



CITY OF DANBURY
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Environmental Impact Commission
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DRAFT MINUTES

December 14, 2011 – 7:00 pm

Common Council Chambers

Next regularly scheduled meeting: January 11, 2012

Chairman Bernard Gallo called the meeting to order at 7:04 pm. Present were Gallo, William Mills, Mark Massoud, Matthew Rose.

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

PLEDGE OF ALLEGIANCE: The Pledge was led by Matt Rose at Gallo's request.

Bernie Gallo read the legal notice into the record for the two public hearings tonight.

PUBLIC HEARINGS OPEN TONIGHT:

Long Ridge Road

Regulated Activity # 907

John J. Carvalho

Lot # I22035, RA-80 Zone.

Date of Receipt: 10/26/11.

C & D Order 8/15/11

First 65 Days: 12/30/11.

Remediation & restoration.

Second 65 Days: 3/4/12. Mitigation addendum rec'd. 12/1/11; copy to S. Danzer 12/6/11. Chairman Gallo introduced this item at 7:05 pm. Neil Marcus, Attorney, identified himself at the microphone. We were before you at the previous meeting with Peder Scott. Marcus outlined what was discussed at that meeting, the mitigation, the stormwater system, and then the proposed single-family home with septic. I received a report by Dr. Danzer, Marcus continued, and he seems not to be interested in the site, but the title to the site. It's interesting, because I been before this commission for 20 years, and I've never been asked to do this before. But I will do this now. Marcus discussed the tax bill from 2011, and said we'll use that to establish ownership. Marcus discussed the history of the site being in the Carvalho family for 30 or 40 years. I was a little surprised that the soil scientist is into this issue at all. I would have been less surprised if I heard it from Corporation Counsel. Danzer spends a lot of time talking about the Cease and Desist order, and the ownership of

the Old Post Road, Marcus said. Marcus discussed the records from 1982 regarding Deal Drive, and the interesting history of Deal Drive and Sierra Way, and the developers are both deceased now, but former clients of mine. They had to improve a section of the Old Post Road; Sierra and Deal Drive had to be deeded to the City as with all subdivisions. I have a copy of a zoning permit for lot #5 on the Old Post Road, also owned by a client of mine. Scofield wanted to take his 6 acres and subdivide, but he needed frontage on a City Road, which I proved, Marcus said, and the City issued the permit. Wayne Skelly was then the Zoning Enforcement Officer at that time. We did not do a full title search. Marcus discussed the Kellogg's, Moses Mountain, and the judgment made by the Bridgeport Superior Court from 1930. Marcus read from the deed. We can find no evidence of a discontinuance. Marcus said he misused the word abandonment back then. The roadway had fallen into disrepair but it was still a road. Based on this judgment of the Superior Court, it had not been discontinued, so it remained a City road. The Kellogg's retained the title to Moses Mountain. It's like a history of Danbury; the people they sued, and Marcus listed the family names, about five pages. It determined that the Kellogg's had maintained this as a woodlot. What they also did was go to the Town of Danbury Board of Selectmen: they discontinued all the old roads to prevent people from coming and going over their property. Lake Waubeeka today is the old Moses Mountain. They left the Old Post Road so that they could have access to their property. That also is the access for the Carvalho tract. The road is now not in disrepair. The Carvalho's have maintained the passageway. Hopefully, Marcus said, you will pass all this on to Dr. Danzer. Marcus lastly provided the street card and the field card to Chairman Gallo. Marcus explained to Gallo the improvements that were made to the drainage so we could continue our access. These culverts were put in by the Carvalho's. Gallo and Marcus and Carvalho discussed the improvements; and the map describes the points that were discontinued, Marcus said. It was discontinued on the east side, but bounded by the westerly portion of the Kellogg property. People tend to read that it was abandoned, but it says it was "bounded". Marcus described the purpose the Kellogg's spent all that time in the Superior Court and then to not provide access. Danzer seemed to raise that, Marcus said. The applicant's property is the lot. My client replaced the culverts that were put in there by his father. Now that we've done that, I would like Peder Scott to address you. Scott identified himself at the easel (Peder W. Scott Engineering & Architecture, PC, from Brewster, NY). Scott discussed the Roadway Construction Plan, the number of thousands of feet, the culverts, the recommended improvements, aprons, the diversion swales, insuring stability over a long period of time, and preventing any non-point source discharges into the wetland itself. Scott discussed how they would improve the Carvalho lot: a new crossing on the subject lot to service the house site. We have to clarify the amount of impacts, the existing impacts, and the proposed impacts. There is an existing roadway improvement that pretty much circle the property; a grand total of about 1400 square feet. In our addendum package, we plan on mitigating the existing encroachments, plant species indigenous to the vicinity, and to bring those encroachments back from the wetlands. An open bottom culvert structure, riprap stones; an oversized, open-bottom culvert with riprap, eliminating that apron; eliminating the two driveway crossings. We are increasing the wetland by 88 sq. ft. We are actually gaining wetland area with the proposed crossing. Movement of animal life through the culver itself will remain okay, Scott continued. We also showed our planting plans for the existing crossings that are on the site. We can scarify those additional areas if need be. We can bring it all back to a vegetated state removing the gravel there. It was an old logging road. We will make a more efficient crossing. All the calculations have been submitted, and I can answer any additional questions, Scott said. Gallo said Corporation Counsel advised me that we should continue this after the Public Hearing. Rose asked can't we make it contingent on them

