



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ENVIRONMENTAL IMPACT COMMISSION
www.danbury-ct.gov

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

MINUTES
ENVIRONMENTAL IMPACT COMMISSION
City Council Chambers – 155 Deer Hill Avenue
May 22, 2019
7:00 p.m.

ROLL CALL:

Chairman Bernard Gallo called the meeting to order at 7:03 p.m. Present were Dr. Mary Cronin, Geoff Herald, and Mark Massoud. Absent: Matt Rose and W. Alex Wolk.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Dr. Mary Cronin.

ACCEPTANCE OF MINUTES: March 13, 2019 & April 24, 2019

Acceptance of the minutes was postponed until the next regularly scheduled meeting on June 12, 2019.

The next regular meeting is scheduled for **June 12, 2019**

OLD BUSINESS: None

NEW BUSINESS:

#1101 JBD Properties, LLC, 22 Michaud Road, (J10178 & J10145), Regulated Activity

Lot line revision to develop the RA-20 property. A single-family home is proposed.

Ben Doto, Licensed Professional Engineer, appeared on behalf of the applicant, JBD Properties. Mr. Doto explained that they are requesting a lot line revision. The existing 6,300 sq. ft. non-conforming lot is adjacent to 3-7 Great Plain Road. A brook runs along Interstate 84, which is why they are before EIC. The unusual part of the property is the property line is on the boundary of two zones, CG-20 and RA-20. Mr. Doto referred to the plan to further explain the application. Commercial construction cannot go beyond the CG-20 line. He and his client met with planning staff, who rebuffed their idea to change the zoning, hence this application. The applicant wants to take about 35,000 sq. ft. from the commercial space and move the property line, taking a non-conforming lot and adding to the RA-20 zone, which will make it about 8/10ths of an acre. City water and sewer currently serve the site.

The deck, backyard, and sewer connection are in the regulated area with minimal grading. The proposed house, driveway, and drainage system are not in the regulated area. A stormwater management system is proposed for the property. There will be no pipes to the brook and no overflow. The project is not a subdivision even though

it looks like one. The only thing that will change is the area between property and zone line where there will be a planted buffer.

Planning staff thought it would be more appropriate to initially approach the Environmental Impact Commission and then return to the Planning Department. It does not impact anything, and the end result will be just under an acre for the residential lot and about 2.5 acres for the commercial lot.

Mark Massoud asked about the topography. Geoff Herald said it a gorge; Ben Doto agreed and gave specific measurements. Mr. Doto explained the green shaded area of the plan indicates the regulated area part of the property. Deck will be about 90' from the wetlands. Mr. Massoud questioned if the commercial lot has been under construction for years. Mr. Doto explained that the applicant started when his business was slow and worked intermittently on the property over the years. Applicant is in the process of having retaining walls and a foundation designed and is cleaning up the construction "look" of the property. Owner is obtaining permits as well. Mr. Herald asked if the commercial area would be for retail, and Mr. Doto explained it will be for contractors' offices, similar to the Beaver Brook Road building which was built by his client approximately ten years ago.

Environmental Compliance Officer Joseph Mead feels this will be minimally invasive, and Chairman Gallo requested a motion for an administrative approval.

Motion to administratively approve this application was made by Geoff Herald; seconded by Dr. Mary Cronin. Motion passed unanimously

PUBLIC HEARINGS: None

APPLICATIONS FOR ADMINISTRATIVE APPROVAL: None

ADMINISTRATIVE STAFF ACTIONS: None

VIOLATIONS:

Antman, Esteban, 97 Old Boston Post Road, (H22071), RA-20 Zone

Staff has tried to reach Mr. Antman's attorney by leaving a message, which has gone unanswered. No application has been received as of the date of this meeting.

OTHER MATTERS: None

CORRESPONDENCE:

- Connecticut Pond Services, RE: Permit Application for Use of Pesticides in State Waters
At Tarrywile Lake, Tarrywile Lake Road, Danbury CT 06810

ADJOURNMENT:

Motion to adjourn was made by Geoff Herald; seconded by Dr. Mary Cronin. Motion passed unanimously at 7:24 p.m.

Respectfully submitted,

Mary S. Larkin, Recording Secretary