



CITY OF DANBURY
155 DEER HILL AVENUE
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ENVIRONMENTAL IMPACT COMMISSION
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ENVIRONMENTAL IMPACT COMMISSION
Minutes
City Council Chambers
Wednesday, May 25, 2022
7:00 p.m.

ROLL CALL:

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

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Geoff Herald.

ACCEPTANCE OF MINUTES: Minutes of May 11, 2022

Motion to accept the minutes of May 11, 2022 was made by Matt Rose; seconded by Mary Cronin. All in favor with Ayes by those eligible to vote: Mary Cronin, Tom Giegler, Matt Rose, and Bernard Gallo.

The next regular meeting is scheduled for **June 8, 2022**

NEW BUSINESS:

#1168. 59 Mill Plain Road, Steve MacNicholl for 61 Old Mill Plain, LLC, (D14046), CA-80
Zone for storm water galleries.

Steve MacNicholl, representative from 61 Old Mill Plain, LLC, said their project is to get rid of an open detention pond, which is a mosquito trap and not environmentally friendly and to add a oil separator for the ground water as he is in the federal aquifer. There were no questions from the Commission.

RECEIVED FOR RECORD
DANBURY TOWN CLERK

2022 JUN -9 A 10:30

BY:

Motion to table regulated activity No. 1168, 59 Mill Plain Road, until the June 8, 2022 meeting was made by Matt Rose; seconded by Geoff Herald. All in favor with Ayes from Mary Cronin, Tom Giegler, Geoff Herald, 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

Finalization by staff of a Project Impact Report is pending. Motion to table No. 1164, 74 Sugar Hollow Road, until the next regular meeting on June 8, 2022 was made by Matt Rose; seconded by Mary Cronin. All in favor with Ayes from Mary Cronin, Tom Giegler, Geoff Herald, Matt Rose, and Bernard Gallo.

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

Mr. Selk was present and acknowledged receipt of the Project Impact Report and agrees with the conditions.

Motion to approve No. 1165, 20 Reynolds Street, with a summary ruling with six conditions was made by Matt Rose; seconded by Geoff Herald. All in favor with Ayes from Mary Cronin, Tom Giegler, Geoff Herald, Matt Rose, and Bernard Gallo.

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

Charles Lichtenauer, Esq. with Chipman, Mazzucco, Emerson, is filling in for Ward Mazzucco, Esq. this evening, along with Jason Aktas, Civil Engineer with Stonefield Engineering and Design. Mr. Aktas was present to walk the Board through the project and answer questions. Mr. Gallo indicated to Attorney Lichtenauer that a Project Impact Report had been submitted to approve this application. Atty. Lichtenauer and Mr. Aktas were not in receipt of the report.

Motion to approve No. 1167, 1 Sugar Hollow Road, with a summary ruling with seven conditions was made by Matt Rose; seconded by Mary Cronin. No other remarks by the Commission. All in favor with Ayes from Mary Cronin, Tom Giegler, Geoff Herald, Matt Rose, and Bernard Gallo.

PUBLIC HEARINGS: None

APPLICATION FOR ADMINISTRATIVE APPROVAL:

#1169 27 Augusta Drive, 27 Augusta Drive LLC, Gail Bedoukian, Sole Member, (K11151); IG-80 Zone for installation of two concrete pads.

Gail Bedoukian, representing 27 Augusta Drive, and Robert Bedoukian, President of Bedoukian Research, are before the Board as they are implementing some improvements. Mr. Gallo said he understood they were proposing to place two cement concrete platforms in the rear yard. They need these pads for an emergency generator and a nitrogen generation system. The emergency generator is needed to ensure that Bedoukian's new Regenerative Thermal Oxidizer ("RTO") can continue to operate if power is lost. The RTO was required by CT DEEP to continue operations. Mr. Gallo asked if they don't do this,

they cannot operate? Mrs. Bedoukian indicated that is correct. Commissioner Geoff Herald asked if this was to maintain the processes they have there now. Mrs. Bedoukian replied, “yes”.

Motion to move to administrative approval was made by Matt Rose; seconded by Geoff Herald. All in favor with Ayes from Mary Cronin, Tom Giegler, Geoff Herald, Matt Rose, and Bernard Gallo.

ADMINISTRATIVE STAFF ACTIONS: None

VIOLATIONS: 21A Virginia Avenue, Danbury, CT
Click here for: [Cease & Desist Order & Response](#)
Click here for: [Photographs](#)

Mr. Gallo said they met with them last week. The soil scientist still has go in and take samples to let us know the status of the soil, whether it is okay or not. Mr. Gallo said they will have a report in two week and have a plan. They deposited 7500 yards of fill. They will be ready in two more weeks.

OTHER MATTERS: None

CORRESPONDENCE: None

ADJOURNMENT:

Motion to adjourn was made by Matt Rose; seconded by Mary Cronin. All in favor with Ayes from Mary Cronin, Tom Giegler, Geoff Herald, Matt Rose, and Bernard Gallo. Meeting adjourned at 7:12 p.m.

Respectfully submitted,



Mary S. Larkin