



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, March 9, 2022
7:00 p.m.

RECEIVED FOR RECORD
DANBURY TOWN CLERK
2022 MAR 24 P 4: 05

BY: 

ROLL CALL:

Chairman Bernard Gallo called the meeting to order at 7:04 p.m. in a Web-based meeting hosted on Zoom. Present by roll call were Mary Cronin, Tom Giegler, and Matt Rose. Staff present were Public Health Inspector Richard Janey and Secretary Mary Larkin. Absent were Mark Massoud and Alternate Alex Wolk.

ACCEPTANCE OF MINUTES: February 9, 2022 and February 23, 2022

Mr. Gallo indicated that acceptance of the Minutes of February 9, 2022 must be postponed until the next meeting on March 23, 2022 for the eligible Board Members to be present.

Motion to accept the Minutes of February 23, 2022 was made by Matt Rose; seconded by Mary Cronin. All in favor by roll call with AYES from those eligible to vote: Mary Cronin, Matt Rose, and Bernard Gallo.

The next regular meeting is scheduled for March 23, 2022.

OLD BUSINESS: None

NEW BUSINESS:

Let the record reflect that Commissioner Geoff Herald joined the meeting at 7:11 p.m.

**#1060 Pamela Equities Corp., Candlewood Pines, Lots 3B-10B & 7C-8C,
(103006) RA-80 Zone, Formerly EIC 413RR, extension request.**

Richard Janey, Public Health Inspector asked Steve Sullivan, P.E., with CCA, LLC of Brookfield, CT if there were any changes to the previous approval. Mr. Sullivan indicated there were no changes and for the three, single-family lots, they received extensions; however, they ran over the statutory extension period, and this is what they are doing right now to extend the approvals. Mr. Janey said as long as they are the same as before, he thinks the Commission can vote tonight.

Motion to approve Application No. 1060 was made by Matt Rose, seconded by Mary Cronin. All in favor with AYES from Mary Cronin, Geoff Herald, Matt Rose, and Bernard Gallo. Mr. Giegler abstained from voting.

#1064 Pamela Equities Corp., Candlewood Pines/Seneca Trail, Lots 15B-17B & 13C-15C, (103007), RA-80 Zone. Formerly EIC 411

This is the same as stated for Application No. 1060 above.

Motion to approve Application No. 1064 was made by Matt Rose; seconded by Geoff Herald. All in favor with AYES from Mary Cronin, Geoff Herald, Matt Rose, and Bernard Gallo. Mr. Giegler abstained from voting.

#1065 Pamela Equities Corp., Candlewood Pines/Seneca Trail, Lots 11B-15B, 4C-6C, 9C-12C. (103004), RA-80 Zone. Formerly EIC 412R

This is the same as stated for Application No. 1060 above.

Motion to approve Application No. 1065 was made by Matt Rose; seconded by Mary Cronin. All in favor with AYES from Mary Cronin, Geoff Herald, Matt Rose, and Bernard Gallo. Mr. Giegler abstained from voting.

#1157 Benincasa, Scott, 121 Aunt Hack Rd., Ralph Gallagher, Jr., Agent (C10012) RA-80 Zone, for proposed single-family dwelling

Ralph Gallagher, Jr., P.E., 39 Mill Plain Road, Danbury, CT, appeared on behalf of the owner, Scott Benincasa. Mr. Gallagher explained this is a two-acre lot with a wetland to the southwest part of the property. The encroachment into the 100' review area is only in two spots—one for the septic fill and one for the driveway turnaround for the house. Approximately one-plus acre will be untouched on the lot. Between the wetlands and the developed portion of the property, there is a large stone wall that traverses the property north to south. Mr. Gallagher described this as a modest development on a standard lot—four-bedroom home with driveway, septic, and well. Mr. Gallagher offered to answer any questions.

Mr. Richard Janey asked if Mr. Gallagher about the driveway. Mr. Gallagher indicated that Mr. Janey might not have the latest plan, and Mr. Gallagher said he would provide same prior to the next meeting.

Motion to table Application No. 1157 until the next regularly scheduled meeting on March 23, 2022 was made by Matt Rose; seconded by Geoff Herald. All in favor with AYES

from Mary Cronin, Geoff Herald, Matt Rose, and Bernard Gallo. Mr. Giegler abstained from voting.

APPLICATIONS FOR ADMINISTRATIVE APPROVAL:

#1155 Wiener, Aran, Agent for Alvarez, Lloyd & Lydia, 66 Chambers Road, (E08023), RA-40 Zone, for proposed stone wall and fill.

This application was withdrawn.

#1156 Yamin, Dianne E., 66 Barnum Road, (F04027), RA-40 Zone, for proposed addition

Cris Busnel, BBS Design, LLC, provided the designs for the application. Mr. Busnel explained they are adding an all-season room with an unfinished basement. There are wetlands on the north side of the property past the septic and none of the proposed activity is close to the wetland line. There will be a deck off the back, and this was designed to accommodate the setbacks for the wetland. Richard Janey, Public Health Inspector, said this is a very minimal impact to the wetlands, and there is an existing split-rail fence acting as a barrier to the wetlands. He suggested an Administrative Approval if the Board agrees.

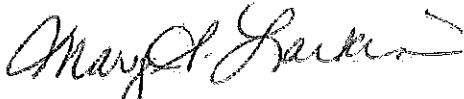
There were no remarks.

Motion to administratively approve Application No. 1156 was made by Matt Rose; seconded by Mary Cronin. All in favor with AYES from Mary Cronin, Geoff Herald, Matt Rose, and Bernard Gallo. Mr. Giegler abstained from voting.

ADJOURNMENT:

Motion to adjourn was made by Matt Rose; seconded by Mary Cronin. All in favor with all AYES from Mary Cronin, Tom Giegler, Geoff Herald, Matt Rose, and Bernard Gallo adjourned at 7:21 p.m.

Respectfully submitted,



Mary S. Larkin
Secretary