owning it? Marcus said just to finish what Peder Scott was saying, if you go to the map showing the old wood road, this was an existing road when Carvalho's father bought the property, Map # 7276. We have to hear from the public as well, Marcus said. The two issues that were raised previously have been addressed. The net result of that is an increase in wetlands, as Scott discussed. In realty it does not matter who owns it, Marcus said. You always maintain the right to pass and repass. We have legal right to access our property. We have not heard from Corporation Counsel on this, Marcus said. Gallo asked is there anyone who wishes to speak for or in opposition to this issue?

David Zwang, from 4 Marion St., Lake Waubeeka, Danbury, representing Lake Waubeeka here, identified himself and said I am here with a little bit of confusion. Our interest has to do with the improvements that were done that encroach on our property, and we will retain the right to retain those rights.

Mike Cunningham, Chairman of the Ives Trail Task Force, next took the mic. Cunningham said I am a runner, and I have found in my running two roads. One of the cross country skiers said the ownership of one of the roads was in question. I saw activity, cutting down trees; I now know that this was the Carvalho property. We decided to route the Ives Trail down this road, and we had to get easements. We must keep ATV's off the road. Late in 2009, or early 2010, we noticed someone had been cutting brush. We ran into a really big surprise; I was not sure it was the same road, culverts. There was debris, trash ending at the Carvalho property. That was the end of the so-called improvements on the road. It was widened. The debris was left on the side of the road; stuff was bulldozed into the wetland; the character was entirely changed, Cunningham said.

Gail Adams, from 45 Alan Road, said I live in Lake Waubeeka. Lake Waubeeka is part owner of the road that has been changed, rather than "improved" in my opinion. My question is to the ownership of the road. Marcus said I'll try to answer the question. The application is for the acreage owned by the Carvalho's, Marcus said. After speaking with Dan Baroody, the application, as we see it, asks for permission to put in the wetland crossings that were already done, Adams said. Is the application complete without Lake Waubeeka's signature on the property? Marcus discussed the confusion surrounding the right of way for years; I used abandonment in the road context. Adams asked so who owns the road bed? It's the right of way, not the fee simple, that is abandoned. Marcus described the title line, the fee title, bounded by a roadway; that's the Old Post Road. It would become titled if there were a formal discontinuance. This old map, impossible to read, about what the Kellogg's asked the City to do. It actually says "bounded westerly by", and I have the old meeting minutes from the twenties, Marcus said. You need a very experienced surveyor. On the 3rd or 4th reading, I understood that the abandonment was all on the Lake Waubeeka land, Marcus said. The Ives Trail has created this issue. But the Ives Trail objects to the Carvalho's. Those signs came down; we don't know why. No one has ever come to the Carvalho's asking if they had an interest in this property. Jerry Sanchez and Scofield; it all goes back to them, Marcus said. Adams said it is the City of Danbury that owns all this. Gallo said the City is not sure of that. I don't know if they will need any signatures or not. Gail Adams said Corporation Counsel should look into it. Gallo said Corporation Council has been. Adams said the restoration is the undoing of what has been done; is that all to be removed? Does this address that? I did not see that it did, Adams said. (Tape 1 flipped to side B.) Adams said the property address is given as Long Ridge Road. Neil, Adams asked, does your survey show it as Long Ridge Road? Marcus said the City gave it that address. Adams asked Marcus to look at his survey. Baroody said he took it back. Gallo said we have to get on with this Public Hearing. Adams looked at the old map. Christina Carvalho clarified the field card stating "with access off of Old Post Road". Secretary Lee said Lake Waubeeka Association was notified. A person in the audience said no it wasn't. Secretary Lee said I

