

ENVIRONMENTAL IMPACT COMMISSION

City of Danbury

DRAFT MINUTES

MAY 27, 2015

ROLL CALL: Chairman Bernard called the meeting to order in the City Council Chambers at 7:02 pm. Present were Gallo, Craig D. Westney, William Mills, Mark Massoud. Absent were Alt. William Nicol, Matthew N. Rose, Michael Esposito, Bruce R. Lees.

Staff present were Ryan Boggan, Health & Human Services Department, Secretary Patricia Lee.

PLEDGE OF ALLEGIANCE: William Mills.

EXECUTIVE SESSION: NA

CONTINUED PUBLIC HEARING:

**12 East King Street
Delmar Smith**

Regulated Activity # 1000

Lot # D05043, RA-80 Zone.

Date of Receipt: 2/25/15.

3-Lot res. subdivision w/ septic, driveways

First 65 Days: 5/1/15.

R. J. Gallagher, Jr. & Associates

Second 65 Days: 7/5/15.

7.477 ± acres. Copy to Danzer 2/26/15.

Danzer report rec'd. 4/6/15. Extension letter rec'd. 4/27/15. Revisions rec'd.

5/14/15. Danzer 2nd report rec'd. 5/26/15. We have some changes in the plan, Gallo said, so Ralph (Gallagher) is going to present it. Ralph Gallagher, PE, took the mic and explained the revised plans he'd submitted, however it was determined that there was a situation that would negate that. But all in all, nothing has changed.

The front third along East King Street splits the watershed. Gallagher discussed the rain gardens, saying Cynthia Rabinowitz updated our soil analysis; I'm sure you have a copy of that report. A 15-foot landscaped strip is proposed all along the edge of the wetland, and she required stormwater management galleries, erosion and sedimentation controls along the entire west boundary, and Gallagher discussed the acreage of each lot. This is not disturbing any wetlands or watercourses; it's all in the upland review area; no animals. If the commission has any questions, I'll answer them at this time. Mr. Mills asked Gallagher to mark the corners of all three buildings. Mr. Gallagher said that was requested, and was done. They were all flagged. We didn't do a site walk on it yet; I apologize. I have nothing else, Mills said. There were no other commissioner questions. Mr. Gallo asked is there anyone who wishes to speak for or in opposition to this variance request at 7:08 pm. Allen George, from 28 East King Street, said my real concern is this is overdesigned with three homes; it's much further up the road from where I am. I understand about the rain gardens, but not their size. There's lots of runoff, over a very thin layer of asphalt, from Ball Pond Road down to the dead end. Where is the drainage going to be on the southern part of the road? Who will be responsible for that? We always fight with the City to maintain it, Mr. George said. My concern is we've been warned by the Fire Department that because the road is so narrow, equipment could not get down there. I have rain gardens concerns: they are supposed to fill up, but where is that water going to go in a heavy spring rain. We get deluged; a wash-out of sand and gravel coming across the road. Mr. Smith has the right to develop his property. But two houses, not three, George concluded. Thank you.

Sean Marcus, 22 East King Street, said I am directly north of this property; border lot / house 3. The topography is relatively steep; because of that grade and topography, we could have significant runoff. Two houses are a better solution than three, Mr. Marcus said. It really is a one lane road, certainly in the wintertime. I am concerned about the amount of traffic it can support. My last concern is that the septic field would be closest to my property on house 3, and when I look at the

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BY: *MLD*

plans, I'm concerned about where a backup field would be. Thank you very much, Mr. Marcus concluded.

