



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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Environmental Impact Commission
(203) 797-4525
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DRAFT MINUTES

APRIL 24, 2013

Common Council Chambers 7 pm

Present were Chairman Bernard Gallo, William Mills, Matthew Rose, Alt. Derek B. Roy, Alt. William Nicol, Alt. Josh Reilly.
Absent were Craig D. Westney, Bruce R. Lees.
Staff present were Daniel Baroody, RS, MPH, Associate Director, Health & Human Services Department, Secretary Patricia Lee.

The Pledge of Allegiance was led by Derek B. Roy.

PUBLIC HEARING: NA

SHOW CAUSE HEARING: NA

OLD BUSINESS:

91 Miry Brook Road

Regulated Activity # 498 R

Wooster School Corporation

Assessor's Lot # E19001, RA-40 Zone.

Date of Receipt: 2/13/13

TPA Design Group, Dave Sacco.

First 65 Days: 4/19/13.

Wooster Woods, 57-unit cluster subdivision.

Second 65 Days: 6/23/13.

Site visit 4/4/13. Extension letter received 4/15/13. Sacco to address Danzer concern with Unit 23. Nicol made a motion to **table**. Mills seconded the motion. Motion carried unanimously. at 7:05pm.

Bronson Road

Regulated Activity # 949

Richard Gustavson

Lots #I05075, I05076, I05077, RA-20 Zone.

Date of Receipt: 4/10/13.

Replacement single-family residence.

First 65 Days: 6/14/13.

Second 65 Days: 8/18/13. Applicant to submit additional plans. Mr. Gustavson took the mic and identified himself, and distributed his plans (S & E, site development plan by R. Gallagher). I was here the week before last, Gustavson began, to show the demolition of the existing single-family dwelling, and to show you my new single-family dwelling with 2 bedrooms. Josh Reilly is here also, Chairman Gallo noted. What we were missing at the last meeting was the drainage, Gustavson said. I spoke to Dan and he told me what would be acceptable, and Ralph J. Gallagher made this drawing for me showing the plantings and septic system that was installed last year. We also showed continuing the arborvitae. I am not aware of anything else that you needed, Gustavson said. Chairman Gallo said staff will have to go over this and Dan will do his review. Roy made a motion to **table**. Second by Reilly and Nicol. Motion carried unanimously at 7:10 pm.

APPLICATIONS FOR ADMINISTRATIVE APPROVAL: NA

VIOLATIONS: NA

NEW BUSINESS:

3-5 Sugar Hollow Road

Regulated Activity # 762RR

The Shops at Marcus Dairy

Lots G17002, G17019, CG-20 Zone.

Date of Receipt: 4/24/13.

Increase in coverage, building.

First 65 Days: 6/28/13.

Sugar Hollow Road Associates, LLC.

Second 65 Days: 9/1/13. Artel Engineering Group, LLC. Gallo introduced this item and Dainius Virbickas, PE, from Artel Engineering Group, LLC, came forward with the plans. He identified himself and said he is here to represent The Shops at Marcus Dairy, and to present a minor revision. We got your approval several years ago for the replacement retail center. The site is complete with the exception of what we call the pad site and a piece of the parcel that fronts on Backus Avenue. We have been asked to modify that pad site to increase the building size by roughly 1300 sq. ft., to the new 6014 sq.ft. of additional impervious coverage. We had to rework the parking on that pad site; it actually makes it such that there is no increase in the impervious coverage that was approved. Matt Rose arrived 7:14 pm. Virbickas described the driveway, parking, drainage, all completely constructed, but the proposal is to increase that building size in northeast direction and reconfigure this parking area here. He turned to the map for the proposal. We lost a few parking spaces; we relocated our loading zone; all the proposed improvements does not push us out beyond the area that was already approved. Utilities are in. Drainage is in, Virbickas continued. There is no increase in runoff, and it does go through a Vortechnic structure. We tried to keep the same plan. Virbickas said I would be happy to answer any questions. Roy asked has the construction already been completed, or are you proposing to do it? Improvements have already been made to this pad site, Virbickas said, including the bridge that goes across. The building size has not been increased. Basically it is the size of the previously approved plan. We did not have to touch anything on the outer perimeter, Virbickas

said. Chairman Gallo asked are there any other questions? Mills asked how are you going to make up those parking spaces; where are you going to put them? Virbickas replied, as a whole, the site has more than enough parking spaces according to zoning (requirements). Now you are allowed to include handicapped parking in the total count. Mills asked this is on Sugar Hollow Road? Virbickas answered, no, this is on Backus Avenue. The temporary fencing is the pad site itself. Mills said there's quite a bit of water in there. Virbickas said everything else drains as it should. Baroody said we need time to review it. Motion to **table** by Roy. Second by Mills. Motion carried unanimously at 7:19 pm. Virbickas said thank you.

36 Sugar Hollow Road

Regulated Activity # 883R

Danbury Elks Lodge #120

Assessor's Lot # G22003, LCI-40 Zone.

Date of Receipt: 4/24/13.

Danbury Lodge #120 of B.P.O. Elks, Inc.

First 65 Days: 6/28/13.

New building, parking, septic.

Second 65 Days: 9/1/13.

Artel Engineering Group, LLC.