have to look at the file. Adams asked Gallo a legal question on the ownership. Bruce Clark next came forward and said I'm from Lake Waubeeka. I negotiated an easement agreement with the City and that says that nothing can be done on that road. We will have a lot to say about what has been done on that road. We own that easement; we paid for that easement; and they will protect that road for the rights of the Ives Trail, Clark said. Half of the road, Clark said, and as Gail (Adams) said earlier, we were not notified, and we don't think this is a complete application. Gallo said thank you. Clay Pierce next identified himself saying I own the adjoining property, and some of the pipes, had been there since 2000, and a storm washed out all these pipes some 4 or 5 years ago. It was then impassable. I own acreage on both sides of the road. I maintained it. It has always been there; I've owned this property since 11, 12 years ago, Pierce said. He did change that character of the property; it was a nice little path; now it is a highway. It is now accessible if there is a fire back there. The storm was about four years ago, and these pipes were existing. I don't know what will be required for electricity. It is a lost part of Danbury and it really should be maintained, Pierce said. Gallo asked is there anyone else wishing to speak? Matt Rose motioned to **continue the Public Hearing** to the next January meeting. Mills seconded the motion. The Motion carried unanimously at 8:03 pm.

19-21 South Street

Regulated Activity # 903

DRS Technologies, Inc.

Lots # K15080, K15081, IL-40 Zone.

Date of Receipt: 10/26/11

Facility office expansion.

First 65 Days: 12/30/11.

Fuss & O'Neill, Site visit 12/12/11.

Second 65 Days: 3/4/12.

Daylar Associates, LLC.

Chairman Bernard Gallo introduced this item for Public Hearing at 8:04 pm. The gentlemen representing DRS came forward. Jerry Day, president of Daylar Associates, identified himself as acting for DRS Technologies. Day thanked this board for taking the proposal and, Dan, for your time with this proposal. My company is a high quality development company; I think this project is important to the town. Day gave some history of the DRS activity; DRS has been in the area for 50 years, in building machinery and control safety devices for nuclear generators. Day said DRS has nearly 300 high tech employees and they are looking for more room. This was a very serious situation for this company. As a resident of Connecticut, I felt it was a worthwhile way to address this. Yes, the site has wetlands. I have to give DRS credit as they did not just pack up and go elsewhere, Day said. Maybe all of you are familiar with this site. Our project team has worked very hard to come up with a plan, and I think they have done a really good job of it; a very solid group of professionals. I certainly hope that you will see your way clear to approve this project. Gallo said we did an on-site (visit) the other day. Day introduced Attorney Harry Heller, a partner with our land use attorneys (Heller, Heller & McCoy, Law Office, Uncaseville, CT. Day introduced Joseph Lenahan, III, the project manager, from Fuss & O'Neill in Trumbull, CT. Attorney Harry Heller took the mic at 8:10 pm and described the balance required by the environmental impact commission, to find a solution to a facility's expansion in a way acceptable to this commission and the Army Corp of Engineers. I will give a brief overview of the project, Heller said, and then I will introduce Joe Lenahan. Then I will introduce Josh

