



CITY OF DANBURY
155 Deer Hill Avenue
Danbury, CT 06810

Environmental Impact Commission

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AGENDA

September 14, 2005

Common Council Chambers 7:00 pm

Next regularly scheduled meeting date 9/28/05.

ROLL CALL:

STAFF REPORTS & COMMUNICATIONS:

Report 9/12/05 from Steven Danzer, Ph.D., re: **EIC 620**, Cotswold of Danbury, LLC, Padanaram Road.

NOTICE(S) OF VIOLATION / CEASE & DESIST:

Notice of Violation, 8/22/05, to Gregory Street (G13215), Parcel B, **EIC 380**, Jose Lima required to appear tonight.

Notice of Violation, 7/19/05, to South Street/ Mannion Lane, **EIC 481**, Timber Oaks, Bethel Danbury Two, LLC, John Horton (fka, Lexington Crossing, Baker Residential). Voted on 8/10/05 to release Notice of Violation when revised site plan is received. Supplemental Erosion Control Plan rec'd. 9/13/05.

Continue, Notice of Violation, 9/23/04, to Jerome J. Bigelow, 46 Payne Road, Lot # M13005. -1Cease & 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. Survey rec'd. 7/12/05. Continued to 8/10/05. Requested soil test report from M. Klein. To be in compliance by tonight.

Follow-up to Notice of Violation and denial, 12/10/04, to William S. Coffey, Jr., 43 Beaver Brook Road, **EIC 585**. 6/8/05 Scientists proposed mitigation, planting plan. 8/29/05 Engineer Ramunni's report rec'd. To be in compliance by 9/14/05.

PUBLIC HEARINGS:

252 Great Plain Road For Consideration & Possible Action

Richard & Deborah Mikelic Assessor's Lot # J04148

Richard & Deborah Mikelic vs. Environmental Impact Commission and Inland Wetlands Commission, regarding 9/22/04 denial and Notice of Violation. **EIC #573**. Revised drainage improvement plan rec'd. 8/9/05. Executive Session held 8/10/05. Proposed Stipulated Judgment rec'd. 9/13/05.

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. Additional documents requested 8/24/05. Staking is complete. B. Chianese did site walk 8/18/05. Continue Public Hearing opened 8/24/05. Report from Danzer rec'd. 9/12/05.

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. Alternate plan rec'd. 6/3/05. Extension ltr. rec'd. 6/28/05. M. Mazzucco withdrew Planning Comm. subdivision application.

Prudential Realty- Richard S. Jowdy Regulated Activity # 624

Chambers Road Assessor's Lot # D07068, RA-40 Zone.

Date of Receipt: 7/13/05. Subdivide to two residential lots.

First 65 Days: 9/16/05. Second 65 Days: 11/20/05. J. Kozuchowsky's comments rec'd. 8/10/05.

Rockwood Lane Regulated Activity # 626

Paul Defabritis Assessor's Lot # B09002, RA-80 Zone.

Date of Receipt: 8/24/05. SF home, well, septic, driveway.

First 65 Days: 10/28/05. Second 65 Days: 1/1/06. Plans to S.Danzer 8/17/05.

Saw Mill Road/ The Reserve Regulated Activity # 628

Ann's Place, Phase 7, phase A Assessor's Lot # A16002, C16012, PND Zone.

Date of Receipt: 8/24/05. 14,000 sq.ft. office building.

First 65 Days: 10/28/05. Second 65 Days: 1/1/06. Cut & Fill, Layout plans received 9/8/05 from Tighe & Bond.

NEW BUSINESS:

APPLICATIONS FOR ADMINISTRATIVE APPROVAL:

ADMINISTRATIVE STAFF ACTIONS:

81 Newtown Road **Regulated Activity # 618**

Benderson Development Co. Assessor's Lot # M11022, CG- 20 Zone.

Date of Receipt: 6/8/05. Hampton Inn conversion & renovation.

First 65 Days: 8/12/05. Second 65 Days: 10/16/05. Extension ltr. rec'd. 8/19/05 from CCA, LLC. *Admin. Approval* done by S. LeRoy 9/9/05.

Spruce Mountain Trail **Regulated Activity # 609**

Spruce Mountain Terrace, LLC Assessor's Lot # G21005

Date of Receipt: 4/13/05 5 lot residential subdivision, one dwelling.

First 65 Days: 6/17/05. Second 65 Days: 8/21/05. Seepage analysis rec'd. 4/13/05. Ext. letter rec'd. 6/10/05. *Admin. Approval* done by J. Kozuchowsky 9/12/05.

CORRESPONDENCE:

CT Conference of Municipalities has provided land use application fee schedules for Greenwich, Meriden, Norwalk, Waterbury and West Hartford.

EIC ADMINISTRATION, OPERATIONS & FUTURE AGENDA ITEMS:

DEIC boat tour with CLA tentatively set for Saturday 10/1/05, or contact Larry Marsicano individually at claexedir@earthlink.net

ADJOURNMENT: