Commissioners Reilly, Rose and Roy each stated: I note for the record, I have listened to the tapes and reviewed the exhibits. Chairman stated that the applicant's attorney wrote a letter to the Commission after the close of the Public Hearing. Gallo has not read it. Everybody has received the e-mail, the Resolution of Denial. Any questions on the resolution of denial; the application not being complete, basically, Gallo said. Rose asked for a minute to read through the Resolution of Denial since he had not had the time prior to the meeting. Gallo said all set? Any questions on the Resolution of Denial? William Mills made a motion to **deny** as per the language in the Resolution of Denial. Reilly seconded the motion. Motion carried unanimously. The application is denied, Gallo said.

100A East Pembroke Road

Regulated Activity # 425R

Mohammed Alam & Bashri Rabeya

Lot # H08003, RA-40 Zone.

Date of Receipt: 12/14/11.

Wetland mitigation & restoration.

First 65 Days: 2/17/12.

NOV 8/31/11

Second 65 Days: 4/22/12.

T. L. Chalifoux, RLA. Site visit 2/2/12.

Narrative, mitigation & restoration plans rec'd. 2/6/12. Impact report by Dan Baroody 2/8/12. Gallo introduced this item at 7:05 pm. They have agreed to some conditions; you have seven conditions. Tracy Chalifoux, RLA, brought the easel over, and placed Plan WP-1, Preliminary Wetland Restoration Plan, on the stand. Chalifoux introduced herself representing Mohammed Alam & Bashri Rabeya, and she signed in. The commissioners read Baroody's Impact Report. I was present at the site walk last week, Chalifoux said. My client had a wetland violation: they had pushed some rubble into the wetland area. I came up with a plan to restore 2000 sq.ft. of new wetland in exchange for approximately 1900 sq.ft. that they would like to turn into lawn area. We would remove all excess debris and rubble from the area, and a small dirt path was obstructed by debris. We will remove that debris and dispose of it off site. Additionally we have a sequencing plan; it's on the plan and in the reports. Essentially we are adding some wetland plants and blueberry here, and then by hand they would remove any rubble over the next five years; by hand for minimal disturbance. At the site walk, the dirt path, after it is excavated out, they would use a simple piece of wood as a crossing. There is a simple excavation in order to restore the channel. Rose said, through the chair, on Dan Baroody's summary, you talk about a loss of 2400 sq.ft., and Ms. Chalifoux said 1900 sq.ft.. It is really 1900 square feet. Gallo said the three of us took a look at this, and Gallo explained to Matt Rose, it's to take up to five years, as they just don't have the money to do it all at once. Rose said I remember working on this. Are there any permanent markings for the wetlands, so you don't go into the wetland area? Roy asked do we normally do that for a single-family residence? Baroody said there's a tree line that delineates the wetland. Rose asked about somebody buying the property in the future, and suggested permanent markings on the trees. Dan Baroody concurred. Roy asked about a change of ownership and the five-year duration of the clean-up process. Dan Baroody next took the mic, saying staff recommends a summary ruling with the six conditions, and the applicant will comply with the Notice of Violation issued August 31, 2011. Roy made a motion to **approve** with the 1900 sq.ft. exchange, with 6 conditions of approval, the sixth being permanent wetland markings. Mills seconded the motion. Any remarks, questions, Gallo asked. Motion carried unanimously at 7:15 pm.

Shoreview Lane – Beach Improvements

Regulated Activity # 909

Shoreview Estates Homeowners Assn.

Lot # H08067, RA-80 Zone.

Date of Receipt: 12/14/11.

Reconstruct Community Beach.

First 65 Days: 2/17/12.

R.J. Gallagher, Jr. & Assoc.

