



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

*Environmental Impact Commission*  
[www.ci.danbury.ct.us](http://www.ci.danbury.ct.us)  
203-797-4525  
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**AGENDA**

**June 22, 2005**

**Common Council Chambers 7:00 PM**

Next regularly scheduled meeting date July 13, 2005.

**ROLL CALL:**

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

**Continue** to 6/22/05, 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 ZEO. 12/8/04 EIC voted to allow Bigelow to remove the topsoil. Letter from Environmental Planning Svcs. rec'd. 4/13/05. 6/9/05 S. LeRoy called Bigelow for progress report.

Follow-up to Notice of Violation 12/14/04 to City View Farm, LLC, re: 80-82 Brushy Hill Road (Kenneth Kovacs - EIC **222**). Survey and soil study required, per S. LeRoy 4/27/05. Chianese asked that wetlands be flagged by 6/22/05 meeting.

Follow-up to Notice of Violation and denial, 12/10/04, to William S. Coffey, Jr., 43 Beaver Brook Road, EIC **585**. REMA to prepare remediation plan for 6/8/05. 6/8/05 Scientists proposed mitigation, planting plan. S. LeRoy to work closely with ecologists.

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. Seawall engineering plan to be reviewed by Leo Null. 6/8/05 S. LeRoy can then make recommendation.

Notice of Violation sent 5/23/05, 5 Cedar Drive, Patricia K. Bragdon, Assessor's Lot # J04110, seawall without permit, Candlewood Lake. Regulated Activity application rec'd. 6/20/05.

**PUBLIC HEARINGS:**

DEIC  
6/22/05 Agenda

**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. Extension ltr. rec'd. 4/21/05. Rev. maps 5/25/05 (no quorum). Grading, utilities, landscape, lighting plans rec'd. 5/31/05. Environmental Assessment Report done by S. LeRoy 6/22/05. Revisions received 6/22/05.

**Saw Mill Road – The Reserve**

**Regulated Activity # 607**

**Woodland Group II, LLC**

Assessor's Lot #A16002,C16012. PND Zone.

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.** New watercourse area mapped by soil scientist as per site walk 4/25/05. Revised site plans and mitigation report rec'd. 5/24/05. Ext. ltr. rec'd. 5/26/05. Revisions rec'd. 6/22/05.

**OLD BUSINESS:**

**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. Tabled to 6/8 by M. Mazzucco. Alternate plan rec'd. 6/3/05.

**37 Ironwood Drive**

**Regulated Activity # 616**

**William A. Asmar**

Assessor's Lot # C11018, RA-40 Zone.

Date of Receipt: 6/8/05.

Single-family residence.

First 65 Days: 8/12/05. Second 65 Days: 10/16/05. Soils report rec'd. 5/24/05. Revised map rec'd. 6/15/05.

**NEW BUSINESS:**

**Saw Mill & Old Ridgebury Roads**

**Regulated Activity # 619**

**The Reserve-Phase 8, phase A**

Assessor's Lot # A16002, C16012.

Date of Receipt: 6/22/05.

Sales & design studio. PND Zone.

First 65 Days: 9/2/05. Second 65 Days: 11/6/05.

**Padanaram Road**

**Regulated Activity # 620**

**Cotswold of Danbury, LLC**

Assessor's Lot # F07052, RA-20 Zone.

Date of Receipt: 6/22/05.

57 cluster residential units.

First 65 Days: 9/2/05. Second 65 Days: 11/6/05.

**445 North Main Street**

**Regulated Activity # 621**

**Four Star Realty, LLC**

Assessor's Lot # H12078, CL-10 Zone.

Date of Receipt: 6/22/05.

Gas station renovations.

First 65 Days; 9/2/05. Second 65 Days: 11/6/05.

**ADMINISTRATIVE STAFF APPROVALS:**

The following Administrative Approvals were granted June 9, 2005, by Senior Environmental Inspector Scott T. LeRoy, MPH, MS:

APPROVED **Regulated Activity # 319R-I**, Plumtrees Road, Plumpar, LLC (M12003).

APPROVED **Regulated Activity # 523R**, Saw Mill & Old Ridgebury Roads, WhiteCo Residential, The Reserve, Phase **1**–phase **A** modifications. (A16002, C16012).

APPROVED **Regulated Activity # 615**, 23 Alan Avenue, NeJame & Sons (H11113).

APPROVED **Regulated Activity # 612**, 10 Valley Stream Drive, George Manolis & Lisa Capellaro (J08020).

APPROVED **Regulated Activity # 526R-I**, 73 Boulevard Drive, Lake Place West, LLC (D16001).

**CORRESPONDENCE:**

C.A.C.I.W.C. Spring 2005 Newsletter (Connecticut Association of Conservation & Inland Wetlands Commissions, Inc.)

Two Aquatic Pesticide State Permit applications: Miller – Stephenson, 55 Backus Avenue, and Lake Wackawana, 17 Allen Road, by Connecticut Pond Services of Sandy Hook, CT

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

*Scott T. LeRoy, MPH, MS, and his Excellent News.*

**Olympic Drive**

**Regulated Activity # 617**

**Twenty Six-Four Olympic Drive, LLC** Assessor's Lot # F21005

Date of Receipt: 6/8/05. 9-lot residential subdivision, RA-80 Zone. First 65 Days: 8/12/05. **Public Hearing** to open **7/27/05**.

**ADJOURNMENT:**

The next regularly scheduled DEIC meeting will be held 7/13/05.