Wilson, a soil scientist with Fuss & O'Neill, and Heller described what else he'd like to present later tonight. Heller gave a description of the vicinity, 19-21 South Street; the size of the proposed expansion on two floors. The property is encumbered by two wetland systems, which Heller detailed, using the plan on the easel. Wetland A is a two-pronged system, piped into wetland B back by the railroad tracks. He discussed the function of the storm drain, as well as the ground water discharge. Heller further described the wetlands in these very wet, rainy seasons we have had this year. Heller described the proposed wetland mitigation system creation; it will have hydrology to support wetland vegetation and specified plantings, planned to have a greater success, and an additional benefit of being an expansion of the wetland system. Heller discussed the catch basin system, the parking, the modified design, an incorporated Vortechnic separator unit, which will remove 80% of the TSS pollutants. Heller discussed the level spreader for uniform discharge, about a 3 to 1 ratio, compensatory since it is better functioning.

Project Manager Joseph Lenahan, III, PE, LEED-AP, next took the mic at 8:22 pm, and provided the stormwater & utility plan and the multi-page expansion plans. Lenahan said I want to present a little more detail and how we progress. Lenahan discussed some revisions, including the Vortechnic separator, and addressed some of the planning and zoning comments as well. You can see from our photo board, Lenahan said, and he discussed the limited opportunities for building expansion, the decisions made, and bringing all that water down to the piping and culverts. Lenahan discussed the roof discharges. We decided to completely isolate the two systems, which he explained; the catch basins, the level spreader, keeping the hydrology of the soils high. We have a substantial amount of groundwater coming through there; it's into a bowl. Lenahan discussed the reasoning behind the intent to achieve balance. We are going to be utilizing Best Management Practices as we go forward, which Lenahan enumerated. He discussed stabilization, the areas for stockpiling, the sedimentation basins, overflowing finally into our wetland area. There will be a relocated driveway entrance, also the main access for all our activities; capturing all of Route 53 drainage; our construction office on site. The dwelling will be demolished. Additional details will be provided by Josh Wilson, Lenahan said.

Josh Wilson, registered soil scientist with Fuss and O'Neill, next took the microphone. Most of our discussion today will be in the wetland assessment report. Some of you have been out to the site, Wilson said, and he described the two wetlands on the site that Mr. Heller has described to you. Wilson discussed the soil types present and their functions; discharge and production export; the railroad, the brook, a floodplain wetland; an isolated wetland. Wilson stated some of the other functions of the wetlands, nutrient removal, some habitat for wildlife, some production export of nutrients. Wilson next discussed the disturbances on the site and the proposed mitigation area; the hydrology driving the success of that wetland area. Wilson discussed additional creation for plantings in the wetlands: bushes, trees, shrubs, as observed in wetland B, habitats for wildlife, and (Tape 2, Side A installed) to improve the functions and values of the wetlands that are lost. Wilson offered to answer any questions.

Attorney Heller came back to the mic at 8:43 pm, and discussed what Baroody's report and criteria addressed, and Heller said he would like time to assess those criteria. Also, are there any feasible alternatives? Heller said we are asking permission to totally eliminate Wetland A, and he discussed the impacts of that; the primary function of Wetland A being transporting runoff from Route 53. That South Street water will continue to be transmitted to Wetland B. Heller referred back to the wetland assessment report in his discussion. Its primary function is stormwater recharge and discharge. We believe with the mitigation area being approximately three times the size of the wetland being eliminated, and a higher functioning wetland with an invasive species control plan. The environmental impact of this

