

ENVIRONMENTAL IMPACT COMMISSION

City of Danbury

DRAFT MINUTES

APRIL 22, 2015

7 pm

City Council Chambers

ROLL CALL: Present were Chairman Bernard Gallo, Matthew Rose, William Mills, Bruce Lees.

Absent were Craig D. Westney, Alt. William Nicol, Mark Massoud, Michael Esposito.

Staff present were Ryan Boggan, Public Health Inspector, Secretary Patricia Lee.

Chairman Gallo called the meeting to order at 7:25 pm.

PLEDGE OF ALLEGIANCE: Led by Bruce R. Lees at Gallo's request.

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 received 4/6/15. The executor for the applicant (Richard C. Magurn) has passed away, Ralph J. Gallagher, Jr., said. Mills made a motion to **continue** the public hearing. Rose seconded the motion. Motion carried unanimously.

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, 10 am. Gallo introduced this item. Bill (Mills) and I did an on-site there today, Gallo said. Mark Kornhaas took the microphone at 7:28 pm, stating I will bring you up to speed again. I did a site visit with Dr. Danzer on 4/8/15. At the site walk, Dr. Danzer's recommendation was to move the parking away from the wetland. Kornhaas said this is the original plan on the easel. Kornhaas said this purple line is the wetland, and the green line is the setback. The dumpster really has to stay there. It will be curved, and have a fence around it. Our wetlands guy, in response to Danzer's report, Kornhaas continued, is Jim McManus (MS, CPSS, JMM Wetland Consulting Services, LLC, of Newtown, CT), and then we will update our plans. I looked into this, Kornhaas said to Lees, and I happened to find the master plan, which he distributed to the four commissioners, Parcel 19A, and you've got parking all the way out to the road. I don't think ours is that aggressive. It is in the Lake Kenosia, Class II watershed. Motion to **table** by Lees. Second by Rose. Motion carried unanimously at 7:31 pm.

**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.

RECEIVED FOR RECORD
DANBURY TOWN CLERK
2016 JUN -2 P 5:30
BY: 

First 65 Days: 5/15/15. CCA, LLC
Second 65 Days: 7/19/15. Staking done 3/18/15. Revisions received 3/26/15.
Gallo said Mills and I did an on-site on this one too. Steve Sullivan, PE, from CCA, LLC, took the mic. My business associate was here at the last meeting. We have provided cut and fill calculations, so I trust you guys did see that calculation. Bill (Mills) had asked that question, Gallo confirmed. Mills asked about the American Legion down below; could you cut through there to get to the property down there. It is the Disabled American Veterans, Gallo said. Mills said just for convenience, rather than having to come down the bank. Sullivan asked you mean for the sewer connection? You are talking down the west side? So I've got to get down there somehow, Sullivan said; we talked to contractor, and the easiest way is to create a little switchback. Mills said I was just wondering; it's worth a look. Gallo said he's just saying bring your equipment down through the back. Steve Sullivan said we would probably have to clear all that. We are already looking for an easier way. Back then they put the water line right next to the sewer; they could not do that today, Sullivan said. Ryan Boggan said he had nothing to add. Lees said I could not go to the site walk. Any plans to clean it up; the litter, debris? Closer to the incline, Lees added. Gallo asked are there any other questions. Mills made a motion to **continue** this at 7:39 pm. Second by Lees. Motion carried unanimously.

NEW BUSINESS:

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 as Ralph J. Gallagher, Jr., PE, took the mic. The plan is to take this modest old dwelling on Lake Candlewood down, and put up a similar, slightly larger dwelling. Ralph Gallagher, PE, identified himself at the microphone, and described the proposal at the easel: almost exactly the same footprint, except it bumps out a little bit. The taxes on the lake front property have sky rocketed, Gallagher said. There is no garage; it is a little house. We meet all the current public health codes. There is community water. We are not going below the 440 line, so we don't have to deal with FirstLight. There's a new septic. Lees reminded Gallagher that we always submit lake parcel applications to the Candlewood Lake Authority. Also, we do not want to make trails that go straight into the Lake, Lees added. Gallagher replied a terraced wall exists. Lees asked for clarification. Gallagher said this exists; there is no erosion there now. We could do something. Are you going to walk this, Gallagher asked? Lees said we never make sidewalks that go straight down to the lake. Lees suggested another route for the walk, and had questions on the stone walk. Gallagher explained the front door is right where it says stone walk. Lees said thank you. Mills asked, through the chair, could you please stake the corners of the new building so I can do a site walk. We can put a flag there, Gallagher said. Mills added, flag the garage. We can flag that, Gallagher replied. Ryan Boggan, in response to Gallo, said this is first time I'm seeing it. Lees made a motion to **table**. Rose seconded the motion. Motion carried unanimously at 7:46 pm.

13 Moody Lane Mark Edwards

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

Ralph J. Gallagher, Jr., re-identified himself. If the word ditto is appropriate, we are doing the exactly the same thing on this one, Gallagher said. Because it needed a

Regulated Activity # 1005

Lot # I05052, RA-20 Zone.

R. J. Gallagher, Jr., PE.

Residence tear-down & rebuild.

Regulated Activity # 1006

Lot # I06009, RA-20 Zone.

R. J. Gallagher, Jr., PE.

See also ZBA **15-07**.

Residence tear-down & rebuild.

variance, we have to build exactly on the same footprint. Nothing can change due to the variance. It has an existing well, a driveway; no garage. The existing walk goes down to front of the house, and that will not change. The ZBA was for the proposed addition, as it was too close to the side property line. The property next door is vacant: a beach access strip. Gallo said are there any questions? Ryan Boggan said I have not seen this application yet. Matt Rose made a motion to **table**. Mills seconded the motion. Motion carried unanimously at 7:47 pm. Gallagher said thank you.

APPLICATIONS FOR ADMINISTRATIVE APPROVAL: NA

VIOLATIONS: NA

ADMINISTRATIVE STAFF ACTIONS: NA

ACCEPTANCE OF MINUTES: April 8, 2015. Lees made a motion to accept these meeting minutes as presented. Rose seconded the motion. Motion carried unanimously.

EIC ADMINISTRATION & FUTURE AGENDA ITEMS: NA

CORRESPONDENCE: NA

ADJOURNMENT: Motion to adjourn by Matt Rose. Second by William Mills. Motion carried unanimously at 7:50 pm.

The next regular EIC meeting is scheduled for May 13, 2015.