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Environmental Impact Commission
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203-797-4525
203-797-4586 (fax)

DRAFT MINUTES

January 22, 2014

7 PM

City Council Chambers

Present were Chairman Bernard Gallo, William Mills, Alt. Derek B. Roy, Mark Massoud, Michael Esposito, Alt. William Nicol, Bruce Lees.

Absent were Matthew Rose, Craig D. Westney, Alt. Josh Reilly.

Staff present were Daniel Baroody, RS, MPH, Secretary Patricia Lee. Chairman Gallo called the meeting to order at 7:04 pm

PLEDGE OF ALLEGIANCE: Lead by Derek Roy at Chairman Gallo's request.

EXECUTIVE SESSION: NA

PUBLIC HEARING: NA

SHOW CAUSE HEARING FOR CEASE & DESIST ORDERS:

155 Long Ridge Road, SHOW CAUSE HEARING CLOSED 1/8/14: Edward Bramson, Lots #I24011, I23012, I23011, I23015, I24003, RA-80 Zone, Cease & Desist Order sent 11/4/13 to NYC. Copy of letter from Army Corps of Engineers to Bramson rec'd. 10/24/13. Request to table 11/13/13, 12/11/13 and 1/22/14. Wetlands & soil survey, mitigation plan rec'd. 1/8/14. Follow-up letter sent certified mail 1/16/14. This is informational, Gallo said; there should not be any questions on it.

OLD BUSINESS:

14 Lake Terrace Drive
Mary Janet & John DeVito

Regulated Activity # 971
Assessor's Lot # J03106, RA-20 Zone.

Date of Receipt: 1/8/14

Garage expansion, remove driveway grade, landscaping.

First 65 Days: 3/14/14.

Cedar Terrace. See also ZBA **13-48**.

Second 65 Days: 5/18/14.

Site visit when? Mr. DeVito has obtained

approval from FirstLight Power Resources. Mr. DeVito has sent plans to Laurence J.

Marsicano at the Candlewood Lake Authority. John DeVito signed in. Gallo said we have

not heard from Larry Marsicano yet. DeVito said he's requesting some changes to the

plantings; a few more native species, per CLA's recommendations. There are 3800 plants on

the drawing, but we'll mix and match. DeVito continued you will want to do site visit before

February 1st, as I will be away for 10 days. Gallo said to DeVito you're all set. Mills made

a motion to **table**. Second by Nicol. Motion carried unanimously at 7:07 pm.

NEW BUSINESS:

**97 King Street
Pondview Development, LLC**

Regulated Activity # 972
Assessor Lot #B06006, RA-80 Zone.

Date of Receipt: 1/22/14.

First 65 Days: 3/28/14.

Second 65 Days: 6/4/14.

Twelve-lot SF residence subdivision, wells, septic.

Artel Engineering Group, LLC.

38 ± acres, Corner Pond vicinity.

Chairman Gallo introduced this new business at 7:08 pm, and Dainius Virbickas and Anthony Lucera came forward and identified themselves including their addresses. Lucera said it is approximately 38 acres. We kept a 100-foot buffer away from the wetlands, Lucera said, as Virbickas found the plan on the easel. We could not get the MLS to work on two lots. It's a 12 lot subdivision; the zoning is 2 acres. Lucera and Virbickas found the plan on the easel. It is almost dead center between Wedgewood Estates and Middle River Road. It's pretty cut and dried; these are all single family homes, Lucera added. Lees asked Lucera is that open space deeded to all the properties. Lucera replied each person will have a 1/12th interest in that open space. It's very heavily wooded; There's one 60" oak tree. Virbickas described the purple line, actually a substantial stone wall east and west along the entire property. Lucera said actually a wetland buffer. Lees asked about open space. Lucera said with most of the properties I have done, the open space just stays open space. Open space is 25% approximately, Lucera said. Lees asked there should be some type of notification or signage. Lucera said what I've done in Brookfield, I've put conservation signs every 25 feet, and the signs will tolerate the weather. Massoud asked Virbickas to describe the detention basin. Virbickas replied there are basically two areas which he described; the lions share is to the north. There are deep sumps on them along the entire road. Massoud asked him to go to an overall plan on the easel so we can see that, please. Virbickas showed the drainage divide, 120 feet by 20 feet; very shallow, designed to treat stormwater up to a 100 year storm. Virbickas continued describing the water path; north detention basin is a little more than 1/3 of an acre, planted with bird food type and a conservation mix. The runoff will flow across a wide swath rather than a concentrated path. Massoud asked about the wet bottom design of the detention basin and the water quality design used by Artel, which Virbickas clarified. A barrier running down the central section; a wall laid up of dried stones to push the water out and around prior to discharge; this works well in detention basins we've built. It's a constructed wall, Virbickas said. Massoud asked you are looking to get a circuitous route for the water. Virbickas said that's correct; force the water out and around. Massoud said you are going to get the standing water to flow. Virbickas said flow around. Virbickas compared it to a similar development at top of Shelter Rock Road. Massoud asked what kind of soils did you find? Virbickas described the soils and percolation rate; that's what you expect. Massoud asked is this proposed to be a travel road or a public road. Virbickas replied a public road. Lucera said there will be a homeowners' association and they will maintain the annual maintenance agreement on the concentrator. The City does not want to take over the detention, Lucera said. Massoud said my experience has been that homeowner associations sometimes; well, do you have documents to submit to assure the maintenance of the detention system by the homeowners' association? Virbickas agreed, and said they could be submitted. Massoud said I'd like to see those long term contracts. Massoud asked where the basin is located. Virbickas said 7, 8, and partially on 9, so you will have a means to access those basins. Lucera said yes, we will; they will be in the deeds. Massoud said I see you have an environmental assessment from Jodie Chase (Ecologist); does she talk about the wetland pocket? Massoud said are there wetlands associated with Corner Pond. Lucera said Corner Pond is actually not on the property. At 7:25 pm, Dan Baroody said we have not completed our staff review yet; we ask that you table it. To the engineer, Baroody said, do you have a

drawing of the basin? Virbickas replied I can provide it to you; the easement covered over our detention basin. Sure, we will provide that information. And engineering details for the basin itself, Baroody reiterated. Motion to **table** to Lees. Second by Roy. Motion carried unanimously at 7:27 pm.

APPLICATIONS FOR ADMINISTRATIVE APPROVAL: NA

VIOLATIONS: NA

ADMINISTRATIVE STAFF ACTIONS: NA

ACCEPTANCE OF MINUTES: January 8, 2014, Meeting. Motion to accept these minutes as presented by Lees. Second by Nicol. Motion carried unanimously.

EIC ADMINISTRATION & FUTURE AGENDA ITEMS:

CORRESPONDENCE: DEEP Notice Of Intent To Modify General Permit for Water Resources Construction Activities For Compliance With 2013 Legislative Changes. Gallo said there is correspondence.

ADJOURNMENT: Motion to adjourn by Roy. Second by Mills. Motion carried unanimously at 7:28 pm.