

ENVIRONMENTAL IMPACT COMMISSION
City of Danbury
DRAFT MINUTES
February 25, 2015
7 pm
City Council Chambers

ROLL CALL: Present were Chairman Bernard Gallo, William Mills, Matthew Rose, Bruce R. Lees (late). Absent were Mark Massoud, Alt. Derek Roy, Alt. William Nicol, Alt. Josh Reilly, Michael Esposito, Craig D. Westney. Staff present were Daniel Baroody, RS, MPH, Secretary Patricia Lee. Chairman Gallo called the meeting to order at 7:29 pm.

PLEDGE OF ALLEGIANCE: Led by Mills at Gallo's request. No tape recorder was used by the EIC for recording this meeting.

EXECUTIVE SESSION: NA

CONTINUED PUBLIC HEARING: NA

SHOW CAUSE HEARING FOR CEAST & DESIST ORDER: NA

OLD BUSINESS: NA

NEW BUSINESS:

12 East King Street
Delmar Smith

Date of Receipt: 2/25/15.
First 65 Days: 5/1/15.
Second 65 Days: 7/5/15.

Regulated Activity # 1000

Lot # D05043, RA-80 Zone.

3-Lot res. subdivision w/ septic, driveways. R. J. Gallagher, Jr. & Associates 7.477 ± acres. Chairman Bernard Gallo introduced this new business at 7:31 pm. Ralph Gallagher, Jr., PE, displayed his plan on the easel and came forward saying he is representing the co-owners named Delmar Smith, Jr. and Richard Magurn. It was the old Smith Farm. At the easel, Gallagher described the vicinity and gave the acreage proposed for each lot. The light green denotes the wetland. Gallagher described where everything flows from East King Street. We had two rain garden detention basins; no runoff onto East King Street. They are nice big parcels. They were cleared. There is a stone wall, Gallagher continued. We'll put up double erosion controls. We will probably sell the lots over the years. A simple, small, beautiful subdivision. The Health Department has been out, Gallagher said. It's so simple. That's really it. Mills asked Gallagher about the upland area altered and where is that. Mills said I'm just curious: Henry Moeller flagged this in 2011; it's been over three years; the flags are either torn down and you really cannot see a clear line where the wetlands go. How can you go by wetland flags that are over 3 years old, Mills asked. New England Land Surveying identified the wetlands in 2011; there is an A-2 survey, Gallagher said. Mills asked are the owners and builders, going down the road, going to follow the plans presented now? Gallagher said they must. There were no further questions at 7:35 pm. Bruce R. Lees made a motion to **table**. William Mills seconded the motion. Motion carried unanimously at 7:36 pm.

Milestone Road
RMS Companies

Date of Receipt: 2/25/15.

Regulated Activity # 1001

Lot # C15022, PND Zone.

111 Room hotel, parking, utilities, landscaping.

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BY: 

First 65 Days: 5/1/15.

Artel Engineering Group, LLC.

Second 65 Days: 7/5/15.

The Reserve, Parcel 19A, Phase 8A.

Chairman Gallo introduced this item at 7:36 pm. Mark Kornhaas, from Artel Engineering Group, LLC, in Brookfield, came forward, put the plan on the easel, and identified himself. To give you an idea of where it is, Kornhaas said it has frontage on Reserve Road and mostly on Milestone Road. It is 8.8 acres in size, just opposite The Hospice. The new hospice facility is Hospice of Western Connecticut. Obviously we're here because there are wetlands on the property. Using the easel, Kornhaas showed the wetlands originally done by Cindy Rabinowitz (of ConnSoil, Bethlehem, CT). The purple is the wetlands. Kornhaas continued, our proposal is to build a 111-room hotel with a conference and banquet facility and restaurant, site improvements, municipal water and sewer hookup, and parking. Kornhaas described the way the water flows. Kornhaas then switched to the Grading and Utility Plan on the easel. There is .93 acres of disturbance in the Class II Lake Kenosia Watershed. We have to pretreat the water before we discharge it. We have two stormwater management systems. Kornhaas described the two systems "A" and "B", with a swirl concentrator, designed for 100-year storms. Ultimately all runoff goes down into the I-84 rest area. I know you usually ask about cuts and fills. Kornhaas stated they will be removing some cubic yards of fill. He listed the maintenance schedules included in the proposal for maintenance and inspections. As a point of interest, this is part of the Reserve Common Interest Community. We have notified the towns of Southeast and Ridgefield, as has the EIC. Kornhaas asked are there any questions at 7:44 pm? Lees asked Kornhaas what was originally going to go there. Kornhaas replied it's called phase 8A, so a mixed development is permitted; a hotel is permitted. The Reserve master plan has changed, Kornhaas and Gallo agreed. Lees asked about the conservation easement corridor and the 100-foot setback. There's no loss of wetlands, no disturbance to wetlands, Kornhaas said. Lees said you're asking us to approve something in the 100-foot setback. Kornhaas summarized what's proposed at the easel. Kornhaas said an upland review area is not a no-build zone. You're going to build on the north end, Kornhaas said. The building is not large at all. Lees said but you have more parking on this project. Kornhaas said we have about the same parking. Lees and Kornhaas agreed that was then; this is now. I think it's too large of a project; too much of the setback area is being used, Lees said. Gallo asked the commissioners if there are any more questions. We will need more time to review it, Baroody said, and we will send it out to Steve Danzer (Ph.D.). Rose made a motion to **table**. William Mills seconded the motion. Motion carried unanimously at 7:50 pm.

APPLICATIONS FOR ADMINISTRATIVE APPROVAL: NA

VIOLATIONS:

Letter of noncompliance sent certified mail, 2/19/15, to MRO Property, LLC, re: 26 Mountainville Road, C & D Order of 10/21/14. We don't have the green card back on that yet, Gallo said.

ADMINISTRATIVE STAFF ACTIONS:

ADMINISTRATIVE APPROVAL, 37 Long Ridge Rd. (J20026), Regulated Activity # **837R**, Town of Bethel, Eureka Lake Water Storage Tank (RA-40 Zone).

ADMINISTRATIVE APPROVAL, 51 Cedar Dr. (K04160), Regulated Activity # **999**, Edward Choiniere, seawall, dock, Peter Young, Agent.

Any questions on any of these?

ACCEPTANCE OF MINUTES: February 11, 2015. Motion to accept these meeting minutes as presented by William Mills. Second by Bruce R. Lees. Motion carried unanimously at 7:51 pm.

EIC ADMINISTRATION & FUTURE AGENDA ITEMS:
Next regularly scheduled EIC meeting March 11, 2015.

CORRESPONDENCE: NA

ADJOURNMENT: Motion to adjourn by Bruce R. Lees. Second by William Mills. Motion carried unanimously at 7:52 pm.