proposal is actually a plus. A number of different alternatives were considered, but we had to design a facility expansion that was also an operational design. This is a challenged site; we're working with an existing facility on an existing site. The flatness of the western portion of the site was a challenge, as well as some sight line limitations. All of those factors had to be taken into consideration as well as work flow through the facility. The expansion had to be connected to the facility, and Heller discussed why the proposal ultimately chosen was the workable alternative. At 8:50 pm, Heller discussed the traffic entering the site, and egress from the site; deliveries to the loading areas; the need to maintain traffic flow. So the filling of Wetland A was chosen. The design team came up with the proposed mitigation area. Heller next discussed the short and long term impacts of the project, the construction methodology, the DEP guidelines; the BMP in sedimentation and erosion control design; doing the work during the dry season; the silt fence, hay bales, check dams, and proper controls are in place in the project design. The long term impact will actually be a positive, and Heller explained how. Gallo asked Heller what is he leading to at 8:56 pm. Heller said I was just trying to expound on what's here in the wetland assessment report. Next, Heller discussed the safety, health and welfare of the property; no net increase in peak runoff; no detriment to property downstream. This entire site eventually discharges into this culvert into Wetland B. The amount of flow is controlled by the sizing of those pipes; all will be contained to Wetland B. Heller continued his discussion of the proposal; the discharges; the level spreader system; a continuum of discharge. Heller wrapped up his discussion, satisfying the requirements of the wetland regulations, and said he'd be happy to take any questions. Gallo asked is there anyone from the Public who wishes to speak for or in opposition to this variance request? Massoud said I have a couple of questions. I know I am late to the game on some of this. I missed the replacement of the bio-detention system with a Vortechnic system, Massoud said. Heller said it is a requirement of your regulations. That was addressed to staff input on the application. Lenahan came back to the mic to explain addressing the pollutant reduction; the drainage manual; the benefit of a hydrodynamic separator. Massoud asked does the stormwater to the northwest of the building stay in a static state, or is that not being treated or graded in some manner? Lenahan went to the map on the easel to respond: this area here is actually an overlay, and he explained how it recharges this wetland area. Lenahan said, additionally, after our site walk on Monday, we had a site walk with Planning and Zoning on Tuesday, and he explained the drainage system, the stone check dams; capturing that sediment before it goes down beneath the railroad tracks. Massoud said thank you. Daniel Baroody took the microphone saying I would like to enter my assessment report into the record, and Staff agrees there is no alternative to the plan. Mills made a motion to **close** the Public Hearing. Rose seconded the motion. The Motion carried unanimously at 9:09 pm. Motion to **table** until the next January meeting by Mills. Massoud seconded the motion. The motion carried unanimously. Massoud asked to make a comment, please. Under number 2, the long term impacts, could that be flushed out. Baroody replied, my report that I will be giving will be a draft motion to approve or to deny, and they do line up with those, when you make your motion. The motion carried unanimously to table at 9:10 pm.

SHOW CAUSE HEARING FOR CEASE & DESIST ORDERS: N.A.

OLD BUSINESS:

84 Stadley Rough Road

Regulated Activity # 900

EIC Draft Minutes 12/14/11

DRAFT MINUTES

DRAFT

Laura & Anthony Novella, Jr.

Lot # K05197, RA-20 Zone.

Date of Receipt: 9/14/11.

NOV 8/18/11 Stabilization plan.

First 65 Days: 11/18/11. Second 65 Days: 1/22/12. Trinkaus Engineering, LLC. EIC violation. 9/14/11 Site visit recommended. Soil report rec'd. 9/26/11. Site visit 10/5/11, Gallo & Baroody. Soil testing for hydrocarbons requested 10/12/11. Anthony Novella said he is jet-lagged from a trip to Taiwan; we have no objections to the conditions as set forth in Dan's staff report. Baroody took the mic and summarized his report, with the five conditions on page 4. Matt Rose made a motion to **approve** EIC #900 with 5 conditions. Massoud seconded the motion. The motion carried unanimously at 9:13 pm.

East Pembroke Road

Regulated Activity # 902

Woodbranch Partners, Ltd.

Lot # H06002, RA-80 Zone.

Date of Receipt: 10/12/11.

Boat dock & stone patio.

First 65 Days: 12/16/11. Second 65 Days: 2/19/12. CCA, LLC. Comments from CLA rec'd. 10/20/11. Site visit by boat 11/15/11. Revised plan rec'd. 12/5/11. Site visit 12/12/11. Gallo introduced this dock and patio; we did an on-site on this also. Abigail Adams, RLA, introduced herself and the architect; I don't think I need to explain it again in full detail. We did have a site visit by boat, and we were alerted to the concerns of Larry Marsicano of the Candlewood Lake Authority, which we addressed, and Mr. Marsicano seems to now be in favor of the plan, she said. We added a turbidity curtain, an added measure of protection to ease everybody's mind. Marsicano has no issue with the changes. Adams explained the turbidity curtain to Matt Rose. I have the FirstLight letter of consent, which she gave to Baroody. Baroody said I received the letter today from the CLA, so table it till next time, and I will make my report. Massoud made a motion to **table**. Mills seconded the motion. The motion carried unanimously at 9:19 pm. Adams said thank you.