Jeanette Carlucci, of 2 and 4 East King Street, identified herself and said I represent tonight also Mr. and Mrs. Forrest, and he is hospitalized, and he asked me to speak. The Forrest's are at 10 East King Street. Mr. and Mrs. Forrest have not been able to review the new plans in total, just so you know. The rain gardens, especially Mrs. Forrest; she's concerned for these 2 rain gardens; there were no additional details provided that we are afraid of a glorified swampy mess and an eyesore. In my own research, I found guidelines for creating a rain garden, which Ms. Carlucci discussed: compost, native plantings, replacement soil mixture, properly prepared and maintained. The runoff could be too much for these gardens to handle. Carlucci discussed the water flow, the excess runoff, the landowners to the north and west, the 230-foot span for 3 driveways; a lot of excess stormwater runoff for a road that's incapable of handling it. We would like written agreements for the rain gardens, for future owners, for maintenance, and they cannot use this part for anything other than their intended purposes. Ms. Carlucci discussed runoff; a definitive plan is missing, about now and the future of the rain gardens; that's Mrs. Forrest. Mr. Forrest has given me numerous photos taken by him and from the City website: an old rusted out tractor, another tractor. The former senior Mr. Smith was in lawn maintenance; there's a lot of debris on the yard, tires, fuel cans, a different fuel can, with the old shovel of a backhoe. This is currently visible from number 10, the Forrest's. There are more oil cans, multiple tires, she said, giving Chairman Gallo the photos. This is a man-made land bridge that crosses the stream; rocks and railroad ties, and now covered with tree debris. Mr. Jowdy's property is flat and grassy. That is a man-made land bridge. This photo is the current tax map, showing the rock wall extends behind Mr. Marcus' house. A rock wall in that condition does not exist and has not existed for many years, Ms. Carlucci said. Mr. Forrest has made a legend that shows the debris and vehicles as witnessed by the neighbors and aerial photographs. The small white strip in this purple section; that is where the man-made bridge currently is. Every red rectangle was a vehicle on the property in recent years, Carlucci continued. This photo is an aerial view from Bing, but I can interpret it; it is definitely previous to 2010, and probably a few years earlier. The dilapidated house was covered in tarps before it was torn down. Here' another aerial view, probably prior to 2010; those rock walls were typically designed to be straight, and these are not. She listed what she wanted the commissioners to note: rocks tumbled, previously a rock wall, a riparian buffer; no permits taken out for anything except for one for the demolition of the house and the barn. Carlucci discussed the vehicles; Parcel B was sold to Mr. Oliveira. There is debris and vehicles on the other lots. With page two, Carlucci described the several vehicles and debris, saying Mr. Forrest wants to reiterate the neighborhood concern is the use of the wetlands in the past. And Henry Moeller's previous report does not describe that land bridge's origin. That's Mr. Forrest. I would like to apologize for my mistake on the septic at the last meeting. Vehicles and debris, according to neighbors who can attest, existed on all the lots. Carlucci described several items that Gallagher stated that are false. The rock wall is not part of the stormwater management. It is clear that the rock wall has been pushed purposely in the wetland in areas where dumping has occurred. The land bridge was constructed with rocks and railroad ties, and it appears to support a vehicle. Mr. Gallagher said he never heard of a rain garden with a fence. I spoke to Joe (Mead) in the Health Department, and she discussed maintenance. Joe (Mead) said he has not seen a rain garden as it is laid out in this plan. She discussed the importance of rain garden maintenance, that it not get clogged. Where is it stated who is responsible to maintain it? She discussed the roof runoff. Mr. Hearty called it detention pond, not a rain garden. The road is narrow with no curbing; nothing to hold off the runoff. Pathways have been created with vehicles, and the tracks are evident. I have Ms. Rabinowitz' soil report, and I noted one of the things: she used the existing holes dug by Mr. Moeller, and she discussed

soil samples for contamination that has not happened, as she had hoped. Referring to the map, this small strip, the land bridge, flags 90 through 98 or 99, there's no statement that it is not a land bridge. Carlucci continued discussing what exists at certain flagged spots, paths that have been created into the wetland, mounds of leaves, debris; it no longer runs in a linear fashion. The environmental report, I thought they were going to test the soils, no; but it did provide some recommendations (see Cynthia Rabinowitz's report), for plantings, screech owl habitats; how will this be enforced? I believe on lot 3 that overlaps into the wetland area, she does note. None of our building areas overlapped wetlands, and we stayed clear of all wetlands as requested, Carlucci said. It almost makes me think that she was not on the site; I'm not sure if she was or not, but how she described the buffer makes me think she was not, Ms. Carlucci concluded.

Jeri Surovy, from 31 Ball Pond Road, said I'm addressing about the land bridge that was put in illegally in the late 70's, before it was stopped. The area was used as a home dump; lots of leaves and debris; it has actually changed the way the stream runs, and it has been filled in. We picked up lots of garbage there with bags, and the bridge really is illegal. Mr. Mills asked do we have a copy of Danzer's report from 5/26/15? Secretary Lee and Chairman Gallo clarified that we will have Danzer's (second) report, when it is done.