Second 65 Days: 4/22/12. Staked & flagged 12/29/11. First site visit 1/12/12. Comments from Candlewood Lake Authority (CLA) received 1/25/12. Second site visit 2/2/12. Gallo introduced this issue at 7:16 pm, and Ralph J. Gallagher, Jr., took the microphone, representing The Homeowners Association. We are prepared to respond to Mr. Marsicano's comments from the last time. Gallagher distributed his Drainage Calculations dated January, 2012. He discussed the rip rap ditch; it looks

nice. The flow, 1.6 FPS, requires a very small type of stone. CLA referred to the ¾-inch stone; modified rip rap is just a size. Gallagher said I tore out the State of Connecticut manual, and he discussed the size of rip rap, standard versus modified. Ours is the smallest of the stones. At that velocity you are not going to move that rock. Gallagher said I brought a copy of the permit to cut the trees from FirstLight. Gallo said we saw that. Gallagher distributed a photo of the way the beach is now, versus the way it was originally, and explained with the wind how the beach has morphed. This is what we are trying to prevent. We have modified the plan based on the site walk; armor coating the path the water would take along the curb to the boat launch ramp. We've reduced the size of the rip rap swale. We changed the curbs to be stone curbs, not concrete or asphalt. We added the notes to the plan, and he read from his notes: repair annually the silt fence, a permanent silt fence. We'll be through before the Lake comes back up. We added a supplementary note about maintenance, yearly maintenance of the beach, which he read from his plan 11051-R1, and enumerated. This will keep the shore more stable than it would be. We added another thing: the note about the 6-inch drain pipe. Gallagher said that is something we want to maintain; the perforated pipe is to be inspected and maintained. I've thrown a little catch basin in there (see plan notes). He wants to keep it one dock, a maximum of 24 slips. I took off all the things about the patio, the cabana, because their budget won't allow it at this time. They will come back for that. Gallagher discussed the existing wall, and that just gets a dock to tie your boat so it does not float away on you. We're not moving any earth, any soil; we are moving rock and sand. We don't have any habitat. We don't have a beach extension we have to pull back. Armor coating the area just under the water; leave the beach the way it is, and just do what we are supposed to do, and that way everybody would be happy, Gallagher said. Gallo explained how the sand has washed away from the beach. Gallo said none of these revisions was submitted to the Lake Authority. Gallagher said, oh, okay. We'll send it up to Larry Marsicano, in reply to Gallo's remarks. Marsicano does not understand some of this, Gallagher said. The 20.5 acres is the open space for Shoreview above this. 20.5 acres doesn't mean anything, Gallagher said. The tree that was cut down. We have a permit for that; that was in the original permit. Gallagher went through Marsicano's comments. There is less beach area now; a net loss of beach. We will send this information to Marsicano. Baroody said we need more time to review this new material submitted tonight. Marsicano wants to see the permit for cutting down the tree from FirstLight. Send the beach net loss to Marsicano too. And then I think you will be all set, Baroody said. Gallo asked can you get that to us before the next meeting? Mills had a question about the existing boat launch. The gravel that you have going to the launch ramp, is there any chance that some of that gravel can go down the ramp. Gallagher said it is pretty tough to move. Mills said you've got 24 slips, and I thought it was real small; it's a concern because I was on the site walk, and you've addressed everything as far as I can see. Mills and Gallagher agreed. Rose made a motion to **table** to 2/22/12 meeting. Roy seconded the motion. Motion carried unanimously at 7:35 pm.

61-63 King Street

Regulated Activity # 910

Laurie E. Nimmons

Assessor's Lot # C06053, RA-40 Zone.

Date of Receipt: 12/14/11.

Single-family dwelling, septic, driveway.

First 65 Days: 2/17/12.

R.J. Gallagher, Jr. & Assoc.

Second 65 Days: 4/22/12. Staked & flagged 12/29/11. Soil report received 1/11/12. First site visit 1/12/12. Second site visit 2/2/12. Gallo read this item into the record. We did an on-site on this property, and the Health Department has not approved the septic as yet. I'll be darned; what is Peter doing. Baroody commented with Ralph Gallagher. I'll talk to Peter, he said. You will have the septic approval for the next meeting. Mills made a motion to **table**. Reilly seconded the motion. Motion carried unanimously.

NEW BUSINESS:

119 Franklin Street Extension

Regulated Activity # 913

Ridgewood Country Club, Inc.

Assessor's Lot # G13029, RA-40 Zone.

Date of Receipt: 2/8/12.

