



**CITY OF DANBURY**  
 155 Deer Hill Avenue  
 Danbury, CT 06810

*Environmental Impact Commission*

*www.ci.danbury.ct.us*

*203-797-4525*

*203-797-4586 fax*

**AGENDA**

**April 13, 2005 - 7 pm**

**Common Council Chambers**

*Next regularly scheduled meeting: April 27, 2005*

**ROLL CALL:**

**EMERGENCY BUSINESS:**

**115 Federal Road**

**Regulated Activity # 611**

**City of Danbury / Cap City, Inc.**

Assessor's Lot # L07095

Date of Receipt: 4/13/05.

Still River Bank Stabilization.

First 65 Days: 6/17/05. Second 65 Days: 8/21/05.

**CONTINUED DISCUSSION:**

**99 Federal Road**

**Regulated Activity # 533**

**Stew Leonard's**

Assessors Lot # L08031, CG-20 Zone

3/9/05 Proposed stipulated agreement re: 4/04 denial for rear parking area. Public Hearing opened and closed 3/23/05.

**PUBLIC HEARING:**

**1 Scupper Road / Samuels Court**

**Regulated Activity # 594**

**Alderhouse Residential Communities**

Assessor's Lot # F14073, RA-40 Zone

Date of Receipt: 1/26/05.

28 Garden apartments in 2 buildings.

First 65 Days: 4/1/05. Second 65 Days: 6/5/05. S. LeRoy did Environmental Assessment Review 2/14/05. Public Hearing opened 2/23/05 continued. 3/10/05 Wetland clarification letter done by S. LeRoy. Layout plan received 3/14/05. Extension ltr. rec'd. 3/29/05. Alt. concept rec'd. 4/6/05. Revisions / reduction to plans rec'd. 4/13/05.

**OLD BUSINESS:**

**12 Great Pasture Road**

**TDRAP, LLC**

Date of Receipt: 1/12/05.

First 65 Days: 3/18/05. Second 65 Days: 5/22/05. Pollutants loading calcs. rec'd. 2/21/05. Extension letter rec'd. 3/14/05.

**Regulated Activity # 593**

Assessor's Lot # L16010, IL-40 Zone

Warehouse/ office building & driveway.

**22 Long Ridge Road**

**Carl D. & Susan S. Johnson**

Date of Receipt: 2/9/05

First 65 Days: 4/1/05. Second 65 Days: 6/5/05. Sewage disposal plan received 2/23/05. 2<sup>nd</sup> extension letter and request to **table** till 4/27/05 rec'd. 4/11/05.

**Regulated Activity # 596**

Assessor's Lot # J20031, RA-80 Zone

Single-family home, driveway, septic.

**25 Rowan Street**

**Echavarria. LLC / Hat City Homes**

Date of Receipt: 2/9/05.

First 65 Days: 4/1/05. Second 65 Days: 6/5/05. Danzer's comments rec'd. Extension ltr. rec'd. 4/1/05. Revised plans rec'd. 4/12/05.

**Regulated Activity # 597**

Assessor's Lot # I12068, I12069, RMF-4

Affordable Housing - 6 units in 2 buildings.

**32 Oakland Avenue**

**Investor Property, LLC**

Date of Receipt: 2/9/05.

First 65 Days: 4/1/05. Second 65 Days: 6/5/05. Extension ltr. rec'd. 3/24/05.

**Regulated Activity # 599**

Assessor Lot # I11050, RMF-4 Zone

Two 3-bedroom condominium buildings.

**50 Beaver Brook Road**

**James & Beth D'Entremont**

Date of Receipt: 2/23/05.

**Regulated Activity #601**

Assessor's Lot # K12176

Warehouse/ Office Building, IG-80 Zone

First 65 Days: 4/29/05. Second 65 Days: 7/3/05. Request to **table** to 4/13/05. Revisions rec'd. 4/12/05.

**28 Oakland Avenue (Casali)**

**Regulated Activity #602**

**Oakland Avenue Associates, LLC**

Assessor's Lot # I11048, RMF-4 Zone

Date of Receipt: 2/23/05.

Two-family residential dwelling.

First 65 Days: 4/29/05. Second 65 Days: 7/3/05. Revisions requested 2/23/05. Soil scientist's report rec'd. 4/6/05.

**88 South Street (Botelho)**

**Regulated Activity #603**

**Danbury Victorian Associates**

Assessor's Lot # J15245, RMF-4 Zone

Date of Receipt: 2/23/05

Fifteen 3-bedroom townhouses.

First 65 Days: 4/29/05. Second 65 Days: 7/3/05. New wetlands location & revised application rec'd. 3/9/05. S. LeRoy did site walk 3/22/05. Ltr. from M. Ehrhard Shooshan rec'd. 4/11/05.