Reserve Road & Milestone Road

Regulated Activity # 906

Regional Hospice of Western Connecticut #C15023, PND Zone.

Date of Receipt: 11/9/11.

aka, Woodland Road, Parcel 5c.

First 65 Days: 1/13/12.

Artel Engineering Group, LLC.

Second 65 Days: 3/18/12. Site flagged & staked 11/15/11. Grading, utility, site plan rec'd. 12/6/11. Gallo introduced this application and Mark Kornhaas took the mic. Kornhaas described the changes that were made to the proposal. More will be coming out; we'll use processed fill not common fill. Gallo said we did an on-site the other day. Kornhaas asked are there any questions? Baroody took the mic. The engineer has worked with the Health Department, and Staff recommends a summary ruling with the 8 conditions. Rose asked about Bruce's notations on the plan. Kornhaas said it's already on the plan. Mills made a

motion to **approve** with the eight conditions. Rose seconded the motion. Motion carried unanimously at 9:21 pm.

NEW BUSINESS:

100A East Pembroke Road

Regulated Activity # 425R

Mohammed Alam & Bashri Rabeya

Lot # H08003, RA-40 Zone.

Date of Receipt: 12/14/11.

Wetland mitigation & restoration.

First 65 Days: 2/17/12.

NOV 8/31/11

Second 65 Days: 4/22/12.

Tracy L. Chalifoux, RLA, took the microphone after Gallo introduced the application. I am the agent for the applicants. They wish to expand their lawn area. They ceased immediately when they received the Notice of Violation. They had brought a little bit of fill in to expand their lawn. Since we are asking for the expansion of their lawn, we could return a part of the lawn to wetlands. I met with Mr. Baroody, and I located the existing trees, Chalifoux said. In exchange, we are proposing to remove any invasive plants and some litter and debris and piles of brush, stumps, so we will also remove that. It is basically a pretty simple application. Gallo said I had been out there before. Chalifoux said there's some rubblely fill, easily visible, and that's proposed to be removed. The proposed work would be done in 2012; removing the invasive plants in the summer of 2012. Within the next five years, there will be the removal of any fill in the wetland, and finally the planting of the native plants, and that sequence is all in the reports. We will read it ourselves, Gallo said, and table it to our next meeting. Massoud said I'm noticing some wetland flags go right up to the deck or patio in the rear of the dwelling, so that is an area that has been filled or converted to lawn? It appears so. Chalifoux said this is an existing condition that predates the current owners. Much of the site is wetland; this is the line here. Massoud said the proposed mitigation is in the front? Yes, Chalifoux said; it's here. We'd like to return 2000 sq. ft. to wetland, Chalifoux said, and here's the existing culvert. Massoud had questions about the Notice of Violation and where the filling occurred. Chalifoux said there are large pieces of gravel throughout. Massoud said you want to maintain this area. Chalifoux said exactly. Massoud said, okay, I understand. Baroody said we will have a report for next meeting. Rose made a motion to **table**. Massoud seconded the motion. Motion carried unanimously at 9:30 pm.

Shoreview Lane – Beach Improvements

Regulated Activity # 909

Shoreview Estates Homeowners Assn.

Lot # H08067, RA-80 Zone.

Date of Receipt: 12/14/11.

Reconstruct Community Beach

First 65 Days: 2/17/12.

R.J. Gallagher, Jr. & Assoc.

Second 65 Days: 4/22/12. Gallo introduced this item at 9:31 pm, and Ralph Gallagher, Jr., PE, took the mic representing the beach association. There's been some erosion going on. Their attorney said you have rights to maintain their beach. They got spotted from across the Lake. Rumor has it you were bringing in white sand to make it look nicer, Gallo said.