Clubhouse addition, site improvements.

First 65 Days: 4/13/12.

B. V. Doto, III, PE

Second 65 Days: 6/17/12. Ben Doto took the mic and placed his plan on the easel. Doto introduced himself, representing the Ridgewood Country Club. Technically it's 119 Franklin Street Extension. The proposal is for activities around the club house. For those of you familiar with the club, Interstate 84 is right here, and Doto explained the vicinity, the brook crossed by the driveway, the small pond at the 10th hole green, the main driveway, the upper and lower clubhouse and employee parking in the rear, and the pool area right here. The proposal includes a 3750 sq. foot addition to the club house and an addition to the pro shop. This job is a little unique, created by an architect, which Doto explained, so they can't just rely on an engineer because of the aesthetics. This is a special exception use in this zone. The proposed changes are in pink: the canopy, the loading dock at kitchen area, the expanded covered entrance, and this long building is the pro shop, the cart barn and the pool building with changing rooms. It will be an expansion of the pro shop, and it's going to be a new snack bar. They will take down the existing snack bar, so the replacement will be up to date; a better snack bar to serve pool and golf people. So this will come down. The main changes to the site are access. Doto explained, using the plan CO1 on the easel; the handicapped access, raising the parking lot grade, putting in an ADA ramp, a cul de sac drop-off area, so people can drop off their family in a covered area. And in the back food deliveries, then they can come by unhindered, as you'd see in hotel and country clubs. We have isolated some of the traffic here; they will pick up their golf bags and park their car and go play without impeding traffic, so this provides some improvements to the traffic patterns. We are making improvements to handicapped accessibility. We're putting 4 spaces here, 2 down by the pool area, accessed by an existing gate. The two pools are at two different elevations. We are installing a handicapped accessible ramp there where the stairs are between the pools. There are some entrance improvements, sprucing up the entrance to the clubhouse. He presented a blow-up of the club house, with new plantings and saving the existing trees to protect and remain there. The big 48-inch oak will stay. There are extensive plantings throughout, including a water quality basin. The impacts to the drainage system are pretty minor; he discussed the impervious area, and the three main drainage areas on the site. He showed the existing impervious surface areas versus proposed impervious surface area, using the Grading and Utility Plan, CO2. He explained the areas of drainage conditions, the

sheet flow over the 11th hole T-box; what exists now. The proposal is to minimize the grading to the site. I have to reroute some storm drainage. Most plans outside of this are outside of the regulated area. I'm adding a couple new catch basins, modern, with sumps, to pick up the existing drainage, and Doto discussed the roof drains from the clubhouse; that sheet flow that exists in the employee parking lot, and the addition of a little catch basin there. He discussed the four-inch pipe being replaced with a ten-inch pipe, and Doto continued to discuss his drainage plan. Doto next discussed the activities within 100-foot regulated area. We tried to, with this layout, do the best we could to try to hold that, which he indicated on his CO1 plan, and he discussed the various areas involved and the edge of the parking. The cart path to the practice tees, we are rerouting that around some existing apple trees. The detention basin is about four feet deep. All this was done to minimize the impacts. No changes are proposed to the paved cart paths. All activities we are doing are on the high side of this. Lots of renovations inside the clubhouse are proposed too. It's a big plan over a couple of years; a phasing line, phase 1, phase 2. You just can't shut the club down and do it. Some stuff has to wait until after Christmas. The club has enough parking for the existing membership. The maintenance facility has nothing to do with this. Doto discussed alternative 1, a group called Chambers, and explained their concept. We've made some changes to their end result. Doto explained how their concept is the same, and how it is different; the drop-off area, the three aisles. Isolating this roundabout for drop-offs, it was a better layout, we thought. Chambers proposed parking spaces, and I knew this commission would prefer we put them somewhere else. He described the danger of golf ball hits. We achieved increasing the existing parking slightly. We meet the minimal criteria, but they sometimes have events. On an average day, the parking lot is not that busy. Any questions, Doto asked? I'll be happy to attend a site walk. The commissioners agreed to do a site walk. Mills asked a question about parking space numbers, and Doto explained how you can just pull in; the one-way traffic versus the two way traffic; truck deliveries for the 7-day a week restaurant area. There'll be a new sidewalk, all handicapped accessible; that is not the case right now. He showed the handicapped spaces on the survey and explained the accessibility. Mills said I would like to do a site walk. Gallo asked are there any questions. Roy made a motion to **table** for a site walk. Reilly seconded the motion. Motion carried unanimously until a site walk can be scheduled. Motion carried unanimously at 8:04 pm. E-mail me, Doto said. Doto said he had a neighbor that used to break into that swimming pool. Gallo thanked the commissioners who came in to hear the tapes.