Ralph J. Gallagher said I would quickly rebut some of the concerns. We will really take care of those issues. Two or three houses will not affect the traffic, or the stormwater management, Gallagher said. We are the only homes that will have stormwater management. A rain garden is much shallower than a detention basin. It's full for a very short period of time following a rain storm. Regarding some of the debris on the property, Gallagher continued, Mr. Smith had a landscaping business, and I apologize if I misstated anything about the land being cleared. It was pretty clear for a very long time. Gallagher discussed what happened; the wall; years and years ago; the leaves, topsoil, but a wall is still there. Cynthia Rabinowitz did walk the site. She did not see any oil spill and dead vegetation not growing. The vehicles, some were race cars, Gallagher said. There are really only two driveways; we kept the existing driveway that went to the other house. There is some concern about filling in the wetland years and years ago, and the old land bridge. We don't propose to use it. We will stay away from the wetland. Gallagher said let me know Dr. Danzer's comments. Gallagher showed the screech owl's nest photo that's now on the plans. Each home should be responsible for it's own maintenance. That's standard language indeed, Mr. Gallagher said. Gallo said the next meeting is the last one. July 5th is the second 65 days. Do we have a motion to continue, Chairman Gallo asked. Mills made a motion to **continue the public hearing** to June 10th. Second by Mark Massoud. Motion carried unanimously at 7:57 pm.

SHOW CAUSE HEARING FOR CEAST & DESIST ORDER: NA

OLD BUSINESS:

Milestone Road RMS Companies	Regulated Activity # 1001 Lot # C15022, PND Zone.
Date of Receipt: 2/25/15.	111 Room hotel, parking, utilities, landscaping.
First 65 Days: 5/1/15.	Artel Engineering Group, LLC.
Second 65 Days: 7/5/15.	The Reserve, Parcel 19A, Phase 8A.
Copy to Danzer 3/2/15. Staking complete 3/23/15. Danzer report received 4/6/15.	
Site visit 4/8/15 & 4/22/15. Extension letter rec'd. 4/28/15. Revisions rec'd. 5/4/15.	
Rec'd. extension letter 5/14/15. Gallo introduced this as Mark Kornhaas took the mic, saying I'm from Artel Engineering Group, LLC, representing the applicant. I will fill you in. We turned in the environmental report with the revised plans; we received Danzer's letter on May 7 th . Dr. Danzer did have some recommendations. I have had conversations with Ryan Boggan, Mr. Kornhaas continued, and we will work	

with staff, and I have no objections to Ryan's report and his conditions, Kornhaas concluded. The report recommends a summary ruling with nine conditions, Chairman Gallo said. Mills made a motion to **approve** with the 9 conditions. Westney seconded the motion. Motion carried unanimously at 7:55 pm. Thank you, Mark, Gallo said.

**129 Park Avenue
BRHC Realty**

Date of Receipt: 3/11/15.
First 65 Days: 5/15/15.

Second 65 Days: 7/19/15. Staking done 3/18/15. Revisions received 3/26/15. Impact report by Ryan Boggan 5/13/15. Steve Sullivan, PE, with CCA, LLC, said we have seen Ryan Boggan's report and we have no concerns with that, and with the conditions. Boggan said his concern was the sewer line; if maintenance and installation are properly maintained at all times. Chairman Gallo asked what's your pleasure. Mr. Mills made a motion to **approve** with the 8 conditions. Maintenance is already in there (condition #7). Westney seconded the motion. Motion carried unanimously at 7:58 pm.

Regulated Activity # 1002

Lots # G16147, G16148, IL-40 Zone.
Medical office building, parking, drainage, utilities.
CCA, LLC

**4 Circle Drive
Lisa Marsillio**

Date of Receipt: 4/22/15.
First 65 Days: 6/26/15.
Second 65 Days: 8/30/15.

Gallo introduced this item and Ralph J. Gallagher, Jr., PE, identified himself again. The commission wanted to walk the property. Mr. Gallagher said he did not get a copy of Ryan's impact report. Chairman Gallo said there are six conditions on the back, Ralph. Gallagher reviewed the report and read the 6 conditions on the back. Gallagher said I have a question on the buffer, planted below the 440 line. Ryan Boggan said yes, that would be the area below the buffer. When we were out there, none of vegetation had yet popped. Mr. Boggan said we want you to maintain the vegetation that is there. Mr. Mills made a motion to **approve** this with the six conditions. Mr. Massoud seconded the motion. Motion carried unanimously at 8:01 pm.