Dainius Virbickas, PE, again said good evening. I'm here on behalf of the Elks Hall, the Elks facility, at the site of the former Trading Post. The parcel is about 12.3 acres in size. They have asked me to reduce the size of the proposal; it's quite a bit smaller than what was previously approved. Virbickas described the two-story building, the grade; 2500 to 2600 sq.ft. in size. The building is proposed to go pretty much where the existing Trading Post building is. They are trying basically to reduce the construction costs on the site. Membership is a little bit less. They will run things a little differently, Virbickas continued. There are 20 parking spaces proposed, and Virbickas discussed the roof drains, the underground concrete galleries; the soils on the site are wonderful. The infiltration system is designed to function up to a 25-year storm. You will only see a water discharge in storms greater than a 25-year storm. The well is relocated closer to the building. The impact to wetlands: none as on the previously plan, Virbickas said. The nearest point to the wetland is an above-ground deck 12 inches above grade in the northeast corner. The previous deck was about 22' feet away from the wetland. All construction is clustered in one area. Virbickas turned to the previously approved plan on the easel and described the northern and southern portions of the site. The Elks have reduced the project by a large amount; reduced the amount of grading, and the building itself. Our erosion and sediment controls are standard and typical to this type of development. Are there any questions? Roy asked does this allow the organization to push out later if the membership grows. Virbickas replied, yes, they certainly have the opportunity to expand. A through H will be removed, Roy asked? Mark Massoud asked Virbickas to review the pre-treatment of runoff prior to the detention basin. Virbickas said it is only the runoff going through a grass swale. There are no catch basins proposed, Virbickas said. Through the grass, Virbickas continued, then pool in the soils; percolate down through the soils, then to the subsurface detention system. Virbickas said basically it is like a giant rain garden, in answer to Massoud. Roy asked about a 50-year storm event design. Virbickas said everything will infiltrate into the ground in a 25-year storm plus. Roy and Virbickas discussed where it will discharge, and the 25-year storm event. Massoud said so you're discharging into a basin. Virbickas said it's an infiltration basin. There are two catch basins on the top of the site; none in the parking lot itself, Virbickas clarified. Again, the intention is to have all runoff go through the grass swale. Mills asked about the estimated sewage

flow calculations; I've never seen that. Virbickas explained the septic system design is based on the Public Health Code. Dan Baroody said we need some time to review it, and those calculations are based on the building seating; it's not in our EIC code, but it's in the Health Code. Roy had one final question: for a social function of about 64 seats, will cars be able to park on the grass? Virbickas replied I guess they could. He stated the parking regulation. Massoud asked does the design meet any water quality standards? Virbickas said, yes, everything infiltrates into the ground. Virbickas said I have not done further calculations for discharge into the existing water bodies. Massoud said if the soils are good soils and they infiltrate, I would like you to investigate pre-treatment a little more. Virbickas said sure. Massoud said, not that I want to design your plan, but in typical development, the swale would be more in line with the parking area. That might run counter to the fact of pre-treatment. Gallo asked is there anything further? Reilly made a motion to **table**. Esposito seconded the motion. Motion carried unanimously at 7:36 pm.

9, 11, 13 Mill Plain Road

Regulated Activity # 291RR

46 Mill Plain Road, LLC

Lots #E15044, E15043, E15042, CA-80 Zone.

Date of Receipt: 4/24/13.

A.J. Salame Company

First 65 Days: 6/28/13.

Building site creation for future commercial building.

Second 65 Days: 9/1/13. CCA, LLC. Gallo introduced 9,11,13 Mill Plain Road, and Abigail Adams, RLA, with CCA, LLC Engineering, said I am here on behalf of the owner/ applicant. This is a corner lot #9 adjacent to Amity Lane. Henry Moeller flagged the wetlands in 1996. There were two previously approvals on this property. A storage facility, and later, another approval. Adams discussed the use of the parcel and the hopes of the tenants: to fill in approximately 4600 sq. ft. of wetlands in the northern corner of parcel lot 9. The applicant is proposing mitigation: approximately 10,000 sq.ft. of wetland creation in northwestern / western portion of the site. There was a general approval of a wetland creation in the late nineties. Mills asked are the wetlands flagged? Mr. Salame, from the audience, said they were flagged about 12 to 18 months ago, and were in the same positions as previously. Abigail Adams said we are not asking approval of the building at this time; just the filling of the wetlands, so if the tenant agrees, it's ready. Mills asked her to put a footprint for the proposed building on to the plans. Massoud asked how does the proposed wetland filling compare with the previously approved plan? Adams replied there was, I believe, no actual filling of wetlands in the previous approval. Massoud asked then how does this plan differ from the previously application? Paul Jaber, Attorney at Law, came forward from the audience and identified himself saying I was around for the last application. Michael Klein did a soil study, from Environmental Planning Services, Jaber said, to the east of this site. Jaber sat down. Massoud said can you summarize how you would create the wetlands. Adams said we have not designed yet the new wetland creation; there has not been a soil scientist out there yet to design that. Massoud asked Adams to submit a plan for the wetland creation. Adams said I could submit that plan. Baroody said we do need the details of the mitigation plan. Gallo and Adams discussed having a site visit before the next meeting. Mills made a motion to **table**. Second by Reilly. Motion carried unanimously at 7:45 pm.

ADMINISTRATIVE STAFF ACTIONS:

138 Deer Hill Avenue, Regulated Activity # 948, Tag I, LLC – Norman Buzaid (I15118); Renovate residence for 6 garden apartments, M. Mazzucco, PE, EIC moved to Administrative Approval 4/10/13, RH-3 Zone. Administrative Approval by Dan Baroody 4/15/13. Gallo read this item; that's all we have in that area.

ACCEPTANCE OF MINUTES: 4/10/13 Meeting. Motion to accept these minutes as complete by Rose. Second by Esposito. Motion carried unanimously.

CORRESPONDENCE: NA

EIC ADMINISTRATION & FUTURE AGENDA ITEMS: NA

ADJOURNEsposito**NT:**

Motion to adjourn by Rose. Second by Reilly. Motion carried unanimously at 7:48 pm.

The next regular EIC meeting is scheduled for May 8, 2013.