

ENVIRONMENTAL IMPACT COMMISSION

**City of Danbury
DRAFT MINUTES**

June 25, 2014

7:00 PM

City Council Chambers

ROLL CALL: Present were Acting Chairman Matt Rose, William Mills, Mark Massoud, Michael Esposito. Absent were Craig D. Westney, Alt. Derek B. Roy, Chairman Bernard Gallo, Alt. William Nicol, Alt. Josh Reilly, Bruce Lees. Staff present were Daniel Baroody, RS, MPH, Secretary Patricia Lee. Rose called the meeting to order at 7:02 pm.

PLEDGE OF ALLEGIANCE: Led by Mark Massoud.

EXECUTIVE SESSION: NA

PUBLIC HEARING: NA

OLD BUSINESS:

RECEIVED FOR RECORD
DANBURY TOWN CLERK

2014 JUL 29 P 5:20

BY: 

155 Long Ridge Road

Regulated Activity # 982

Edward Bramson #I24011, I23012, I23011, I23015, I24003, RA-80 Zone.

Date of Receipt: 6/11/14. Cease & Desist Order sent 11/4/13.
First 65 Days: 8/15/14. Neil R. Marcus, Attorney at Law.
Second 65 Days: 10/19/14. Wetlands, stream restoration, plantings.
Soil survey, landscape plans rec'd. 6/11/14. Baroody staff report 6/25/14. Rose asked Dan Baroody do we have a report. Baroody summarized that this application is to comply with the Notice of Violation which we discussed previously. Esposito made a motion to **accept** EIC # **982** as presented with the four conditions. Second by William Mills. Massoud asked Baroody to confirm the time frame for implementation. Baroody replied we had contact from The Army Corps of Engineers, stating completion by this fall, but we can assume she thinks we missed the 2014 planting season. Massoud asked how long will the work take. Baroody said a couple of months; refill the channel, the planting; they could start the earth work in the summer, and do the planting in the fall. Rose asked all in favor? Motion carried unanimously with four in favor.

NEW BUSINESS:

40 Apple Ridge Road

Regulated Activity # 983

Cartus Corporation

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

Date of Receipt: 6/25/14. Artel Engineering Group, LLC
First 65 Days: 8/29/14. Additions, improvements, parking.
Second 65 Days: 11/2/14. MMP Realty, LLC. Mark Kornhaas from Artel Engineering Group, LLC, introduced himself on behalf of MMP Realty, LLC (property owner), in cooperation with the Cartus Corporation. Kornhaas described the vicinity by Westy's Storage. You may have read it in the paper, Cartus is staying in Danbury. Cartus is the last building at very top on the left. Kornhaas put the plans on the easel. Kornhaas said this is 24 acres; a large parcel, quite large. The wetlands are highlighted in green, and the 100 ft. setback area in yellow. The improvements are proposed on the east side and on the north side of the building. He discussed each addition, a cafeteria addition on the east side of the building; the second being the grand entrance and courtyard. They will improve the entrance first, and the east side improvements second. We are adding some handicapped parking, sidewalk improvements; it is located in the Aquifer and Class II Watershed,

as per my letter. Ye Old Road kind of separates the two. The existing visitor parking lot will be removed and the area converted to lawn. We are decreasing impervious coverage by about 10,000 sq.ft. Kornhaas showed the larger scale to show the paving that is going away; reorganizing this area; that's pretty much it, Kornhaas concluded. Rose asked are there any questions. Massoud asked about the drainage changes. Kornhaas said the drainage patterns will remain the same; two basins; all catch basins will remain the same, some will be converted to manholes; no stormwater management is required; just connecting to the existing systems. Mills said the cafeteria, I assume, is a brand new building? Will it have bathrooms? Kornhaas replied no bathrooms. We will expand the roof drains, similar to the main entrance. The wetlands are not marked. It was approved back in the nineties. You can go up and look at it, Kornhaas said. Mills asked can we do a site walk; it will be necessary to remark the wetlands. Baroody said it's up to the commission if you want to do a site walk. Baroody asked could the wetlands be reflagged. Henry Moeller is not working anymore, Kornhaas said. We could find some else to mark the wetlands, Kornhaas added. Mills said my concern is drainage going to the reservoir. Kornhaas said that section that you are talking about is this side right here. This area here drains away; you could go up there and look at it yourself. Mills said I request a site walk. You don't have to mark the wetlands. Massoud said I assume you consulted with staff, and you were guided to a regulated activity as opposed to an administrative approval? Kornhaas answered no; I had no opportunity to bring this in to Dan Baroody prior to this. You do what you feel comfortable with, Kornhaas said. Massoud said if you want to look at it, so be it. Rose said we'll schedule a site walk. Kornhaas said I just have to notify Cartus; they are skittish about stuff like that. Motion to **table** by Mills. Second by Massoud. Motion carried unanimously at 7:16 pm. Kornhaas said thank you.

APPLICATIONS FOR ADMINISTRATIVE APPROVAL: NA

VIOLATIONS: NA

ADMINISTRATIVE STAFF ACTIONS: NA

ACCEPTANCE OF MINUTES: June 11, 2014, Meeting. June 11, 2014, Meeting. Motion to approve these meeting minutes by Esposito. Second by Massoud. Motion carried unanimously at 7:17 pm.

EIC ADMINISTRATION & FUTURE AGENDA ITEMS:

One Kennedy Avenue	Regulated Activity
One Kennedy Flats Apartments	H14356,H14356-1,I14103, C-CBD Zone.

Greystar, New ownership, new site plan, new Regulated Activity. Rose said there is a drawing in the back. The property ownership will be transferred, and there are some other changes too. Baroody said the EIC approval dates back to 2006; the site plan has changed, there will be a new owner, and it is actually smaller than the BRT proposal. Mills said, if I remember right, they were going to encapsulate some of that. If this new site plan is in that same area, there is contaminated material, if I remember, Mills continued. Was this brought up at all? Baroody said the hazardous material, yes. They must encapsulate the parking area, and the building footprint they will have to take down, and remove the contamination, so we can review it for impacts to the Still River. Massoud asked so this is just to notify us that there is a future application on the way. Baroody confirmed it's just a heads-up. We've talked to Planning, other departments; all agree a new EIC application is required.

said I would agree with that. Baroody added the new plan will involve 5 separate discharges into the Still River, so it is definitely in need of the Environmental Impact Commission consideration.

CORRESPONDENCE: NA

ADJOURNEMENT: Motion to adjourn by Mills. Second by Esposito. Motion carried unanimously at 7:21 pm.