Regulated Activity # 1005

Lot # I05052, RA-20 Zone.
R. J. Gallagher, Jr., PE.
Residence tear-down & rebuild.
Impact report by R. Boggan 5/13/14.

**13 Moody Lane
Mark Edwards**

Date of Receipt: 4/22/15.
First 65 Days: 6/26/15.
Second 65 Days: 8/30/15.

Impact report by Ryan Boggan 5/13/15. Chairman Gallo introduced this item. Ralph J. Gallagher, Jr., PE, said I did receive the report on this one. Chairman Gallo asked what is your pleasure with that summary ruling with the 7 conditions. Mr. Mills made a motion to **approve** with 7 conditions. Second by Mark Massoud. Motion carried unanimously at 8:04 with no remarks or questions. Motion carries, Chairman Gallo said.

Regulated Activity # 1006

Lot # I06009, RA-20 Zone.
R. J. Gallagher, Jr., PE.
See also ZBA **15-07**.
Residence tear-down & rebuild.

NEW BUSINESS:

**Miry Brook Road
City of Danbury Dog Park**

Date of Receipt: 5/13/15.
First 65 Days: 7/17/15.
Second 65 Days: 9/20/15.

Chairman Gallo introduced this new business, as Paul Estefan, Airport Administrator, came forward and signed in. The City of Danbury Airport submitted a request, Mr.

Regulated Activity # 1007

Lot # M19017, RA-40 Zone.
Paul Estefan, Airport Administrator
Peter Byrne, CM, vhb
Fencing, gravel parking area, waste stations.

Estefan began, to fence, gravel, and install waste stations. There are a series of letters starting with the FAA: Gail Lattrell, the FAA planner assigned to Connecticut, and she reviewed our request, and her answer to us in August, was "would be considered passive recreation and allowable in the area identified in the attached sketch" with the four protections listed to remain in place. I can't have a show out there, Paul Estefan said. Lattrell said it's for daytime use only; no use at night, and no lights, Estefan said. We are limited in our ability to design a parking area, so we are keeping it gravel. Mr. Estefan then described the history of building and the septic removal and the site clean up, so we will not go back in there and ruin it. There is a road in there with electricity buried there for one of our lights. Estefan read the rest of Lattrell's letter. Mr. Estefan said we did not stop there. We went to vhb (Vanasse, Hangen, Brustlin, Inc.), and in a meeting that I had with them, they reviewed the plans, and did an assessment of the proposed activities. Estefan said we did further modifications. The FAA did pay for the vhb consultation, so there was a lot of time, energy, money spent. Portion of the park is for small dogs, and part for large dogs. Most of the pipes were still there, but the drainage was never completed. We need permission to level it out as per the documents before you, and no dog nor owner will be harmed by the use of this, Mr. Estefan said. Chairman Gallo said basically this is the only thing we can use the property for. Estefan added the dog owners will pick up the poop. The City will handle removing debris with City trucks. Chairman Gallo asked can you and staff do this administratively? With Mr. Baroody out on leave, we felt the board should look at it; we're not trying to side step anyone, Ryan Boggan said. Chairman Gallo said I did a site walk with Ryan. He has a good handle on it. Mr. Mills said it could be submitted for Administrative Approval; they could work together. The details will be followed by Paul and Ryan. Ryan Boggan said this is a different plan than I had been shown previously; I'd like to go out and take another look, if I'm reading the letter correctly from Jennifer Hogan (vhb Project Manager & Environmental Planner). Paul Estefan clarified I have to fill some lands, but I can't let people walk where it could be dangerous. Dogs can run there. Mr. Mills said it's fenced in. We are talking to Water to put some water lines in there for hot days. Mr. Estefan reiterated what will be done, and just to make the ground level. Mr. Massoud asked Mr. Estefan what is the wetland loss? Estefan said look at the two e-mails at the back of the application that say the acreage. I want the commission to know what we are doing. Massoud and Estefan discussed the area. Mr. Estefan said I don't want any surprises; anyone injured; that's all. When the FAA was finalizing this, we decided we did not want the FAA fencing. It's really a dormant piece of property off the runway. Ryan Boggan asked about some off-site mitigation that was proposed; I'm not seeing it. Estefan said all we're doing is the dog park. Mark Massoud said the proposal is for almost an acre and a half of filling and grading; two functioning vernal pools, on a property that wetlands have been impacted by past activities. A dog park will not impact vernal pools? I'm quite skeptical, Mr. Massoud added. Mr. Estefan described staying away from those pools; by the way, the lines are not exact. I'm trying to stay on the high end of the property line; straddle the road, straddle the two vernal pools; a nice dog park for the City. Chairman Gallo and Mr. Mills agreed to keep it as a Regulated Activity. Are there any further questions or comments, Chairman Gallo asked at 8:22 pm. Motion to **table** by Mr. Mills. Second by Mr. Westney. Motion carried unanimously at 8:23 pm.

