



CITY OF DANBURY
 155 Deer Hill Avenue
 Danbury, CT 06810

Environmental Impact Commission
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DRAFT MINUTES

June 12, 2013

Common Council Chambers- 7 pm

ROLL CALL:

Chairman Gallo called the meeting to order at 7:12 pm announcing we have a quorum. Present were Gallo, Matthew Rose, Alt. Derek B. Roy, Alt. William F. Nicol. Absent were Bruce Lees, William Mills, Mark Massoud, Michael Esposito, Alt. Josh Reilly. Staff present were Daniel Baroody, RS, MPH, Secretary Patricia Lee. All recited the Pledge of Allegiance.

PUBLIC HEARING: NA

SHOW CAUSE HEARING: NA

OLD BUSINESS:

36 Sugar Hollow Road

Regulated Activity # 883R

Danbury Elks Lodge #120

Assessor's Lot # G22003, LCI-40 Zone.

Date of Receipt: 4/24/13.

Danbury Lodge #120 of B.P.O. Elks, Inc.

First 65 Days: 6/28/13.

New building, parking, septic.

Second 65 Days: 9/1/13.

Artel Engineering requests to **table** 6/12/13.

Gallo announced that they asked by e-mail to table this item. Nicol made a motion to table. Rose seconded the motion. Motion carried unanimously.

9, 11, 13 Mill Plain Road

Regulated Activity # 291RR

46 Mill Plain Road, LLC

Lots #E15044, E15043, E15042, CA-80 Zone.

Date of Receipt: 4/24/13.

A.J. Salame Company

First 65 Days: 6/28/13.

Building site creation for **RECEIVED FOR RECORD** building.

DANBURY TOWN CLERK

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BY:

Second 65 Days: 9/1/13. CCA, LLC. Site visit 6/6/13. Daniel Baroody, RS, MPH, Staff Report 6/12/13. Gallo said we did an on site a couple of days ago. Matt Popp, from Environmental Land Solutions in Norwalk identified himself. He referred to the wetland mitigation map which Attorney Paul Jaber held up. Popp said we are proposing a series of two-foot berms, planting of native and shrubs, and he explained that we did not want to clear out all the trees and vegetation. The area is about one to one, Popp said. We have looked at other areas, but that would be too much disturbance; we would have to cross the wetland. Gallo asked are there any questions for the applicant? Roy said we identified several mature trees, and he asked how do we know that those trees will be preserved. Popp said we will try to have a professional out there to mark those trees. Dan Baroody said the applicant has worked with staff, and he described the greater than one to one mitigation ratio, saying staff recommends a summary ruling to approve as on pages 5 and 6 of my report. Gallo asked any questions for staff? Roy made a motion to **approve** with the 8 conditions of approval. Nicol seconded the motion. Motion carried unanimously at 7:16 pm. Motion carries, Gallo announced.

NEW BUSINESS:

4 Pocono Point Road

Regulated Activity # 952

John & Leslie Shain

Assessor's Lot # K02011, RA-20 Zone.

Date of Receipt: 6/12/13.

Tony Inch, Heather Lane Design.

First 65 Days: 8/16/13.

Candlewood Lakefront.

Second 65 Days: 10/20/13. Renovations, repairs, shed, stairs, decks. Gallo introduced this item. I am John Shain, the applicant said at the microphone. Bear with me; I have never done this before. He described the unmaintained cabin, the rot, the rotted wood retaining walls, all being replaced. We have a letter from FirstLight. Brian Wood and Lauren have worked with us to revise the plan, making the deck smaller. We've followed everything that FirstLight wanted us to do. We were not aware of all the issues. We thought we could just fix what was broken. Above we are going to redo the stairs; across the property and back; my father and kids can make it down more easily. With the cabin, we're probably going to put new siding on; we will get permits for that. We put rain gutters on. We will put some gravel behind the house, not on the Lake side. Shain explained to Baroody the barriers they put up. Roy said looking at the existing conditions, where does the 440 line occur on the property? Oh, I see it here. You're really just rebuilding the deck and the dock. Baroody questioned the date on the FirstLight letter; today. Secretary Lee said I left the old one downstairs. Roy made a motion to move this to administrative approval. Rose & Nicol seconded. Motion carried unanimously at 7:23 pm. Gallo explained this means you don't have to come back here. Shain asked Baroody what happens next.

Gallo explained the administrative approval procedure.

APPLICATIONS FOR ADMINISTRATIVE APPROVAL: NA

VIOLATIONS: NA

ADMINISTRATIVE STAFF ACTIONS:

EIC **906R**, Permit Amendment by D. Baroody 5/16/13, Regional Hospice of Western Connecticut, Milestone & Reserve Road (C15023), PND Zone.

Administrative Approvals by D. Baroody 5/30/13 and 6/11/13:

Chambers Road, Parcel A, **EIC # 950, Oakview, LLC**, SF dwelling, septic, well, driveway (D07068) RA-40 Zone.

Chambers Road, Parcel B, **EIC # 951, Oakview, LLC**, SF dwelling, septic, well, driveway (D07083) RA-40 Zone.

59 Eagle Road, **EIC # 474R, MME, LLC**, 2-story addition, parking and site improvements (L10012), IG-80 Zone.

ACCEPTANCE OF MINUTES: 5/8/13 Meeting. There was no meeting on May 22, 2013. Rose made a motion to accept the 5/8/13 minutes. Roy seconded the motion. Motion carried unanimously.

CORRESPONDENCE: NA

EIC ADMINISTRATION & FUTURE AGENDA ITEMS: NA

ADJOURNMENT: Motion to adjourn by Rose. Nicol seconded the motion. Motion carried unanimously at 7:27 pm.