



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

ENVIRONMENTAL IMPACT COMMISSION  
www.danbury-ct.gov

(203) 797-4525  
(203) 797-4586 (FAX)

RECORDED FOR RECORD  
DANBURY TOWN CLERK

2022 MAY -5 A 9:16

BY: *JP*

**ENVIRONMENTAL IMPACT COMMISSION  
MINUTES**

*Web-Based Meeting Hosted on ZOOM*

**Wednesday, March 23, 2022**

7:00 p.m.

ROLL CALL:

Chairman Bernard Gallo called the meeting to order at 7:01 p.m. This is a Web-based meeting hosted on Zoom. Present by roll call: Geoff Herald, Matt Rose, and Alex Wolk. Staff present was Mary Larkin, Secretary. Absent: Mary Cronin, Tamas Giegler, and Mark Massoud.

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

Motion to approve the minutes of February 9, 2022 was made by Alex Wolk; seconded by Geoff Herald. All in favor with AYES by those eligible to vote: Geoff Herald, Alex Wolk, and Bernard Gallo.

Motion to approve the minutes of March 9, 2022 as presented was made by Geoff Herald; seconded by Matt Rose. All in favor with AYES by those eligible to vote: Geoff Herald, Matt Rose, and Bernard Gallo.

The next regular meeting is scheduled for **April 13, 2022**

OLD BUSINESS:

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

Ralph Gallagher, P.E. appeared, representing the applicant. Mr. Gallagher said this is a two-acre lot with a small wetland in the southwest corner at the rear of the lot. Most of the development will be outside the 100' regulated area with a couple of small areas that will be inside; however, there is a definitive stone wall between the development and the inland wetlands, and with the erosion sediment control, this development should have no impact on anything.

Chairman Gallo explained to Mr. Gallagher and the Board members that the EIC does not have a staff liaison at this time. Mr. Janey's last day will be tomorrow and as soon as a new staff member is assigned to EIC, a Project Impact Report will be requested. Mr. Gallo apologized to Mr. Gallagher for the delay.

Motion to table until the next regular meeting on April 13, 2022 was made by Geoff Herald; seconded by Matt Rose. All in favor with AYES: Geoff Herald, Matt Rose, Alex Wolk, and Bernard Gallo.

NEW BUSINESS:

**#1158 Pamela Equities Corp., Candlewood Pines, (I03008) RA-80 Zone**, Formerly EIC 576RR, extension request.

Steve Sullivan, P.E. with CCA, LLC in Brookfield, CT appeared on behalf of the applicant. Mr. Sullivan said that this is a request for approval on a re-application for the same property with no changes.

Motion to approve with original 12 conditions under Permit EIC 576 was made by Geoff Herald; seconded by Matt Rose. All in favor with AYES: Geoff Herald, Matt Rose, Alex Wolk, and Bernard Gallo.

**#1159 Santomero, Greg, O'Brien Kevin, Agent, 12 Sunset Drive, (I05007), RA-20 Zone**

Kevin O'Brien, of Michael Smith Architects, appeared on behalf of the applicant. Mr. O'Brien explained this is a single family home on Sunset Drive abutting Candlewood Lake. A small deck expansion is proposed, which will be about 66' – 70' away from the lake and was approved via a variance, and will not affect the wetland. A proposed 150 sq.ft. addition and pool are within the same setback and will not affect the wetland. Commissioner Geoff Herald asked if there was a drawing of the pool. Mr. O'Brien directed him to the rendering by Wagner Pools included with the application package.

Mr. Gallo explained that a recommendation from staff would be requested as soon staff was assigned.

Motion to table until the next regular meeting on April 13, 2022 was made by Geoff Herald; seconded by Alex Wolk. All in favor with AYES: Geoff Herald, Matt Rose, Alex Wolk, and Bernard Gallo.

**#1160 Tahan, Thomas, 123 Old Boston Post Road, AKA 123 Post Road, (H21016), RA-20 Zone** APPLICATION WITHDRAWN BY APPLICANT

VIOLATIONS: 21A Virginia Avenue, Danbury, CT

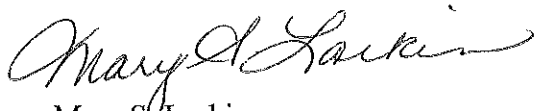
Paul Szymanski, P.E., Arthur H. Howland & Associates, P.C., said they are making progress. Mr. Cote had all of the silt fencing is installed at the top of the slope, and they have begun putting together the map. They expect to have the fill calculation together for the next meeting as well as the conceptual remediation plan for the next meeting. Mr. Gallo thought they would have an approximate amount of fill that was brought in and the soil test to see if this fill needs to be removed. Mr. Szymanski acknowledged same and said they haven't been able to complete that. He mentioned pictures had been submitted, for the record, to demonstrate that the erosion controls are in place.

Motion to table until the next regular meeting on April 13, 2022 for additional information was made by Geoff Herald; seconded by Alex Wolk. All in favor with AYES: Geoff Herald, Matt Rose, Alex Wolk, and Bernard Gallo.

ADJOURNMENT:

Motion to adjourn as made by Geoff Herald; seconded by Matt Rose. All in favor with AYES: Geoff Herald, Matt Rose, Alex Wolk, and Bernard Gallo. Meeting adjourned at 7:18 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Mary S. Larkin".

Mary S. Larkin  
Secretary