



CITY OF DANBURY
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ENVIRONMENTAL IMPACT COMMISSION
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RECORDED FOR RECORD
DANBURY TOWN CLERK

2022 MAY 26 A 9:51

BY: JCF

**ENVIRONMENTAL IMPACT COMMISSION
MINUTES
Wednesday, May 11, 2022**

ROLL CALL:

Bernard P. Gallo, Chairman, called the meeting to order at 7:08 p.m. The meeting was held at City Hall, City Council Chambers, 155 Deer Hill Avenue, Danbury, CT. Present by roll call were: Mary Cronin, Tom Giegler, and Matt Rose. Absent were Geoff Herald, Mark Massoud, and Alex Wolke. Staff present were Abby Lewis, Public Health Inspector, and Mary Larkin, Secretary.

ACCEPTANCE OF MINUTES: Minutes of April 27, 2022

Motion to accept the Minutes of April 27, 2022 was made by Matt Rose; seconded by Mary Cronin. In favor with Ayes from those eligible: Tom Giegler, Mary Cronin, and Bernard Gallo.

The next regular meeting is scheduled for **May 25, 2022**

NEW BUSINESS:

#1165 20 Reynolds Street, Selk, John, (H08109), RA-40 Zone

Mr. Selk spoke on behalf of his application. He is seeking a variance for a second story deck over the foundation and patio. This location of 50' from the lake. Mr. Selk provided photos with his application. Staff will do an on-site inspection. There being no questions a motion to table until the next regular meeting on May 25, 2022 was made by Matt Rose; seconded by Mary Cronin. All in favor with AYES from Mary Cronin, Tom Giegler, Matt Rose, and Bernard Gallo.

#1167 1 Sugar Hollow Road, Danbury Retail Management, LLC, Ward Mazzucco, Esq., (G17001), CG-20 Zone

Ward Mazzucco, Esq. represented the applicant, Danbury Retail Management, LLC, who have agreed to buy the former Pier One building on the 1.19 acre parcel. Attorney Mazzucco explained the existing building is 10,000 sq. ft. and it will be eliminated and replaced with a 5,198 sq. ft. restaurant with a drive thru and medical or retail in the remaining space. By reducing the footprint of the building, they will

reduce the impervious area by 1,000 + sq. ft. Generated storm water will also be reduced at the site. There is a stream to the west of the property with associated wetlands. The wetlands have been flagged by James McManus, and they come close to the boundary of the site but are not on the site. The proposal is to pull back some of the parking area and revegetate it. Existing grades will mostly be retained to minimize excavation. Sediment and erosion controls will be installed. Mr. Mazzucco distributed an updated project narrative, dated May 10, 2022. The impact to the wetlands should be minimal, and they are actually improved with the parking area being pulled back by increasing the permeable area. There were no questions at this time.

Motion to table the matter until the next regular meeting on May 25, 2022 was made by Matt Rose; seconded by Tom Giegler. All in favor with AYES from Mary Cronin, Tom Giegler, Matt Rose, and Bernard Gallo.

OLD BUSINESS:

#1164 74 Sugar Hollow Road, Keeler Property Holdings, LLC, Neil R. Marcus, Esq., applicant, (G25009), IL-40 & LCI-40 Zones

Motion to table to the next regularly scheduled meeting on May 25, 2022 for additional information and site walk was made by Mary Cronin; seconded by Matt Rose. All in favor with Ayes.

#1148R 67 Old Boston Post Road, Susan Rubenovitch Fish & Larry Fish, applicants, Artel Engineering Group, LLC, Agent, (H22059) RA-20 Zone

Dainius Virbickas, P.E., Artel Engineering, is in receipt of staff review comments and has no issues with the conditions.

Motion to approve a summary ruling with nine conditions was made by Matt Rose; seconded by Mary Cronin. All in favor with Ayes.

#1161 95 Mill Plain Road LLC, Diamond Point Development, Doto, Ben, Agent, 95 Mill Plain Road, (C14003) CA-80 Zone

Ben Doto, P.E., representing Diamond Point Development, said he was here to answer questions, if any, and had received a copy of the Project Impact Report with 11 conditions and has nothing further to add.

Motion to approve a summary ruling with 11 conditions was made by Matt Rose; seconded by Mary Cronin. All in favor with Ayes.

1163 42 Kenosia Avenue, DC-7 Properties, LLC dba Superior Products Distributors, Inc., Michael Mazzucco, Agent, (E17086), IL-40 Zone

Michael Mazzucco, P.E. was present on behalf of DC-7 Properties. Mr. Mazzucco indicated he has received the Project Impact Report and has no issues with any of the conditions.

Motion to approve a summary ruling with nine conditions was made by Matt Rose; seconded by Tom Giegler. All in favor with Ayes.

#1164 74 Sugar Hollow Road, Keeler Property Holdings, LLC, Neil R. Marcus, Esq., applicant, (G25009), IL-40 & LCI-40 Zones

Motion to table to the next regularly scheduled meeting on May 25, 2022 for additional information and site walk was made by Mary Cronin; seconded by Matt Rose. All in favor with Ayes.

#1148R 67 Old Boston Post Road, Susan Rubenovitch Fish & Larry Fish, applicants, Artel Engineering Group, LLC, Agent, (H22059) RA-20 Zone

Dainius Virbickas, P.E., Artel Engineering, is in receipt of staff review comments and has no issues with the conditions.

Motion to approve a summary ruling with nine conditions was made by Matt Rose; seconded by Mary Cronin. All in favor with Ayes.

PUBLIC HEARINGS: None

APPLICATIONS FOR ADMINISTRATIVE APPROVAL:

#1166 Medina, Andres, 52 Pembroke, RA-40,

Julio Lopez appeared on behalf of the applicant, Andres Medina. Mr. Lopez confirmed that the clean up had begun and all of the debris has been removed. He said the water is flowing freely now. Public Health Inspector Abby Lewis will go back and inspect.

Motion to move regulated activity #1166 to Administrative Approval was made by Matt Rose; seconded by Mary Cronin. All in favor with Ayes.

VIOLATIONS: 21A Virginia Avenue, Danbury, CT

There was no one present to represent 21A Virginia Avenue; however, staff reported that Paul Szymanski of Arthur Howland had sent an email to coordinate a site visit with staff. Mr. Gallo said that several thousand yards of fill was brought in, but some of it will have to be removed. We need to have a report that the soil is clean. Mr. Gallo said that this has to be resolved, and he and Abby will go out and do a site walk. Mr. Giegler asked if the property was landlocked. Mr. Gallo said there is an easement going into the property.

This matter was continued until May 25, 2022.

OTHER:

Mr. Gallo mentioned that there are two companies that bid on the on-call consulting contract. He will think about a ZOOM meeting to discuss.

ADJOURNMENT:

Motion to adjourn was made by Matt Rose; seconded by Mary Cronin. All in favor with Ayes.
Meeting adjourned at 7:27 p.m.

Respectfully submitted,

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

Mary S. Larkin
Recording Secretary