**64 King Street
Jose Farinha**

Date of Receipt: 5/13/15.

First 65 Days: 7/17/15.

Second 65 Days: 9/20/15.

Regulated Activity # 1008

Lot # C07033, RA-20 Zone.

R. J. Gallagher, Jr., PE.

Modifications to EIC **993**.

Single-family residence, pool, septic, water service. Mr. Gallo introduced this petition. Ralph J. Gallagher, Jr., PE, took the mic.

This is a previously approved application. This house and driveway is under construction, and Mr. Farinha wanted to put in a pool too. Mr. Gallagher said the septic is crammed up, and we can go ahead and stretch that system out. We have no requirement to come before the Commission: it's for a future pool and a better septic. Chairman Gallo asked are there any questions from commissioners. From Ryan? Ryan Boggan replied not right now. Motion to **table** by William Mills. Second by Westney. Motion to table carried unanimously at 8:25 pm.

12 George Street

Tag I, LLC – Norman Buzaid

Date of Receipt: 5/13/15.

First 65 Days: 7/17/15.

Second 65 Days: 9/20/15. Gallo introduced 12 George Street. Michael Mazzucco, PE, came forward and identified himself and his address, representing Tag I, LLC, of which Mr. Norman Buzaid is an owner. Mr. Mazzucco described the vicinity. This was before us before, Chairman Gallo said. It was, and it was approved, Mazzucco said. The plan that was approved, that layout was total of 6 units; a very sprawled out plan, and we had to comply with flood plain regulations. So we got a variance for the frontage, and that allowed us to look at the whole project again. So I will walk you through where we are right now, Mazzucco said. Mazzucco, at the easel, said a lot of the Blind Brook here is piped, and some is an open trench and some an open stream. The property formerly had a house and barn on it with a gravel driveway. I don't know when it was torn down. Here's the 100 year flood line, and Mazzucco described how it floods. I flipped to the plan that was approved, Mr. Mazzucco said; pretty intense in terms of use, and in 2011 it was approved. With the variance it allowed us to go to the garden apartments, the most flexibility, and he discussed the wetland locations. We are not touching the southern wetland area. The retaining wall is about 3 feet high. We tried to pull some of this from the edge of the brook, but now we are enhancing that area: a net gain of 130 cubic yards of flood storage. Not a huge amount, but anything in this area would be an improvement. On many of these the foundation wall is on top of the brook. Mr. Mazzucco discussed the elevations, and I will go through the planting plan. The real benefit here is we don't have the buildings adjacent to the brook, Mazzucco said. The parking lot is just far enough to get us above the 100-year flood. I have been out there in heavy rains. Mazzucco discussed his stormwater management proposed plans, the three catch basins, with an outlet on the northern end. We are putting in some erosion control logs; I forget what they are called. An erosion control blanket will be put over this whole area. This is the planting plan; one of the things we are doing, we've asked a neighbor if we could remove that flow barrier, to improve the flow a little, and we would be working in that wetland area. Ellen Hines (landscape architect) came up with this planting plan. Mr. Mazzucco said this is just the standard details for maintaining flow and to stabilize; the retaining wall and our parking area; the oil water baffle, and I only used part of the gallery. It is 18 inches deeper, so a lot of first flush storage is here; an added benefit in that design. Any questions, Mazzucco asked. Mr. Mills said stake the corners of building, and I would like to do a site walk. See note 6, the setback from the deck and patio: that is a concern, Mills said, so have that flagged. And a question on your presentation: the storm drains go where? Mr. Mazzucco explained where the plan is picking up the flow; 3 catch basins, and an outlet on the north end. Mills said I'm worried about a maintenance plan for that parking area, and sand, etc., going right into that brook. We would like to do a site walk. Mazzucco said I will coordinate it with Ryan. Mr. Mills added the sooner the better. Mazzucco asked anything else? Motion to **table** by Mills to the next regular meeting on 6/10/15. Westney seconded the motion. Motion carried unanimously at 8:44 pm.

