



**City of Danbury
Environmental Impact Commission
Minutes
October 26, 2016**

ROLL CALL:

Chairman Bernard Gallo called the meeting to order at 7:03 p.m. on Wednesday, September 28, 2016, in Room 3C, 3rd Floor, Danbury City Hall, 155 Deer Hill Avenue. Present were Commission Members Bruce Lees and Matthew Rose, and Alternate Commissioner Alex Wolk. Also present were Ryan Boggan, City Health & Human Services Department, Applicants, and Members of the Public.

PLEDGE OF ALLEGIANCE:

Alex Wolk led the Pledge of Allegiance.

OLD BUSINESS:

- | | |
|--|--------------------------|
| 1) 124A West King St LLC/D. Ben Benoit | Regulated Activity #1039 |
| 124A West King St. | (B06072), RA-80 Zone |
| Date of Receipt: 9/28/16 | First 65 days: 12/2/16 |
| Site improvements/Lawn Expansion. | Second 65 days: 2/5/17 |

Abigail Adams, Landscape Architect, A2 Land Consulting LLC, Brookfield, Connecticut, representing the owner/applicant, provided a presentation on the project. She noted that the property was in its current state when they purchased it in July, 2016. The project includes addition of a 1-story, 2-car garage with walk-out basement, 3 culvert removals with replacement by new wetlands overlook, expanded lawn area with split-rail fence, a rain garden, and other improvements and mitigation which were reviewed in detail by Ms. Adams. Additional backup data relating to a deck requested at the last meeting was provided.

Matt Bartelme, Arborist, Matt's Tree Service, 14 Lakeview Drive, Danbury; reviewed tree health issues on the property. He responded to Mr. Lees' questions regarding various tree locations. A staff member noted Dr. Danzer will be providing further comments on the revised plan for the next meeting.

Jodie Chase, Wetlands Ecologist, reviewed her report. Ms. Adams responded to Mr. Lees' questions regarding the fill report and the square footage of additional area.

Also present was Maura Newall Juan, Architect.

A motion was made by Commissioner Lees, and seconded by Commissioner Rose, to table Regulated Activity #1093, until the next regularly scheduled meeting November 9, 2016. The motion passed unanimously.

- 2) Aqua Vista Assoc./Gary Renz, Pres. Regulated Activity #1040
Powell St. (I05155), RA-20 Zone
Date of Receipt: 9/28/16 First 65 days: 12/2/16.
Remove debris, Install new buffer plantings & pathways. Second 65 days: 2/5/17.
CLA comments rec'd. 10/19/16. Buffer improvement plans rec'd. 10/20/16.

Abigail Adams, Landscape Architect, A2 Land Consulting LLC, Brookfield, Connecticut, representing the owner/applicant, provided a presentation on the project and noted comments from the Candlewood Lake Authority.

Mr. Boggan is working with the applicant to stake the property due to a concern from a neighboring HOA. He responded to Mr. Lee that Candlewood Lake Authority comments were received.

A member of the public spoke, Lorraine Seder, asking that their letter to the EIC be read into the record.

A motion was made by Commissioner Lees, and seconded by Commissioner Rose, to table Regulated Activity #1040, until the next regularly scheduled meeting November 9, 2016. The motion passed unanimously.

- 3) 17-27 Starr Properties, LLC Regulated Activity #457R
17-27 Starr Rd. (K10009), CG-20 Zone
Date of Receipt: 9/28/16 First 65 days: 12/2/16
Parking & driveway Improvements/Change of Use. Second 65 days: 2/5/17

Benjamin Doto, P.E., 248 Main Street, Danbury, representing the applicant, presented a report on the project. The property was formerly the Beaverbrook Tennis Club, then the Danbury Sports, soon to be All Granite and Marble where they will sell, fabricate, and store material. The goal is to improve the main driveway, enclose the dumpster, restripe parking, and replant an area. He responded to questions regarding the cutting operation, debris, plantings at the brook, and storm drains. Mr. Doto answered Mr. Lees' questions regarding the potential of a low chainlink fence and stated that could be added to the next revision as could a cleaning/maintenance schedule for the Vortechnic unit. He also responded that stencils could be added at the storm drain.

