

ENVIRONMENTAL IMPACT COMMISSION  
City of Danbury  
**DRAFT MINUTES**  
March 11, 2015  
7 pm  
City Council Chambers

**ROLL CALL:** Present were Chairman Bernard Gallo, Craig D. Westney (late), Michael Esposito, William Mills, Matthew Rose,  
Absent were Josh Reilly, Alt., Mark Massoud, William Nicol, Alt., Bruce Lees.  
Staff present were Daniel Baroody, RS, MPH, Secretary Patricia Lee.  
Chairman Gallo called the meeting to order at 7:00 pm with four commissioners present. Westney arrived at 7:14 pm.

**PLEDGE OF ALLEGIANCE:** Led by Matt Rose at Gallo's request.

**EXECUTIVE SESSION:** NA

**CONTINUED PUBLIC HEARING:** NA

**SHOW CAUSE HEARING FOR CEAST & DESIST ORDER:** NA

**OLD BUSINESS:**

RECEIVED FOR RECORD  
DANBURY TOWN CLERK

2015 APR 14 P 12:16

BY: 

**12 East King Street  
Delmar Smith**

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

Ralph Gallagher, Jr., PE, of R. J. Gallagher, Jr. & Associates, took the mic and briefly went through the subdivision application at the easel. Gallo had announced that this will go to public hearing. Gallagher described the four-bedroom homes in a 3-lot subdivision. Gallagher added we're not going to do all this at once in this economy. There are wetlands to the west, a stone wall; we've done all the precautions; the silt fencing; it's a standard construction situation. Gallo said since our last meeting we have received a letter from the neighbors in opposition, containing 13 signatures. Chairman Gallo suggested this be moved to public hearing. Mills motioned to **move this to public hearing** to open April 8, 2015. Rose seconded the motion. Motion carried unanimously with four commissioners present at 7:04 pm.

**Regulated Activity # 1000**

Lot # D05043, RA-80 Zone.

3-Lot res. subdivision w/ septic, driveways.

R. J. Gallagher, Jr. & Associates

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

**Milestone Road  
RMS Companies**

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

Copy to Danzer 3/2/15. Gallo introduced this application, stating in your packet should be a letter (from Artel Engineering Group, LLC) requesting to table this. Mills made a motion to **table** this to 3/25/15 meeting. Esposito seconded the motion. Motion carried unanimously at 7:05 pm.

**Regulated Activity # 1001**

Lot # C15022, PND Zone.

111 Room hotel, parking, utilities, landscaping.

Artel Engineering Group, LLC.

The Reserve, Parcel 19A, Phase 8A.

**NEW BUSINESS:**

**129 Park Avenue  
BRHC Realty**

**Regulated Activity # 1002**

Lots # G16147, G16148, IL-40 Zone.

Date of Receipt: 3/11/15.

Medical office building, parking, drainage, utilities.

First 65 Days: 5/15/15.

CCA, LLC

Second 65 Days: 7/19/15. Gallo introduced this item. Steve Sullivan, PE, from CCA, LLC, in Brookfield, Connecticut, introduced himself and his firm. Sullivan said this is 6.54 acres in the IL-40 zone. Sullivan said it is an undeveloped lot, with a wooded area at the steep portion, a grassed area near Park Avenue, and the Still River in the rear. The proposal is for a medical office with a two-way entrance, parking, and municipal sewer and water. The water line is in Park Avenue. The sewer line runs along the Still River. The only place where we can connect, I've highlighted the manhole, Sullivan continued. It's a walk-out basement building. There will be minimal earth work to access that rear portion of the building. The doctor will have some room for himself. Sullivan discussed the distance to the wetlands, adding the sewer manhole is just inside the sewer line and he discussed making that connection. A drainage pipe connects the small restaurant next door (Caribbean Café), and Sullivan discussed the water treatment and discharge, the series of drop manholes, and additional riprap armoring. Water velocity will be about five feet per second. Sullivan discussed the slope mix. The office will be for one doctor, Sullivan concluded. Mills asked have the wetlands been flagged. Yes, Sullivan replied, they were flagged in August of 2014. Mills asked about cuts and fills. Sullivan explained the cuts and fills on the easel, describing this as not significant earth work. Mills asked him to stake the corners of the building; Mills said I would like to do an on-site visit. The flags should still be up, and please rectify the flags as needed, Mills asked. A site visit with CCA or on your own, Steve Sullivan asked. Gallo said we have not had chance to go through this package. Esposito asked where is the museum, and Sullivan explained to the east. Motion to **table** by Matt Rose. Esposito seconded the motion. Motion carried unanimously at 7:12 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. Gallo said we sent this guy a letter twice. He's trying to get permits without correcting the violations. Esposito volunteers to serve. Mills made a motion to **refer this to Corporation Counsel**. Second by Matt Rose. Motion carried unanimously.

**ADMINISTRATIVE STAFF ACTIONS:**

ADMINISTRATIVE APPROVAL, 3/4/15 by D. Baroody, Christopher Columbus Ave. (D15017), Regulated Activity # **922R**, Jensen Communities, sewer extensions in roads (IL-40 Zone). Gallo asked any questions on this?

**ACCEPTANCE OF MINUTES:** February 25, 2015. Motion to accept these meeting minutes as presented by Esposito. Second by Mills. Motion carried unanimously at 7:16 pm. Craig Westney is here, let record show, Gallo announced at 7:14 pm.

**EIC ADMINISTRATION & FUTURE AGENDA ITEMS:**

Next regularly scheduled EIC meeting March 25, 2015.

**CORRESPONDENCE:**

CACIWC Winter 2015 newsletter, The Habitat, Vol. 27, number 1.

Proposed wireless telecommunications facility, 15 Great Pasture Road, "Bethel West 2 Facility", Cellco Partnership d/b/a Verizon Wireless, 120' monopole tower with 12' x 26' fenced shelter, (L16005), IL-40 Zone.

Aquatic Pesticide Permit Application, CT DEEP, Stahl Holdings, LLC, d/b/a The Pond Connection, to treat Lake Wackawana, 17 Alan Road, for various aquatic vegetation.

Aquatic Pesticide Permit Application, CT DEEP, CT Pond Services, to treat Lake Tarrywile, Tarrywile Lake Road, for algae, milfoil.

Mills asked Mr. Baroody about the wireless telecommunications facility on Great Pasture Road. Mills said we can't object to anything; we can't suggest another location, is that correct? Baroody said we can comment, but they are not obliged to agree with us; it is outside the scope of our land use regulations. Gallo asked are there any other questions at 7:15 pm.

**ADJOURNMENT:**

Motion to adjourn by Rose. Second by Mills. Motion carried unanimously at 7:18 pm.