Regulated Activity # 1009

Lot # I15110, RMF-4 Zone.

1 Building with 8 garden apartments.

M. Mazzucco, PE.

**63 Cedar Drive
67 Cedar Drive, LLC**

Date of Receipt: 5/13/15.

First 65 Days: 7/17/15.

Second 65 Days: 9/20/15.

rec'd. 5/21/15. CLA comments rec'd. 5/27/25. Chairman Gallo introduced this Regulated Activity. Abigail Adams, RLA, took the microphone and signed in, from A-2 Land Consulting, representing 67 Cedar Drive, LLC, for 63 Cedar Drive, just the one property. Adams went to the easel and described the vicinity and the existing 3-bedroom dwelling on the site, the 440 line, and the approximate 40 feet of grade change. The client proposes the demolition of the existing house. We will manage the slopes with an upper garage at the road level, with steps going down. Our consulting engineer is in the audience, Benjamin Doto III, PE, who designed the septic system, a new bulkhead, a new wood dock, a fully planted boulder slope, a level sitting area here, with natural stone steps, and a wild flower meadow area right here. Ms. Adams continued describing the drainage units, the overflow from the rain garden, the plantings, the boulder slope. We also submitted to FirstLight, and to Candlewood Lake Authority. We have comments from FirstLight; Lauren Richardson had some comments and requests, and added a note that all seawall work will be done at the time of drawdown. We just received comments from Candlewood Lake Authority this morning, Ms. Adams said. I'd like to reiterate we are voluntarily implementing the shoreline management plan. Mr. Mills said, through the chair, what about tree removal? Ms. Adams said we will be removing some large trees for a lot of reasons, including installation of the septic system, but we have a very extensive landscape plan: new trees, shrubs. The rain garden is down below the 440 line, right? Adams turned to the plan with the retaining wall proposal, with the rain garden; the area to be mowed maybe once a year; the rain garden and slope plantings acting as a buffer. We do have some lawn below the 440 line, Adams said. We received today the actual letter of filing consent from FirstLight. Mills said include the comments from FirstLight and Candlewood Lake Authority. Is there any blasting proposed, Mr. Mills asked. Abigail Adams said no blasting is proposed. Mills reiterated, check in to that. Ryan Boggan asked is there any sort of physical delineation between the different planted areas, and also the lawn. Ms. Adams said there is landscape edging, and we are not opposed to any delineation edging. Okay, Mr. Boggan said. Motion to **table** by Mills. Second by Westney. Motion carried unanimously at 8:55 pm.

Regulated Activity # 1010

Lot # K04169, RA-20 Zone.

PCW Management Center, LLC

A2 Land Consultants, LLC.

Abigail Adams, RLA. Revisions

**10 Christopher Columbus Avenue
Vespucci Recreational Center**

Date of Receipt: 5/27/15.

First 65 Days: 7/31/15.

Second 65 Days: 10/4/15. Mr. Doto placed his plan on easel and identified himself and his Danbury address. I am here representing the applicant, the Vespucci Recreational Center over on Columbus Avenue, and the existing social club on 3.5 acres in an industrial zone. They did obtain a use variance, so it's a conforming use now. The proposal is simply to put a new entrance onto Anthony's Lake Club. There's a very small vestibule. When it rains and there's a wedding, there's no where to go. It's about a 700 sq.ft. net addition. That ugly handicapped ramp will be covered with a roof line, which Mr. Doto illustrated at the easel; the new proposed roof lines. The ramp will be offset with some columns. I've highlighted it in yellow. Lake Kenosia has a 200-foot regulated area that comes up through the bocce area. Everything will match the new entrance there, Mr. Doto continued. The steps will be cocked at a 45 degree angle. There's an awkward turning area there. We will bump out the parking and adding some landscaped islands, stone walls, flag poles, allow large vehicles, limos. Doto discussed the parking, the paved area and gravel down below. We are

Regulated Activity # 1011

Lot # E16001, IL-40 Zone.

Improve, expand entrance, parking, landscaping.

