



CITY OF DANBURY
155 Deer Hill Avenue
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Environmental Impact Commission

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DRAFT MINUTES

August 14, 2013

City Council Chambers- 7 pm

Staff present were Chairman Bernard Gallo, Bruce R. Lees, Craig D. Westney, William Mills, Matthew Rose

Absent were Alternates Derek B. Roy, D. Josh Reilly, William Nicol.

Staff present were Daniel Baroody, RS, MPH, Secretary Patricia Lee.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Matt Rose. Chairman Gallo asked all to please speak into the microphones.

PUBLIC HEARING: NA

SHOW CAUSE HEARING: NA

OLD BUSINESS:

12 Sunset Drive, Snug Harbor

Regulated Activity # 955

Leila M. Rasamny-Gorra

Assessor's Lot # I05007, RA-20 Zone.

Date of Receipt: 7/10/13.

DNR Construction, Dennis Ruopp.

First 65 Days: 9/13/13.

Single-story office addition.

Second 65 Days: 11/17/13.

Staff report 8/13/13, D. Baroody.

Chairman Gallo introduced this application, and Dennis Ruopp came forward to the microphone. He introduced himself, representing Leila Rasamny-Gorra's application. Gallo said we have a (staff) report on this. Being as I am a green horn in this process, Ruopp said, okay, we will have to meet the conditions, I guess. Gallo asked are there any questions on this? Dan, did you want to say anything? Dan Baroody from the Health Department identified himself, saying I would like to place my staff report into the record. The proposed development occurs in the regulatory upland review area. Staff is recommending a summary ruling with five conditions shown on page four. Gallo asked any questions from anyone? Mills made a motion to **approve** the summary ruling on Regulated Activity **955**, with the five conditions of approval. Westney seconded the motion. The motion carried unanimously. Motion carries Gallo said;

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BY:

Belimo Air Controls (USA) Inc.**Regulated Activity # 956****33 Turner Road** (W. Ridgebury Road)

Assessor's Lot # A17001, IL-40 Zone.

Date of Receipt: 7/10/13.

Milone & MacBroom, Inc.

First 65 Days: 9/13/13.

C. Donohue, Attorney at Law

Second 65 Days: 11/17/13. Intersection radius improvements. Ltr. from Ridgefield rec'd. 7/24/13. Site visit, 2 pm, 8/12/13. Gallo introduced this item, Belimo Air Controls. Christopher Donohue, Attorney at Law, took the mic, saying Pat wants to make sure you don't set any records tonight. Donohue identified himself representing Belimo Air Controls. You may remember, two things: there was a finding of significant impact; it was brought up at the last meeting. And we all kind of forgot that that would mean that there would need to be a public hearing. Essentially we are here just to reconvene so the public hearing can be established. In the meantime, you will also remember that what was submitted, the map that Mr. Rose is opening there, shows a shorter slip lane, and this was discussed at the site walk as well. What Belimo had promised the neighbors in the Ridgefield neighborhood that is adjacent, so I told Mr. Baroody that we would bring in the scaled drawing that shows the longer slip lane. One problem was this was put together on relatively short notice, so the scaled drawing is not as legible as a smaller drawing that I've brought that's got some color on it, so I brought both of those, Donohue said. Also the report requested a botanical study and proposed mitigation. I've got the answers to the report that include the botanical study and the proposed mitigation. Interestingly, the impact on the plan that I am submitting today is 1743 sq.ft.; 1740 plus or minus. The mitigation would require that we replace it with one and a half times; the mitigation proposal whether you give us this one, or you give us an alternative one, is more than double the impacted area, even on the longer slip lane. And that's what we are going to do, regardless. Also, it's been discussed and I'll make my case in the public hearing, it really is not feasible to mitigate at the location of the slip lane. We've got plenty of acreage and a more logical place to replace the wetlands on the site down the road. Feasible and more practical, did you say, Lee asked? The wetlands actually flow away from where we are adding the slip lane, and towards the site where our building is, and it's just a more feasible and practical place to put the wetlands and to perform the mitigation. So I have left copies of these things, Donohue said. Gallo had a question on the mitigation. Dan Baroody identified himself and said shouldn't we cover that in the public hearing? It up to the commission. Donohue said the map sort of shows where it is; I think you would probably need someone to meet you there to take you to the spot. Gallo said we're going to want an on-site for this. Donohue said okay; sure. The mitigation location is on the Belimo property, Baroody asked; not on the subject parcel? That's correct, Donohue replied. We don't own the subject parcel; they have agreed to give us the right of way for the slip lane, but they never agreed to give us an area to mitigate, which was one small problem that really we've never tackled. But if you will allow us to mitigate on our site, which is a continuous wetland there, than that eliminates the issue of trying to convince the property owner to let us mitigate on his property. For those of you who were there on the walk, it really does make more sense, Donohue said. Gallo asked any questions. Westney had some questions on the slip lane. Donohue said it's 85 feet longer. I think that the slip lane that you saw before accommodates three vehicles, Donohue said. A person in the audience said five or six

vehicles. I am Joe Guidos from the Turner Home Association, he said, and he said what was recommended. Westney asked about the traffic patterns. Donohue said they have three shifts, but the major concern is that one of the shifts empties at approximately the time, very close to the time that school buses are returning during the school year. They are worried (A) about school buses being able to turn in to their neighborhood, and (B) emergency vehicles getting stacked up past their road, Donohue said. We have no way of knowing if they will actually stack up that far, but it's a legitimate concern that they have, and we would like to accommodate. A traffic study was done, Donohue said to Westney, and it did not show that the traffic would back up there, but certainly it is an understandable concern. Abdul has not required us to do this; this is something that we agreed with the neighbors to do. Mills made a motion for a public hearing on # 956 to be set by the chair. Rose seconded the motion. Gallo said we will have a **public hearing** for # 956 on 8/28/13 at 7 pm in these chambers. Any questions? Motion carried unanimously. Donohue said thank you.

NEW BUSINESS: NA

APPLICATIONS FOR ADMINISTRATIVE APPROVAL: NA

VIOLATIONS: NA

ADMINISTRATIVE STAFF ACTIONS: NA

ACCEPTANCE OF MINUTES: July 24, 2013. Motion to approve these meeting minutes as complete by Mills. Second by Westney. Motion carried unanimously.

CORRESPONDENCE: NA

EIC ADMINISTRATION & FUTURE AGENDA ITEMS: NA

ADJOURNMENT:

Motion to adjourn by Mills. Second by Westney. Motion carried unanimously at 7:20 pm. Thank you, Gallo said.