APPLICATIONS FOR ADMINISTRATIVE APPROVAL: NA

ADMINISTRATIVE STAFF ACTIONS: NA

VIOLATIONS: NA

ACCEPTANCE OF MINUTES: Motion to accept the 1/25/12 meeting minutes as presented by William J. Mills. Second by Derek B. Roy. Motion carried unanimously at 8:05 pm.

CORRESPONDENCE:

Aquatic Pesticide Permit Application from Aquatic Control Technology, Inc., to treat Boehringer Ingelheim ponds for Naiad, Pondweed, Filamentous Algae, June, July, August 2012.

EIC ADMINISTRATION & FUTURE AGENDA ITEMS:

ADJOURNMENT:

Motion to adjourn by Reilly. Second by Roy. Motion carried unanimously at 8:06 pm.

Next regularly scheduled meeting date February 22, 2012.

119 Franklin Street Extension

Regulated Activity # 913

Ridgewood Country Club, Inc.

Assessor's Lot # G13029, RA-40 Zone.

Date of Receipt: 2/8/12.

Clubhouse addition, site improvements.

First 65 Days: 4/13/12.

B. V. Doto, III, PE

Second 65 Days: 6/17/12.

NEW BUSINESS:

25 Reynolds Road

Regulated Activity # 915

William S. Coffey

Assessor's Lot # H08108, RA-40 Zone.

Date of Receipt: 2/22/12.

Gravel road shoulder expansion.

First 65 Days: 4/27/12.

B.V. Doto, III, PE.

APPLICATIONS FOR ADMINISTRATIVE APPROVAL: NA

ADMINISTRATIVE STAFF ACTIONS: NA

VIOLATIONS:

ACCEPTANCE OF MINUTES: 2/8/12 Meeting.

CORRESPONDENCE: NA

EIC ADMINISTRATION & FUTURE AGENDA ITEMS: NA

ADJOURNMENT:

Next regularly scheduled meeting date March 14, 2012.

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ENVIRONMENTAL IMPACT COMMISSION
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AGENDA

February 22, 2012
Common Council Chambers 7:00 PM

Next regularly scheduled meeting date March 14, 2012.

ROLL CALL:

PLEDGE OF ALLEGIANCE:

PUBLIC HEARING: NA

OLD BUSINESS:

Shoreview Lane – Beach Improvements

Regulated Activity # 909

Shoreview Estates Homeowners Assn.

Lot # H08067, RA-80 Zone.

Date of Receipt: 12/14/11.

Reconstruct Community Beach.

First 65 Days: 2/17/12.

R.J. Gallagher, Jr. & Assoc.

Second 65 Days: 4/22/12. Staked & flagged 12/29/11. First site visit 1/12/12.
Comments from CLA rec'd. 1/25/12. 2nd site visit 2/2/12. Add'l. CLA comments rec'd.
2/15/12.

61-63 King Street

Regulated Activity # 910

Laurie E. Nimmons

Assessor's Lot # C06053, RA-40 Zone.

Date of Receipt: 12/14/11.

Single-family dwelling, septic, driveway.

First 65 Days: 2/17/12.

R.J. Gallagher, Jr. & Assoc.

Second 65 Days: 4/22/12. Staked & flagged 12/29/11. Soil report rec'd. 1/11/12.
First site visit 1/12/12. 2nd site visit 2/2/12. Comments from Danzer rec'd. 2/21/12.

Summary Review of Approval

(Approved)

(Initials)