

ENVIRONMENTAL IMPACT COMMISSION

**City of Danbury
DRAFT MINUTES**

July 23, 2014

7:00 PM

City Council Chambers

ROLL CALL: Present were Chairman Bernard Gallo, Michael Esposito, Alt. Derek B. Roy, Alt. William Nicol, William Mills.

Absent were Craig D. Westney, Alt. Josh Reilly, Mark Massoud, Bruce R. Lees, Matthew Rose.

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

Chairman Bernard Gallo called the meeting to order at 7:03 pm.

PLEDGE OF ALLEGIANCE: Led by Derek B. Roy.

EXECUTIVE SESSION: NA

PUBLIC HEARING: NA

OLD BUSINESS:

**40 Apple Ridge Road
Cartus Corporation**

Date of Receipt: 6/25/14.

First 65 Days: 8/29/14.

Second 65 Days: 11/2/14.

Maintenance Plan rec'd. 7/14/14. Staff report by D. Baroody 7/21/14, with six conditions recommended. Chairman Gallo introduced this at 7:04 pm. Dan Baroody said I want to put my staff report into the record, but add a correction to condition #3, the second sentence, since there are no plantings and no mitigation plan. Gallo asked are there any questions, remarks? Esposito made a motion to **approve** with the six conditions of approval and the correction to condition #3. Mills seconded the motion. Motion carried unanimously at 7:06 pm.

Regulated Activity # 983

#E17061, E-17061-1, IL-40 Zone.

Artel Engineering Group, LLC

Additions, improvements, parking.

MMP Realty, LLC. Storm Water

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BY: 

NEW BUSINESS:

**12 Golden Hill Avenue
Geraldo de Jesus Rodrigues**

Date of Receipt: 7/23/14.

First 65 Days: 9/26/14.

Second 65 Days: 11/30/14.

Chairman Gallo introduced this new business and Mark Kornhaas from Artel Engineering Group, LLC, took the microphone and described the vicinity, and this backs up to the United Methodist Church. It looks like a huge parcel, but it's pretty small, Kornhaas said. The applicant proposes to construct a single-family dwelling with a well, but it's bisected by an intermittent watercourse. Using the plan on the easel, Kornhaas described the area that has been disturbed. The report that we submitted was by Jim McManus, soil scientist (JMM Wetland Consulting Services, LLC, of Newtown, CT), and he did submit some photos. It's in your package. As you can see the neighbor just kind of moved this stream; the neighbor's house has been added to, also a pool. There's probably a crossing up there as well. I suspect it runs heavily in the spring and then dies down, Kornhaas continued. It will be tough to develop this property due to the setbacks, and due to the location of the sewage pump system. We did submit an alternative, but there were a lot of issues with it,

Regulated Activity # 984

Lot #H11278, RA-20 Zone.

Artel Engineering Group, LLC.

Relocate intermittent drainage swale.

Single-family dwelling, driveway, well.

Kornhaas said. So we tried to position the house so it goes with the land. Gallo asked why are you doing a well. Kornhaas said there's sewer on both sides, but no potable water line. There is an old well on the property. There is also a drainage report that we submitted, Kornhaas added. Gallo asked where are you putting in the pump station? At the easel, Kornhaas indicated where the walk-out will be, and the pump station will be by the walk-out, and he described where the sanitary sewer will connect. It's a very difficult site to develop, Kornhaas reiterated. This lot is so small; somebody will probably have to come back to this commission. Gallo asked are there any questions? Roy said you are simply proposing to reposition the intermittent watercourse. Baroody said we should definitely do a site walk on this. Mills said mark the corners of the house, so we can get a better idea; there are a lot of 25 feet here; motion to do a site walk, Bernie, Mills said. There is poison ivy on the site, Kornhaas said. Gallo asked are there any further questions? A motion to table is in order. Roy made a motion to **table** pending a site walk. Nicol seconded the motion. Motion carried unanimously at 7:18 pm.

APPLICATIONS FOR ADMINISTRATIVE APPROVAL: NA

VIOLATIONS: NA

ADMINISTRATIVE STAFF ACTIONS:

Still River Channel, Regulated Activity # **985**, Casper Street Bridge through Jansen Street, City of Danbury Engineering Department, Still River banks routine maintenance, Administrative Approval by D. Baroody 7/17/14, IL-40 Zone. Everyone has that, Gallo said; any questions about that?

ACCEPTANCE OF MINUTES: June 25, 2014, Meeting.
(The July 9, 2014, EIC meeting was cancelled.) Motion to accept the 6/25/14 meeting minutes as presented by Esposito. Second by Nicol. Motion carried unanimously at 7:19 pm.

EIC ADMINISTRATION & FUTURE AGENDA ITEMS: NA

CORRESPONDENCE: Sandvick Corporation, 117-119 Wooster Street, **Bethel**, CT, remediation work within 500 feet of Danbury City line, by Triton Environmental, Inc., of Guilford, CT.

Mills said he had a question through the Chair to staff. At the last meeting, we talked about the Kennedy Avenue people saying they would be coming in, Mills said. Baroody replied we have not seen the application yet. At the meeting a month ago, we put it on agenda as kind of a heads up. Mills said they said they wanted to start work at the end of August.

ADJOURNMENT: Motion to adjourn by Esposito. Second by Mills, Roy, Nicol. Motion carried unanimously at 7:20 pm.