



CITY OF DANBURY
 155 Deer Hill Avenue
 Danbury, CT 06810

Environmental Impact Commission

www.ci.danbury.ct.us

203-797-4525

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AGENDA

April 27, 2005 - 7:30 pm

Common Council Chambers

Next regularly scheduled meeting: May 11, 2005

ROLL CALL:

NOTICE(S) OF VIOLATIONS / CEASE & DESIST:

Continue to 4/13/05, 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. Letter from Environmental Planning Svcs. rec'd. 4/13/05.

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.

Cease & Desist Order sent 4/19/05, 258 Great Plain Road, Regulated Activity # **564R**, William S. Coffey, Assessor's Lot # J04011. Admin. Approval by S. LeRoy 3/14/05. Complaint ltr. rec'd. from CLA 4/15/05.

PUBLIC HEARINGS:

5 Scuppo Road / Samuels Court

Regulated Activity # 594

Alderhouse Residential Communities Assessor's Lot # F14071, RA-40 Zone

Date of Receipt: 1/26/05.

28 Garden apartments in 1 building.

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. Revisions to plans rec'd. 4/13/05, 4/25/05.

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. Ltrs. from 2 Ehrhards, former residents, rec'd. 4/15/05. Extension ltr. rec'd.4/21/05.

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.**
Revised drawings, maps, calculations rec'd. 4/22/05.

OLD BUSINESS:

12 Great Pasture Road **Regulated Activity # 593**

TDRAP, LLC Assessor's Lot # L16010, IL-40 Zone

Date of Receipt: 1/12/05. Warehouse/ office building & driveway.

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. Revisions rec'd. 4/14/05.

22 Long Ridge Road **Regulated Activity # 596**

Carl D. & Susan S. Johnson Assessor's Lot # J20031, RA-80 Zone

Date of Receipt: 2/9/05 Single-family home, driveway, septic.

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

25 Rowan Street **Regulated Activity # 597**

Echavarria. LLC / Hat City Homes Assessor's Lot #I12068, I12069, RMF-4

Date of Receipt: 2/9/05. Affordable Housing - 6 units in 2 buildings.

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.

32 Oakland Avenue **Regulated Activity # 599**

Investor Property, LLC

Assessor Lot # I11050, RMF-4 Zone

Date of Receipt: 2/9/05.

Two 3-bedroom condominium buildings.

First 65 Days: 4/1/05. Second 65 Days: 6/5/05. Extension ltr. rec'd. 3/24/05. Impact report done by S. LeRoy 4/25/05.

50 Beaver Brook Road

Regulated Activity #601

James & Beth D'Entremont

Assessor's Lot # K12176

Date of Receipt: 2/23/05.

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. Alternate E rec'd. 4/19/05. S. LeRoy impact report done 4/21/05.

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. Soil scientist's report rec'd. 4/6/05. Revised site plan rec'd. 4/26/05.

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.

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. Detailed information requested. Revisions rec'd. 4/21, 4/22/05.

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.

NEW BUSINESS:

10 Valley Stream Drive

Regulated Activity # 612

George Manolis & Lisa Capellaro

Assessor's Lot # J08020, RA-20 Zone.

Date of Receipt: 4/27/05

Detached garage, driveway extension.

First 65 Days: 7/1/05. Second 65 Days: 9/4/05.

Indian Spring Road – Parcel B

Regulated Activity # 613

John DeGross

Assessor's Lot # K07020, RA-40 Zone.

Date of Receipt: 4/27/05.

Single-family residence.

First 65 Days: 7/1/05. Second 65 Days: 9/4/05. CCA, LLC.

Old Forty Acre Mountain Road-Parcel B Regulated Activity # 614

Curt Verdi – Verdi Construction

Assessor's Lot # K04199 (portion)

Date of Receipt: 4/7/05.

3 Lots, homes, wells, septic. RA-80 Zone.

First 65 Days: 7/1/05. Second 65 Days: 9/4/05.

ADMINISTRATIVE STAFF APPROVALS:

115 Federal Road

Regulated Activity # 611

City of Danbury / Cap City, Inc.

Assessor's Lot # L07095

Date of Receipt: 4/13/05. Still River Emergency Watershed Protection Project.

First 65 Days: 6/17/05. Administrative Approval done 4/20/05 by S. LeRoy.

CORRESPONDENCE:

EIC ADMINISTRATION, OPERATIONS, & FUTURE AGENDA ITEMS:

Updated Bylaws approved 2/23/05, effective 4/1/05, and recorded _____.

ADJOURNMENT: