



CITY OF DANBURY
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ENVIRONMENTAL IMPACT COMMISSION
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MINUTES
ENVIRONMENTAL IMPACT COMMISSION
SEPTEMBER 12, 2018

ROLL CALL:

Chairman Bernard Gallo called the meeting at 7:03 p.m. Present were Mary Cronin, Ph.D, Geoff Herald, Mark Massoud and Matt Rose. Staff present were Environmental Compliance Officer Joseph Mead and Secretary Mary Larkin.

Absent were: Robert Azud and W. Alex Wolk, Jr.

PLEDGE OF ALLEGIANCE: Geoff Herald led the Pledge of Allegiance.

Chairman Gallo recognized Luke Carlson of Troop 52, who attended the meeting as part of his Eagle Scout preparation.

ACCEPTANCE OF MINUTES:

Chairman Gallo asked for additions or corrections to the minutes of August 8, 2018, there being none, all members voted unanimously to accept.

Acceptance of the minutes for May 23, 2018 and June 27, 2018 was postponed.

The next regular meeting is scheduled for **September 26, 2018**

OLD BUSINESS:

#1054 Luis & Jesus Panora, 17 South Well Ave. (H15058), Regulated Activity

Chairman Gallo said that Joseph Mead, Environmental Compliance Officer, will be contacting Corporation Counsel regarding the status of this application. Joseph Mead indicated although there has been discussion between the adjacent property owner and the attorney for the applicant, there has not been an agreement.

Chairman Gallo requested the matter be tabled until September 26, 2018. All members were in agreement.

#1089 City of Danbury, Middle River Road, (no Assessor's Lot), Regulated Activity, Bridge Replacement

Thomas Altermatt, representing the City of Danbury, approached the Commission. Mr. Altermatt acknowledged reading the recommendations in the Project Impact Report and found them satisfactory. There were no questions from the Board.

Motion to approve the summary ruling for Application No. 1089, with the five conditions of approval put forth by staff, was made by Mark Massoud; Matt Rose seconded. Motion passed unanimously.

#1090 BRT Brookview Commons, LLC, 333 Main Street, (I13034), Regulated Activity, for proposed five-story residential building with small first-floor commercial space. Demolition of existing building and infrastructure

Steve Sullivan, P.E. with CCA, approached the Board to present this application. Since the last meeting he furnished the color changes and photographs to accompany the report by Soil Scientist James McManus. Joseph Mead reviewed the project as he was not in attendance for the initial presentation. He has a phone call into the State to see if the Army Corps of Engineers should be involved. The applicant has a bridge consultant working with them, and the consultant felt, based on experience, that this project would not warrant involvement by the Army Corps of Engineers; however, Mr. Sullivan said clarification was fine.

Mary Cronin asked a question about whether this application has been to a public hearing because of the size of the project. Steve Sullivan said they are reducing the impervious surface and thinks it is, overall, a significant improvement over what is there. Mark Massoud indicated, the issue of a public hearing did not come up nor did he think, in his opinion, the project rose to the level of a public hearing. Mr. Gallo said he did not think a public hearing was warranted. Mark Massoud thanked Steve Sullivan and Jim McManus for the color copies making it easier to view and understand. Mark Massoud hoped that when the staff report is submitted that it will include a mitigation plan for the Japanese knotweed and other invasive plants both long & short term. He questioned the undercutting the bank of the channel and wonders if there is something proposed or can be done about the moderately severe erosion in some places. Jim McManus did not recall exactly on the stream bank where this occurred. Discussion ensued among Mr. McManus, Mr. Sullivan, and the Board, and the photos provided were reviewed. The exact location was discussed. Mr. McManus said parts of the north side have definitely been engineered; south side has riprap. Mr. Sullivan suggested that perhaps this can be delineated on the plan where this location is. Mark Massoud asked if there is enough of an issue and what to do? Should it be left alone or should it be armored? Jim McManus said it is hard to answer. Mr. McManus thinks Picture No. 4 will not get better but continue to erode, and it could take decades. As for Picture No. 3 - he has to take a better look in the field. He thinks remediation will take simple measures. There being no further questions or comments, Geoff Herald made a motion to table Application No. 1090 to September 26, 2018; seconded by Mark Massoud. Motion passed unanimously.

NEW BUSINESS:

#1091 National Place, LLC (PM Danbury, LLC), 2 National Place, (I14267), Regulated Activity, for building conversion from a trade school to a 40-room hotel.

Dainius Virbickas, P.E. Artel Engineering, appeared on behalf of applicant. They are proposing the repurposing building at 2 National Place. It was formerly a bank and the Paul Mitchell salon/school. The applicant is seeking to infill 1,500 sq. ft. underneath the drive through that is nearest to the building, to create more hotel rooms. Property is bounded by the Still River with a retaining wall of the channelized section of the river. The only exterior work is the planting of two trees and a wall for the addition in the former drive-through area. Mr. Virbickas stated that approximately ten years ago, they were before EIC for the Paul Mitchell school, and the improvements made then are still in good order. Mr. Virbickas asked if there were any questions. Joseph Mead said this application was formerly EIC No.150R & EIC 150 RR which were previously approved, and the EIC 150 RR was to enclose the drive-through area going back 11 or so years ago. The Administrative Approval then was signed off by Dan Baroody. Mr. Mead believes all things had been approved administratively years ago. Mark Massoud asked if the stormwater system was installed as part of the original project. Mr. Virbickas said he believes so, and Joseph Mead agreed. Mark Massoud asked if the condition of the system appears in good order, and Dainius Virbickas said he put a note on the proposal that everything be pumped clean at the end of the construction. Mr. Massoud asked that as a condition of approval, a stormwater maintenance plan be put in place that the owner can follow and have a periodic maintenance/schedule. Matt Rose asked that screening and labeling be required. Joseph Mead indicated that a Project Impact Report is necessity protocol wise for an Administrative Approval and the proposed conditions can be modified to include the maintenance schedule.

Motion to move this to administrative approval by Matt Rose; Mary Cronin seconded. Motion passed unanimously.

PUBLIC HEARINGS: None

APPLICATIONS FOR ADMINISTRATIVE APPROVAL: None

ADMINISTRATIVE STAFF ACTIONS: None

VIOLATIONS: None

OTHER MATTERS: None

CORRESPONDENCE: None

ADJOURNMENT:

Motion to adjourn at 7:28 p.m. by Matt Rose; seconded by Mary Cronin. Motion passed unanimously.

Respectfully submitted,

Mary S. Larkin
Secretary