Mr. Boggan commented on sunlight at the brook and alge growth with regard to more natural shade planting.

A motion was made by Commissioner Lees, and seconded by Commissioner Rose, to table Regulated Activity #457R, until the next regularly scheduled meeting November 9, 2016. The motion passed unanimously.

NEW BUSINESS

VIOLATION: 17 South Well Avenue, Luis & Jesus Panora (H15058), 12/10/15.

Dainius Virbickas, P.E., Artel Engineering Group, representing the applicant, discussed the illegal dumping and retaining wall somewhat on, but primarily off the property. He reviewed their proposal to correct the violation including elimination of the retaining wall and stabilizing the wall with riprap to achieve a one-to-one slope, along with the addition of silt vents during the correction process. Mr. Virbickas also recommended excavation to locate and extend an 18 inch pipe which has caused some erosion. Permission to work on the adjoining property, the condominium complex, will have to be obtained.

Mr. Lees suggested that if there are other unstable areas in that general location, there should be some mitigation and he would be in favor of making it part of the application.

Mr. Boggan recalled the dumping was largely loose topsoil and inquired regarding erosion, notably during heavy storm activity. He also inquired regarding the depth of fill around saplings and numbers of potential, resultant die-off. Mr. Virbickas stated they can arrange a site-walk and attempt to determine if the depth is more than 12 inches.

A motion was made by Commissioner Rose, and seconded by Commissioner Wolk, to table Violation on 17 South Well Avenue (H15058), until the next regularly scheduled meeting (November 9, 2016). The motion passed unanimously.

ADMINISTRATIVE APPROVAL completed 10/25/16: Kenosia Avenue Bridge Repairs, City of Danbury, Regulated Activity #1041.

Noted by Mr. Gallo.

ADMINISTRATIVE APPROVAL completed 10/25/16: Jefferson Avenue Bridge Repairs, City of Danbury, Regulated Activity #1042.

Noted by Mr. Gallo.

ACCEPTANCE OF AUGUST 10, 2016, AUGUST 24, 2016, AND SEPTEMBER 28, 2016 MINUTES.

A motion was made by Commissioner Lees, and seconded by Commissioner Rose, to accept the Minutes complete from the dates of August 10, 2016, August 24, 2016, and September 28, 2016. The motion passed unanimously.

EIC ADMINISTRATION & FUTURE AGENDA ITEMS: The next regular meeting of the DEIC is scheduled for November 9, 2016.

Mr. Gallo stated the next regular meeting is scheduled for November 9, 2016 and there would be no meeting at the end of November.

OTHER MATTERS/Five Year Permit Extensions granted in September 2016:

The following Permit Extensions were noted by Mr. Gallo:

- 1) EIC 885 -- 40A Payne Road, MRF, LLC / David Tinker, and
- 2) EIC 794 -- 14 Gregory Street, Jay Eriquez (formerly J. Papish, Gregory Meadows).
- 3) EIC 1026 -- Permit Modification to replace Vortechnic unit with CDS Hydrodynamic Separator, Toll CT III, LP, The Enclave.
- 4) EIC 1015 -- Permit Modification to replace Vortechnic unit with CDS Hydrodynamic Separator, Toll CT III, LP, Reserve Phase 4B.

CORRESPONDENCE: NA

ADJOURNMENT

A motion was made by Commissioner Rose, and seconded by Commissioner Lees, to adjourn. The motion passed unanimously at 8:05 p.m.

Respectfully Submitted,

Lori Goor, Recording Secretary

Attest,

Bernard Gallo, Chairman
Environmental Impact Commission