



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

*Environmental Impact Commission*

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**ACTIONS TAKEN**

**October 11, 2006**

**Common Council Chambers**

The meeting opened at 7:11 pm, called to order by Chairman Lees.

Members Present: Chairman Bruce Lees, William J. Mills, Matthew N. Rose, Jessica Soriano, Bernard Gallo, Jon Fagan (Soriano left meeting at 7:58 pm)

Members Absent: Craig Westney, Kurt Webber, Mark Massoud (in attendance in audience, but not yet sworn in)

Staff Present: Daniel Baroody, RS, MPH, Senior Environmental Inspector, Secretary Patricia Lee

Chairman Lees welcomed back Mark Massoud, Alternate EIC Member, Inland Wetlands and Watercourses Agency Director in Greenwich, and former City of Danbury Environmental Inspector.

**PUBLIC HEARING:**

**193-207 Great Plain Road**

**Regulated Activity # 723**

**Sycamore Trails Group, LLC**

Lots # J04085,J04084,J05009,J05100, RA-80 Zone.

Date of Receipt: 8/23/06.

Savannah Hills Subdivision, 12 SF lots proposed.

Cordeiro, ±33.5 acres. Site walk 10/6/06 by Mills, Baroody. Public Hearing opened 10/11/06. Comments from Conservation Commission rec'd. 10/10/06. Preliminary comments from B. Wood, CLA, rec'd. 10/11/06. Six members of the public spoke. Motion to **continue** Public Hearing to 10/25/06 by Mills. Second by Fagan. Motion carried unanimously. PH must close 11/15/06.

**OLD BUSINESS:**

**Saw Mill Road & Old Ridgebury Road,**

**Regulated Activity # 717**

**The Reserve, Phase 4, phase A,**

Assessor's Lot # B15001, PND Zone.

Date of Receipt: 7/12/06.

401 residential units, "Encore at Rivington".

WCI Communities /Tighe & Bond. Planting plans rec'd. 8/23/06. Impact report by D. Baroody 8/23/06. Site visits 9/5 and 9/8/06. "Western Entry Re-Alignment

Alternate" rec'd. 9/20/06. Wetland Creation detail rec'd. 9/25/06. Public Hearing opened 9/13/06; closed 9/27/06. Plenary report by D. Baroody 9/27/06. Fagan recused himself. Motion to **create subcommittee** to develop conditions of approval (Mills, Rose) by Rose. Second by Mills. Motion carried unanimously. Motion to **table** by Mills. Second by Gallo. Motion carried unanimously.

**67 Cedar Drive**

**Regulated Activity # 709**

**Blanca Hubbell**

Assessor's Lot # K04172, RA-20 Zone.

Date of Receipt: 6/14/06.

Stone walls, patio.

Recommendations from B. Wood/ CLA rec'd. 7/26/06. Extension letter rec'd. 8/9/06. Revised plans rec'd. from M. Lillis 9/25 & 10/6/06. Screening report by D. Baroody 10/11/06. Motion to **approve** with conditions by Fagan. Second by Mills. Motion carried by four votes.

**10 Great Pasture Road**

**Regulated Activity # 719**

**Chuck Saber**

Assessor's Lots #L15008, L15009, RA-40 Zone.

Date of Receipt: 8/9/06.

Safe & Sound Storage, 4 buildings.

Notified Bethel Town Clerk. Revisions rec'd. 9/27/06. Screening report by D. Baroody 10/11/06. Motion to **approve** with conditions by Gallo. Second by Fagan. Motion carried unanimously.

**13 Flint Ridge Road**

**Regulated Activity # 726**

**Claudia Wagner & Don Lebowitz**

Assessor's Lot #J04050, RA-20 Zone.

Date of Receipt: 9/13/06.

LaurelRock Company, grading, seeding.

N.U. Permit and CLA comments rec'd. 10/6/06. Rec'd. request to table to 10/25/06 from applicant. Fagan recused himself. Motion to **table** by Rose. Second by Gallo. Motion carried by four votes.

**4 Circle Drive**

**Regulated Activity # 729**

**Nicholas Cerino**

Assessor's Lot #I05052, RA-20 Zone.

Date of Receipt: 9/27/06.

Proposed attached 2-car garage.

J & R Construction. B-100 plan rec'd. 10/10/06. Motion to **table** to allow time to review plan by Fagan. Second by Mills. Motion carried unanimously.

**22-24 Padanaram Road**

**Regulated Activity # 567 R**

**Elmer Palma, LLC**

Assessor's Lot#H10124, H10125, CN-20 Zone.

Date of Receipt: 9/27/06.

Elmer's Diner /Artel Engineering Group.

(fka, RDB Associates, LLC). Elmer Palma, LLC, requests EIC Commission transfer approval to new owner. Building Department has stopped work on walls closest to water. Structural changes. Screening report by D. Baroody 10/11/06. Motion to **approve** with conditions by Fagan. Second by Rose. Motion carried unanimously.

**NEW BUSINESS:**

**79-81 Sand Pit Road**

**Regulated Activity # 731**

**Sand Pit Investors, LLC**

Assessor's Lot #K10044, IL-40 Zone.

Date of Receipt: 10/11/06.

10,980 sq.ft. medical office building.

Presentation by S. Sullivan of CCA, LLC. Motion to **table** to 10/25/06 by Rose. Second by Fagan. Motion carried unanimously.

**Ironwood Drive**

**Regulated Activity # 471 R**

**Mark & Corinne McConkey**

Assessor's Lot #C11002, RA-40 Zone.

Date of Receipt: 10/11/06.

SF residence, well, septic, driveway.

Presentation of revised plan by M. Mazzucco, PE. Previously approved 10/02 by EIC. Motion to **table** by Rose. Second by Mills. Motion carried unanimously.

**ADMINISTRATIVE STAFF ACTIONS:**

EIC **585**, N.O.V. issued 11/16/04 to William Coffey, Jr., re: 43 Beaver Brook Road. Letter sent by R. L. Edwards, Atty., 3/14/06. Compliance schedule provided to Corporation Counsel 9/28/06 by GZA GeoEnvironmental, Inc. Chairman Lees requested S. Danzer review GZA analyses.

**CORRESPONDENCE:**

CACIWC (CT. Association of Conservation & Inland Wetlands Commissions, Inc.) The Habitat, Summer 2006 Newsletter, Vol. XVIII, No.3.\_

29th Annual Meeting of CACIWC & Environmental Conference, 11/4/06, Wallingford, CT. Funds requested from City for workshop attendees.

**EIC ADMINISTRATION & FUTURE AGENDA ITEMS:**

**Padanaram Road, "Spring Creek"**

**Regulated Activity # 725**

**Woodland Group, LLC**

Assessor's Lot #G09086, RA-40 Zone.

Date of Receipt: 9/13/06

51-Unit housing facility, 9.8 acres.

First 65 Days: 11/17/06. Second 65 Days: 1/21/07. Public Hearing to open **10/25/06**. Plans mailed to S. Danzer 9/20/06. PH must close 11/29/06.

**ADJOURNMENT:**

Motion to adjourn by Rose. Second by Mills. Motion carried unanimously at 8:55 pm.

The next regular EIC meeting will be held on **October 25, 2006, 7 pm.**