



CITY OF DANBURY
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ENVIRONMENTAL IMPACT COMMISSION
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**ENVIRONMENTAL IMPACT COMMISSION
MINUTES**

Web-Based Meeting Hosted on ZOOM
Wednesday, February 9, 2022

ROLL CALL:

Chairman Bernard Gallo called the meeting to order at 7:00 p.m. Present by roll call were Geoff Herald, Mark Massoud, and Alex Wolk. Mary Cronin and Matt Rose were absent. Staff present were Public Health Inspector Richard Janey and Secretary Mary Larkin.

ACCEPTANCE OF MINUTES:

The Minutes of February 2, 2022 could not be accepted at this meeting.

The next regular meeting is scheduled for **February 23, 2022.**

OLD BUSINESS:

#1139: SC Ridge Owner, LLC c/o Summit Development, LLC, 100 Reserve Road, (C16022) PND Zone, proposed warehouse construction

Chairman Gallo asked Richard Janey, Public Health Inspector, if he wished to say anything. Mr. Janey said that he had spoken with Paul Szymanski, P.E. of Arthur Howland & Associates, P.C., and Mr. Szymanski had addressed all of Jim McManus's questions and points raised in Mr. McManus's wetlands report. Mr. Gallo asked Thomas Beecher, Esq. if he had any comments regarding Mr. Janey's project impact report, and Mr. Beecher indicated the report had been read and they were fine with it.

Motion to approve Application No. 1139, SC Ridge Owner, LLC was made by Alex Wolk with 13 conditions of approval; seconded by Geoff Herald. Roll call vote: Ayes from Geoff Herald, Alex Wolk, and Bernard Gallo. Mark Massoud abstained. Motion passed.

#1150: Pioneer Realty, LLC, Carmody Law, Agent, Parcel 1: 7,9,13 & 15 Miry Brook Road a/k/a Sugar Hollow Road and Parcel 2: 15 Miry Brook Road, (G18007 & G18008) to construct retaining wall and fill for grading for automobile dealership with repair shop and associated parking lot.

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BY: 

Chairman Gallo called upon Richard Janey, Public Health Inspector, and asked if he was all set with this application. Mr. Janey indicated that a Project Impact Report was sent to the representatives for Pioneer Realty, LLC. Ms. Emily Jones, Civil 1, and Meaghan Miles, Esq., Carmody Law, indicated they were in agreement with the six conditions set forth in the report.

Motion to approve Application No. 1150, Pioneer Realty, LLC was made by Alex Wolk with six conditions of approval; seconded by Geoff Herald. Roll call vote: All in favor with AYES from Geoff Herald, Mark Massoud, Alex Wolk, and Bernard Gallo.

1152: Pamela Equities Corp., Steven Sullivan P.E., Agent, Candlewood Pines, Lots 1-5, (H03069), RA-80 Zone (Former EIC 769 approval)

Mr. Gallo asked Mr. Janey if he had any questions regarding the submitted documents. Mr. Janey said he is cross referencing the previous application, No. 769, with the current application, No. 1152. Nick Yuschak, representative from CCA, LLC, agent for Pamela Equities Corp., offered to answer specific questions. Mr. Janey asked if there was an updated soils report after 1989. Mr. Yuschak responded that they submitted a 2006 report by Erik Davidson, Registered Soils Scientist, with further delineation of the wetlands. Flagged wetlands are depicted on the site plan. Nick Yuschak indicated there is a lot of history to this permit. He consulted with Steve Sullivan, Civil Engineer, who has been involved with the project since the beginning, and they are going through this project and re-reviewing reports and other information.

Motion to table until the next regular meeting on February 23, 2022 was made by Mark Massoud; Seconded by Alex Wolk. Roll call vote: All in favor with AYES from Geoff Herald, Mark Massoud, Alex Wolk, and Bernard Gallo.

APPLICATIONS FOR ADMINISTRATIVE APPROVAL:

#1154 Reiser, Gail & Jason, 18 Carol Street, (H23043), RA-20 Zone

Gail and Jason Reiser were on the ZOOM meeting and introduced themselves. Ms. Reiser explained that she grew up at Lake Waubeeka, and her grandfather was one of the founders. She stated that she and her husband purchased a tear-down house that had been abandoned for approximately ten years. Prior to their purchase, the house had been sold to a house flipper that began tearing it down. They purchased the house from him and have been working with a builder. They met with Richard Janey, Public Health Inspector, at the property, and also met with Dan Lynch and Katie of the Lake Waubeeka Board.

Before they can plan the building, several trees must be removed. Mr. Janey asked how many trees do they want to remove. Ms. Reiser explained there are six dead trees and four live trees. The live trees are specifically in the way of construction. Ms. Reiser indicated they have spoken with Dan Lynch and they hope to put in trees or evergreens—whatever is sustainable and will prevent erosion to the lake. Once the placement of the septic and the driveway are determined, they will be able to put together a landscaping and planting plan with some mitigation once the house is built. Ms. Reiser said there will absolutely be mitigation after construction.

Motion to table until the next regular meeting on February 23, 2022 was made by Geoff Herald pending the administrative approval, addressing future mitigation from Richard Janey; seconded by Mark Massoud. Roll call vote: All in favor with AYES from Geoff Herald, Mark Massoud, Alex Wolk, and Bernard Gallo.

VIOLATIONS: 21A Virginia Avenue, Danbury, CT

This hearing was previously continued until February 23, 2022.

ADJOURNMENT:

Motion to adjourn was made by Alex Wolk; seconded by Mark Massoud. Roll call vote: All in favor with AYES from Geoff Herald, Mark Massoud, Alex Wolk, and Bernard Gallo at 7:18 p.m.

Respectfully submitted,



Mary S. Larkin
Recording Secretary