



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ENVIRONMENTAL IMPACT COMMISSION
www.danbury-ct.gov

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

**ENVIRONMENTAL IMPACT COMMISSION
MINUTES
CITY HALL – 155 DEER HILL AVENUE
City Council Chambers
Wednesday, June 22, 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 Mary Cronin, Geoff Herald, Tom Giegler, and Alex Wolk. Also present was Mary Larkin, Staff Secretary. Abby Lewis, Public Health Inspector was listening via telephone. Absent: Mark Massoud and Matt Rose.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Alex Wolk.

ACCEPTANCE OF MINUTES: Minutes of June 8, 2022

Motion to accept the Minutes of June 8, 2022 was made by Geoff Herald; seconded by Mary Cronin. All in favor with Ayes: Mary Cronin, Geoff Herald, Tom Giegler, and Bernard Gallo.

The next regular meeting is scheduled for **July 13, 2022 (corrected date)**.

NEW BUSINESS:

#1170 65 South King Street, D. Ben Benoit, West End Danbury, LLC, (E10095), RA-40 Zone, to build on existing trails and create a farm for the personal use of the family.

Dainius Virbickas, P.E. with Artel Engineering, and Abigail Adams, of A2 Land Consulting, presented this application. This parcel has been farmed for over a century in Danbury, and there are two parts to this farm. Sixty-five South King Street is a 62-acre parcel located on the east side of King Street in the vicinity of Waterbury Road. This piece is a mix of open fields and wooded areas without structures. The applicant wishes to continue farming on this property and would like to build a small structure for farm animals--chickens and goats to start. Some improvements to the existing tractor paths that cut through the

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property particular at the opening on South King and runs eastward to a small proposed barn structure. Commissioner Geoff Herald mentioned that he hiked the property in his youth. Mr. Virbickas showed a larger scale map showing the wetlands and the existing tractor path that comes across the wetlands. The path will be about 14' wide and will have millings on top and 2' wide gravel trenches along the sides. When asked by Commissioner Herald, Mr. Virbickas said there will not be a bridge crossing the wetlands. At the low point they rise back up to the next set of open fields which are primarily open fields proposing a path with a turn around area. The structure will have underground utilities and will not be visible from the road. The idea is to follow the existing paths. Commissioner Giegler asked the length of the road/path? Ms. Adams & Mr. Virbickas estimated 900' to 1000' feet. Mr. Giegler followed with a question about the location of the riprap and swale. Mr. Virbickas thinks there will be a transformer, which will likely be closer to the road, and they still need to speak with the utility company. Hawley Construction is also in the dialog. Mr. Giegler said from his experience they will probably need a transformer near the structure. Mr. Virbickas said it will his task after they finish with EIC.

Mr. Gallo said they did a site visit a couple of weeks ago and it's a nice property. Mr. Virbickas referred to a couple of minor impacts on the entryway. Showed existing crossing and bits of wetlands.

Mr. Herald asked if they start to farm will there be a holding pond for manure and what provisions will be made for that? Ms. Adams replied that they are anticipating that may be a need in the future, but right now just goats and chickens. Potentially cows and horses in the future. Mr. Wolk asked if this is a hobby farm, not commercial? Ms. Adams replied that it is a hobby farm.

Motion to table until the next regularly scheduled meeting was made by Geoff Herald; seconded by Alex Wolk. All in favor with Ayes: Mary Cronin, Geoff Herald, Tom Giegler, Alex Wolk, and Bernard Gallo.

#1171 75 South King Street, D. Ben Benoit, West End Danbury, LLC, (E09094), RA-40 Zone, to build on existing trails and continue farming for the personal use of the family.

Dainius Virbickas, P.E. with Artel Engineering, and Abigail Adams, of A2 Land Consulting, presented this application for 75 South King Street – this proposal is similar to 65 South King; however only a greenhouse construction at the site. Entrance is off of South King and following the existing path, the view of shed from the road will be minimal. Proposed greenhouse will be hidden.

Minimal wetlands loss per Mr. Virbickas. The pad area proposed for the greenhouse is about double for the size of the greenhouse and allows room to expand if necessary. It is similar to the other application . . . 14' wide tractor path and will run utility with zero impact to wetland.

Mr. Virbickas said that he has never had a farm application before, and he thinks a farm is generally a permitted use within the inland wetlands and is hopeful the Commission will look favorably on this application after reviewing the details. Commissioner Giegler asked if the greenhouse is just for personal use without public buying and selling. The applicants replied that it is just for the family.

Motion to table until the next regular meeting was made by Geoff Herald; seconded by Mary Cronin. All in favor with Ayes: Mary Cronin, Geoff Herald, Tom Giegler, Alex Wolk, and Bernard Gallo.

OLD BUSINESS:

PUBLIC HEARINGS: None

APPLICATION FOR ADMINISTRATIVE APPROVAL:

ADMINISTRATIVE STAFF ACTIONS: None

VIOLATIONS: 21A Virginia Avenue, Danbury, CT

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The update is that Chairman Gallo and Public Health Inspector Abby Lewis met with a representative from the testing company at the site. He marked 20 different locations. He will drill holes, 15' deep, and the actual boring will begin soon per Mr. Gallo. After the lab gets the samples, it will take approximately two weeks for results. Perhaps the last week of July?

Motion to table until the next regular meeting was made by Geoff Herald; seconded by Tom Giegler. All in favor with Ayes: Mary Cronin, Geoff Herald, Tom Giegler, Alex Wolk, and Bernard Gallo.

OTHER MATTERS: None

CORRESPONDENCE: None

ADJOURNMENT:

Motion to adjourn was made by Geoff Herald; seconded by Mary Cronin. Meeting adjourned at 7:22 p.m. All in favor with Ayes: Mary Cronin, Geoff Herald, Tom Giegler, Alex Wolk, and Bernard Gallo.

Respectfully submitted,



Mary S. Larkin
Recording Secretary