**46 Merrimac Street**

**Regulated Activity #604**

**Sebastian T. DeOliveira**

Assessor's Lot # H15051, R-3 Zone

Date of Receipt: 2/23/05.

Three multi-family dwellings.

First 65 Days: 4/29/05. Second 65 Days: 7/3/05. Soil report rec'd. 3/23/05. Revisions rec'd. 3/30/05.

**NEW BUSINESS:**

**1 Lake Avenue Extension**

**Regulated Activity # 606**

**Gulf Oil, Branded Products Div, Cumberland Farms, Inc.**

Assessor's Lot # G15006, CA-80 Zone

Date of Receipt: 3/23/05.

Renovate gas station, convenience store.

First 65 Days: 5/27/05. Second 65 Days: 7/31/05. S.LeRoy requested more information 3/21/05.

**Saw Mill Road – The Reserve**

**Regulated Activity # 607**

**Woodland Group II, LLC**

Assessor's Lot #A16002, C16012

Date of Receipt: 3/23/05.

280 Rental housing units in 7 buildings.

First 65 Days: 5/27/05. Second 65 Days: 7/31/05. **Phase 1, phase B Housing.**

**79 Shelter Rock Road**

**Regulated Activity # 610**

**Executive Landscaping, Inc.**

Assessor's Lot # K15101

Date of Receipt: 4/13/05.

Michael E. Annatone, Jr.

First 65 Days: 6/17/05. Second 65 Days: 8/2/05. Materials & equipment storage.

**NOTICE(S) OF VIOLATIONS / CEASE & DESIST:**

**Continue** to 4/14/05, Notice of Violation, 9/23/04, to Jerome J. Bigelow, 46 Payne Road, Lot # M13005. Cease & Desist order, 10/6/04, to Bigelow, by Timothy Bunting, Assistant Zoning Enforcement Officer. 12/8/04 EIC voted to allow Bigelow to remove the topsoil, and have a Phase I Environmental Study performed. Soil borings to be completed by 4/13/05 meeting.

**Continue** complaint 12/1/04, re: Krauss, 126 West King Street, from DellaSorte. 12/22/04 S. LeRoy sent letter re: violations. Issue opened at 1/12/05 meeting. Certified letter sent 4/7/05 re: time frame for fence removal.

Follow-up to Notice of Violation 12/14/04 to City View Farm, LLC, re: 80-82 Brushy Hill Road (Kenneth Kovacs - EIC **222**). Request to **table** till 2/9/05 received 1/25/05.

Follow-up of Notice of Violation and denial, 12/10/04, to William S. Coffey, Jr., 43 Beaver Brook Road, EIC **585**. Contracting new engineer as of 2/23/05 and 3/9/05 meeting.

**ADMINISTRATIVE STAFF APPROVALS:**

**258 Great Plain Road**

**Regulated Activity # 564R**

**William S. Coffey**

Assessor's Lot # J04011

Date of Receipt: 1/26/05.

Sea wall, walkway, rebuild dock.

First 65 Days: 4/1/05. Comments rec'd. from CLA 2/9/05. Revisions from Artel rec'd. 3/9/05. Admin. Approval by S. LeRoy 3/14/05.

**Jackson Drive-Great Plain Area Regulated Activity # 575 R**

**City of Danbury**

18 Assessor's Lots (K09038 – J07128)

Date of Receipt: 4/13/05.

Revised sanitary sewer installation plan.

State DOT mandated revision. S. LeRoy did Admin.Approval 4/1/05.

**54 West Redding Road**

**Regulated Activity # 605**

**Joseph Carty**

Assessor's Lot # I24012, RA-80 Zone

Date of Receipt: 2/23/05.

SF residence, well, septic, driveway.

First 65 Days: 4/29/05. Letter from Aquarion Water Co. 3/23/05. S. LeRoy did Admin.Approval 4/6/05.

**CORRESPONDENCE:**

Candlewood Lake News, 2005 Special Edition, Vol.21, No.1: Candlewood Lake Buffer Guidelines.

Aquatic pesticide permit application from Aquatic Control Technology, Inc., for 44 Old Ridgebury Road, Ridgebury Office Center.

Danbury wins Open Space Award from CT Chapter of The Nature Conservancy, e-mail from Bill Montgomery.

Stormwater Quality Manual free training workshop May 26, 2005, 2 to 4:30 pm, Brookfield Town Hall, sponsored by Housatonic Valley Council of Elected Officials (HVCEO). Preregistration required.

**EIC ADMINISTRATION, OPERATIONS, & FUTURE AGENDA ITEMS:**

Updated Bylaws approved 2/23/05 and effective 4/1/05. Regulations & Fee Update Workshop resume when?

Resignation letter received 4/7/05 from Sabrina Charney Hull.

**ADJOURNMENT:**