Benjamin V. Doto, III, PE.

making some drainage improvements. There is no drainage now. Everything drains away from Lake Kenosia. We are only adding a net gain of 5 parking spaces. We are catching as much drainage as we can, and running it through an oil water separator. We are blessed with great soil there. We have no points that we can discharge water to. He described what discharge exists now. We can't pave any more since we are capped by the Kenosia watershed regulations. It's a pretty straight forward proposal; we're not getting any closer to the lake; we are adding water quality and landscaping. I've sent the paperwork certified mail, return receipt requested to David Day, PE. The club wanted to fix some things on the site besides the entrance. This is before Planning and Zoning as well. If there are any questions, just give me a call about the watershed. I'd be happy to answer to any questions. I'd be happy to do a site walk. I did not design that turn around, Bernie. We are fixing it. Chairman Gallo said it will dress the place up for weddings and so on. Mills said what I like is that Ben (Doto) is capturing the water. Add a maintenance plan, Mills and Doto agreed. Mr. Massoud asked about the paved, impervious coverage. Ben Doto said there are no plans to pave any more. It's paved where the bumpers of the cars are, and it's striped and that is represented in your calculations. Ben Doto said to Mr. Massoud I had trouble getting drainage in to there, and Mr. Doto discussed the soils in this area, and getting the water into the underground galleries. We can't pave any more; it does not make sense. We are putting the runoff underground; that really cuts down on your runoff. That whole yard is where the original septic fields were. The City came and ran the sewer along the back side 15 to 20 feet from Lake Kenosia; they tied in to City sewer and City water. Ryan Boggan said he had been there last October for a wedding in the rain. Boggan asked about paving going down the hill, and any intention to put in a buffer garden. The bulk of the site drains the opposite way; I would be happy to walk it with you. Call me tomorrow. Mills made a motion to **table**. Westney seconded. Motion carried unanimously at 9:11 pm.

APPLICATIONS FOR ADMINISTRATIVE APPROVAL: NA

VIOLATIONS: NA

ADMINISTRATIVE STAFF ACTIONS:

The following Administrative Approvals were granted in April & May, 2015:

51 Cedar Dr., Regulated Activity # **999**, Edward Choiniere, dock & seawall (K04160), RA-20 Zone.

Thorpe St. & Ford Ave., Regulated Activity # **1004**, City of Danbury Public Utilities, sewer pumping stations, generators, ATS.

21 Plumtrees Road, Regulated Activity # **560R**, City of Danbury Engineering Dept., David Null, PE, Rebuild fire training facility building (M12003), IG-80 Zone.
No questions, Chairman Gallo said.

ACCEPTANCE OF MINUTES: April 22, 2015. Motion to approve these meeting minutes as presented by Mills. Second by Massoud. Motion carried unanimously at 9:12 pm.

The 5/13/15 EIC meeting was cancelled.

EIC ADMINISTRATION & FUTURE AGENDA ITEMS: NA

CORRESPONDENCE: Mills said I would like to address that. I would like to thank Ryan (Boggan) who got a copy from Michael Lillis, which Mills read into the record: building six was added. It was a modification, and I feel that modifications should come before us. I would ask the Chairman or Ryan to bring modifications to us, Mills said. Gallo said they have put into place something to prevent giving a building permit to someone who has a Notice of Violation on it.

Boggan answered Mills question about Mountainville Road violations, and Boggan discussed his activities, including Steve Danzer, and Chairman Gallo discussed the history of his meeting with the land owner. He can't do anything. Boggan said we have not requested a report from Danzer on this. If that is prudent, I will make a request, Boggan said.

Mills said I would like to thank Ryan Boggan about looking into Prindle Lane and contacting Mr. Steiner. Gallo said we looked at that a long time ago.

Spectra Energy Partners, Algonquin Gas Transmission, LLC, 4/17/15 Letter re: reduction of scope of Atlantic Bridge Project ("The Project"). Draft pre-filing resource reports to follow.

CT DEEP Municipal Inland Wetlands Agency Continuing Education Workshop: Legal & Administrative Updates, three dates in June and July at three locations, 8:30 am to 12:30 pm, Free. Call Darcy Winther, CT DEEP (860)424-3063, or darcy.winther@ct.gov. RSVP required.

Letter from CCA, LLC, Michael Lillis, PE, re: Elan Kennedy Flats, LLC, dated 5/6/15, EIC # **642R**, clarifying maintenance Building # 6.

"The Habitat", CT Association of Conservation & Inland Wetlands Commissions, Inc., Newsletter, Spring 2015.

ADJOURNMENT: Motion to adjourn by Mills. Second by Westney. Motion carried unanimously at 9:18 pm.