



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 24, 2020
7:00 p.m.

ROLL CALL:

Chairman Bernard Gallo called the meeting to order at 7:02 p.m. He explained that this is a virtual meeting being held via ZOOM and live streamed on the City of Danbury YouTube channel. All votes will be by roll call.

Present by roll call: Bernard Gallo, Geoff Herald, Matthew Rose, and Alex Wolk.

Absent were: Anthony Abramo, Mary Cronin, Jerry DiMasi, and Mark Massoud

PLEDGE OF ALLEGIANCE:

ACCEPTANCE OF MINUTES: June 10, 2020

Motion to accept the minutes of June 10, 2020 was made by Matt Rose; seconded by Alex Wolk. Motion passed by roll call with Ayes from Geoff Herald, Matt Rose, and Alex Wolk.

The next regular meeting is scheduled for **July 8, 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. Benjamin Doto, representing the applicant, briefly reviewed the application. He indicated that this application had been tabled due to review of possible invasive plants at the site. A report from the landscape architect confirmed same. Mr. Mead said that the implementation of the bamboo removal could be included with the proposed conditions in the Project Impact Report.

There were no questions or remarks by the Commissioners.

Motion to approve No. 1116 as a summary ruling was made by Matt Rose, seconded by Geoff Herald. Motion passed by roll call with Ayes from Bernard Gallo, Geoff Herald, Matt Rose, and Alex Wolk.

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

Environmental Compliance Officer Joseph Mead and Bernard Gallo did a site visit. Mr. Mead indicated that in the past, every time it rains the neighbors call City Hall complaining of overflow. Mr. Michael Mazzucco, representing the applicant, said there would be a slight impact because of the driveway and the house. The culvert is undersized that goes under the Plimpton & Hills plumbing store. Overall impact from a single house should not have any huge impact on the issues that are there. Mr. Mazzucco explained there is 30” pipe and it is still pretty thick in there, and there might be some blockage. It doesn’t take much with things growing that could cause some problems.

Mr. Mead said the complaint of a neighbor said it used to flow through there normally, and over the last two years the flow had changed and it floods their yard. Judging by where the wetlands are staked, he would imagine that most of their backyard is wetlands.

Discussion continued by Mr. Mazzucco and Mr. Mead about the drainage, and the plumbing supply store parking lot gets flooded (Plimpton & Hills). It could be undersized or blocked, the flow runs through their parking lot.

Mr. Mazzucco said the best thing they can do to limit the impact to the wetlands is perhaps make sure the flow path is cleared out. Mr. Gallo asked if Joe went down to the plumbing place. Mr. Mead said the plumbing place wants City to clear it out. Mr. Mead asked Mr. Mazzucco if the drain pipe is to the sewer right of way. Mr. Mazzucco said he looked in catch basins on Federal Road but could not see where a 30” CNP would go, but it might go entirely across the road. Mr. Mazzucco could not see anything in the parking lot to indicate if there was a manhole there. Mr. Mead suggested going out with Commissioner Mark Massoud to review the area again and investigate the drain pipe. Mr. Mazzucco said he would look again. Mr. Mazzucco thinks after the staking it looks a little better, and he thinks the wetland line is very conservative. Mr. Mead said there are really mature trees in a couple of different spots. There are obvious piles of asphalt debris. Mr. Mazzucco thinks the wetlands are further back toward the stream. Mr. Mead asked what the plan is for the backyard? Mr. Mazzucco said it is too wet, and there will be a fence to deter someone from trying to use it. House will be on a slab, not even a crawl space. Mr. Herald asked about the square footage of the footprint? Mr. Mazzucco explained the main box of the house is 1,350 sq. ft.; the garage is 24’ x 24’. Mr. Herald asked if there will be a second floor. Mr. Mazzucco thinks there will be a second floor. Mr. Herald asked how long the lot has been there as a building lot? Mr. Mazzucco did not know without doing the research but indicated it was probably a remnant lot that just sat there.

Mr. Gallo asked if Mr. Mead was going to look at it again. Mr. Mead indicated that he and Commissioner Mark Massoud want to look at it again since the staking of the property. They will try to check for blockages in the drainage.

Motion to table No. 1117 to the next meeting on July 8, 2020 was made by Geoff Herald; seconded by Alex Wolk. Motion passed by roll call with Ayes from Bernard Gallo, Geoff Herald, Matt Rose, and Alex Wolk.

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

Mr. Michael Mazzucco, representing the applicant, said Jim McManus might have reflagged the wetlands today as there was a delay. As soon as the wetlands are reflagged, the surveyor will then go out to the site and then Mr. Mazzucco will submit a revised map.

Motion to table No. 1121 to the next meeting on July 8, 2020 was made by Alex Wolk; seconded by Matt Rose. Motion passed by roll call with Ayes from Bernard Gallo, Geoff Herald, Matt Rose, and Alex Wolk.

NEW BUSINESS:

EIC Permit No. 1078: 106 A Federal Road – Request for transfer of permit

Chairman Bernard Gallo said this was an application the Commission approved for Cumberland Farms who sold the property to 7-Eleven. Environmental Compliance Officer Joseph Mead said this a bit less intrusive than the Cumberland Farms application, but it is basically the same plan. Mr. Mead sees no issues with transferring the permit from Cumberland Farms to 7-Eleven.

Motion to approve the transfer of Permit No. 1078 was made by Geoff Herald; seconded by Matt Rose. Motion passed by roll call with Ayes from Bernard Gallo, Geoff Herald, Matt Rose, and Alex Wolk.

PUBLIC HEARINGS: None

APPLICATIONS FOR ADMINISTRATIVE APPROVAL: None

ADMINISTRATIVE STAFF ACTIONS: None

VIOLATIONS: None

OTHER MATTERS: None

CORRESPONDENCE: None

ADJOURNMENT: Motion to adjourn was made by Geoff Herald, seconded by Matt Rose. Motion passed by roll call with Ayes from Bernard Gallo, Geoff Herald, Matt Rose, and Alex Wolk at 7:22 p.m.

Respectfully submitted,

Mary S. Larkin, Recording Secretary