



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

*Web-Based Meeting Hosted on ZOOM*

JUNE 10, 2020

7:00 p.m.

ROLL CALL:

Vice Chairman Matt Rose called the meeting to order at 7:00 p.m. Mr. Rose explained this is a virtual meeting held via Zoom and live streamed on the Danbury Planning and Zoning YouTube channel. Present, by roll call, were Mary Cronin, Mark Massoud, and Alex Wolk. Geoff Herald was attending by telephone.

Absent were Bernard Gallo, Anthony Abramo, and Jerry DiMasi.

PLEDGE OF ALLEGIANCE:

ACCEPTANCE OF MINUTES: January 22, 2020 & May 27, 2020

Motion to accept the minutes of January 22, 2020 was made by Alex Wolk; seconded by Mary Cronin. All in favor by show of hands and ayes. Motion passed unanimously.

Motion to approve the minutes of May 27, 2020 was made by Geoff Herald; seconded by Mark Massoud. All in favor by show of hands and ayes. Motion passed unanimously.

The next regular meeting is scheduled for **June 24, 2020**.

OLD BUSINESS:

#1116 Falcon Development Investment/Fox Development ICE, 138/142 Deer Hill Ave. & 12 George St., (I15110, I15118, & I15117, RMF-4 Zone for open space activities within the 100' regulated area

Mr. Rose referred to staff who indicated that Ben Doto, Professional Engineer for the applicant, requested the application be tabled until the next regular meeting on June 24, 2020 as they are awaiting completion of the landscape report addressing remediation of the invasive plants.

Motion to table No. 1116, to the next regular meeting on June 24, 2020 was made by Geoff Herald; seconded by Mary Cronin. All in favor by show of hands and ayes. Motion passed unanimously.

#1117 Evuen, Melvin, Developer/Option Holder, 37 Holley Street, (K12093), RA-20 Zone for proposed single-family dwelling on vacant lot

Mr. Michael Mazzucco and Environmental Compliance Officer Joseph Mead exchanged emails about the site visit by two Commission members. Mr. Mead felt that the proposed building should be staked and the wetlands area should be reestablished. Mr. Mazzucco said that a surveyor would need to do that and requested the Commission table this application until the next meeting for a survey to be completed.

Motion to table No. 1117 until the next regular meeting on June 24, 2020 for more information was made by Alex Wolk; seconded by Mark Massoud. All in favor by show of hands and ayes. Motion passed unanimously.

NEW BUSINESS:

#1121 Bruno, Jeff, Developer, Eric Schweitzer, owner, 204 South King Street, (D07034) RA-40 Zone, for proposed single-family home

Mr. Michael Mazzucco, represented the applicant for a single-family development at 204 South King Street. This property previously submitted an EIC application in late 2005, and a copy was submitted with this application. The application was ultimately withdrawn by the applicant. The property is now under contract with Jeff Bruno.

Mr. Mazzucco said it is a pretty wet piece of property and shared his screen with the Commissioners. Mr. Mead indicated he did a site walk today and said it looks like an upland lot but there is a fair amount of wetlands and wetlands vegetation. Mr. Mazzucco explained there is a pretty deep swale that runs from left to right. He indicated that the lot needs a fair amount of drainage, and the previous application did not account for any drainage. At the time, a neighbor to the north submitted a letter and was concerned about the amount of water that would come onto his property and it does. Mr. Mazzucco further explained that there is another channel on the south side that comes into the property and then fizzles out. Water dissipates before reaching the stone wall, but their plan is to pick up drainage on south side and in the back and provide under drainage to protect the house and more importantly the septic system. A curtain drain in back of house and front left side of the house will protect the septic system.

Impact is less than the previous plan but he (M. Mazzucco) computed it as 3600 sq. ft. of impact. A water line was installed on S. King so they can eliminate the well installation. This will be a two-bedroom dwelling, which is as small as you can design. Mr. Mead's concern is wetlands on the front part of the site. There is skunk cabbage within 10'-15' of the wall, roughly where the driveway cuts in. Mr. Mazzucco said skunk cabbage doesn't necessarily mean it's a wetland. He further mentions there is a lot of surface runoff there. Mr. Mead indicated the swale is deep, and there is a ridge on the property side of the swale. It's a well-defined channel that bisects the back of the lot, and there is still a large amount of water that goes onto the site, appearing to be sheet flow. Mr. Mazzucco said that the neighbor to north has a pond in the backyard, and he is much lower. Mr. Mazzucco agreed that the neighbor's concerns were legitimate and said curtain drains will really help this lot, and the previous plan had no drainage.

Commissioner Mark Massoud asked if wetlands are currently flagged? Mr. Mazzucco answered that they are not flagged, and they would have to have a surveyor reestablish that line. Mr. Massoud asked how old the soil report was, and Mr. Mazzucco said it was done in 2005. Mr. Massoud suggested that due to the hydrological dynamics of the site, the applicant might consider having the wetlands reflagged for more current wetland delineation and description. Mr. Mazzucco said that it is not a bad idea to reestablish the lines before a surveyor restakes the property. Mr. Massoud said a soil scientist could provide explanations to the Commission's hydrological questions. Mr. Mazzucco will reach out to Mr. Bruno and move forward.

Motion to table until the next regular meeting on June 24, 2020 was made by Mark Massoud; seconded by Geoff Herald. All in favor by show of hands and ayes. Motion passed unanimously.

PUBLIC HEARINGS: None

APPLICATIONS FOR ADMINISTRATIVE APPROVAL: None

ADMINISTRATIVE STAFF ACTIONS: None

VIOLATIONS: None

OTHER MATTERS: None

CORRESPONDENCE:

ADJOURNMENT:

Motion to adjourn by Mark Massoud; second by Mary Cronin. All in favor by show of hands and ayes. Motion passed unanimously at 7:19 p.m.

Respectfully submitted,

Mary S. Larkin  
Recording Secretary