Gallagher said yes. Gallagher described the beach and the erosion, and how he hopes to divert that water. We proposed to divert the water into the Lake without flowing over the beach, and he described how that will be accomplished via the boat launch area. They will place that sand and be done. It's all below the 440 line. We are really on FirstLight property. As soon as we get your approval, we will get the approval from Brian wood. The Lake comes up in March. It has not been drawn down yet. Let me know if you want to do a site walk. You can get there without a boat, Baroody asked. Michael P. Romano and Deborah Zucker responded from the front row. Rose said to Gallagher we usually include the Candlewood Lake Authority. Baroody said we usually ask that the applicant send a set of plans to Larry Marsicano of the Candlewood Lake Authority. Mills made a motion to **table**. Second by Rose. Motion carried unanimously at 9:37 pm.

61-63 King Street

Regulated Activity # 910

Laurie E. Nimmons

Assessor's Lot # C06053, RA-40 Zone.

Date of Receipt: 12/14/11.

Single-family dwelling, septic, driveway.

First 65 Days: 2/17/12.

R.J. Gallagher, Jr. & Assoc.

Second 65 Days: 4/22/12. Gallagher remained at the microphone and reintroduced himself. The owner lives in Florida and is handicapped, and she is trying to sell this lot. We have chosen to put a modest house, driveway, septic, well, staying as far away as we can from the wetlands. We need the approval of this commission to do the construction; we could double up on the silt fence. We don't propose to touch any watercourse, Gallagher said. Mills said I'd like to flag the wetlands, and stake the corners of the house. Mills asked for different colors flags. Let me know when you will do to site walk, Gallagher said. Mills made a motion to **table**. Rose seconded the motion. Motion carried unanimously at 9:41 pm.

APPLICATIONS FOR ADMINISTRATIVE APPROVAL: NA

ADMINISTRATIVE STAFF ACTIONS:

EIC # 150 RR, 2 National Place, PM Danbury, LLC (Paul Mitchell), Lot # I14267, C-CBD Zone, Modified site plan, Artel Engineering Group, LLC, by D. Baroody 11/29/11.

ELECTIONS of EIC OFFICERS:

We had a nominating meeting, Rose and Mills said. Matthew Rose will make a motion, Gallo said. Bernie Gallo as Chairman, Bruce Lees as Vice-chairman, and Mark Massoud as Secretary. Rose made that a motion. Mills said I'll second all three. No one is opposing it, Rose said. Motion carried unanimously.

Add the 2012 meeting schedule to the agenda, per Bernard Gallo. Mills made a motion to accept the calendar of meetings for 2012. Massoud seconded the motion. Motion carried unanimously.

VIOLATIONS:

ACCEPTANCE OF MINUTES: 11/9/11 Meeting. Motion to accept these minutes as presented by Mills. Second by Rose. Motion carried unanimously.

CORRESPONDENCE: NA

EIC ADMINISTRATION & FUTURE AGENDA ITEMS:

ADJOURNMENT:

Motion to adjourn by Mills. Second by Rose. Motion carried unanimously at 9:45 pm.

The next regularly scheduled DEIC meeting January 11, 2012.

Happy Holidays to all !



CITY OF DANBURY

155 Deer Hill Avenue, Danbury, CT 06810

Environmental Impact Commission

www.ci.danbury.ct.us

203-797-4525

203-797-4586 fax

Public Hearing Sign In Sheet

Date DEC 14 2011

Name	Address	Signature
Jerry Day	DAYLAR ASSOC PO BOX 0 Middle Haddam CT EIC #903	
HARRY HELLER	Heller Heller & McCoy 736 ROUTE 32 UNCASVILLE CT 06382 EIC #903	
Joe Lenahan, P.E.	F&O - 56 Quarry Rd Trumbull CT 06478 ↳ Fuss & O'Neill, Inc. EIC #903	
Josh Wilson, PWS	Fuss & O'Neill, Inc. EIC #903 146 Hartford Road Manchester, CT 06040	
ASigal Adams, RUA	CCA, LLC EIC #902 40 Old New Milford Rd. Brockfield, CT 06804	
Tracy Chalfoux, KLA	25 Kent Lake A EIC #425R Carmel, NY 10512	