



**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**

**March 9, 2005 – 7:30 pm**

**Common Council Chambers**

*Next regularly scheduled meeting: March 23, 2005.*

**ROLL CALL:**

**EXECUTIVE SESSION:**

**7:00 pm:** Executive Session, Stew Leonard's, SRLJ, LLC vs. Environmental Impact Commission, **EIC 533**, regarding pending litigation re: 4/14/04 denial for rear parking area.

**OLD BUSINESS:**

**Wibling Road – Danbury Airport**

**Regulated Activity # 600**

**City of Danbury**

Assessor's Lot # G18001

Date of Receipt: 2/7/05.

Reconstruction of parking area.

First 65 Days: 2/1/05. Second 65 Days: 6/5/05

**PUBLIC HEARING:**

**1 Scuppo Road / Samuels Court**

**Regulated Activity # 594**

**Alderhouse Residential Communities**

Assessor's Lot # F14073

Date of Receipt: 1/26/05.

36 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.

**OLD BUSINESS CONTINUED:**

**12 Great Pasture Road**

**Regulated Activity # 593**

**TDRAP, LLC**

Assessor's Lot # L16010

Date of Receipt: 1/12/05.

Warehouse/ office building & driveway.

First 65 Days: 3/18/05. Second 65 Days: 5/22/05.

**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. Second 65 Days: 6/5/05. Comments rec'd. from CLA 2/9/05.

**22 Long Ridge Road**

**Regulated Activity # 596**

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

Assessor's Lot # J20031

Date of Receipt: 2/9/05

Single-family home, driveway, septic.

First 65 Days: 4/1/05. Second 65 Days: 6/5/05.

**25 Rowan Street**

**Regulated Activity # 597**

**Echavarria. LLC / Hat City Homes**

Assessor's Lot # I12068, I12069

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.

**32 Oakland Avenue**

**Regulated Activity # 599**

**Investor Property, LLC**

Assessor Lot # I11050

Date of Receipt: 2/9/05.

Two 3-bedroom condominium buildings.

First 65 Days: 4/1/05. Second 65 Days: 6/5/05.

**50 Beaver Brook Road**

**Regulated Activity #601**

**James & Beth D'Entremont**

Assessor's Lot # K12176

Date of Receipt: 2/23/05.

Warehouse/ Office Building.

First 65 Days: 4/29/05. Second 65 Days: 7/3/05. B. Doto, P.E.

**28 Oakland Avenue (Casali) Regulated Activity #602**

**Oakland Avenue Associates, LLC** Assessor's Lot # I11048

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.

**88 South Street (Botelho) Regulated Activity #603**

**Danbury Victorian Associates** Assessor's Lot # J15245

Date of Receipt: 2/23/05 Fifteen 3-bedroom townhouses.

First 65 Days: 4/29/05. Second 65 Days: 7/3/05.

**46 Merrimac Street Regulated Activity #604**

**Sebastian T. DeOliveira** Assessor's Lot # H15051

Date of Receipt: 2/23/05. Three multi-family dwellings.

First 65 Days: 4/29/05. Second 65 Days: 7/3/05.

**NEW BUSINESS:** None.

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

Follow-up to 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.

Follow-up to complaint letter, 12/1/04, re: Krauss, 126 West King Street, from DellaSorte. 12/22/04 S. LeRoy sent certified letter re: violations. Issue opened at 1/12/05 meeting.

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 meeting.

**APPLICATIONS FOR ADMINISTRATIVE APPROVAL:**

**Jeffrey Court & Hospital Avenue Regulated Activity # 595**

**BRT General Corporation**

Assessor's Lot # J11215,J11216,J11217,J11218

Date of Receipt: 1/26/05

Hillside Gardens, 28 apartments in 3 buildings

First 65 Days: 1/26/05. Second 65 Days: 4/1/05. Admin.Approval requested.

**54 West Redding Road**

**Regulated Activity # 605**

**Joseph Carty**

Assessor's Lot # I24012

Date of Receipt: 2/23/05.

SF residence, well, septic, driveway.

First 65 Days: 4/29/05. Second 65 Days: 7/3/05.

**ADMINISTRATIVE STAFF APPROVALS:**

**17 Aspen Way**

**Regulated Activity # 540 R**

**John Bruno (Cosmo Mazza)**

Assessor's Lot # L04006

Date of Receipt: 2/9/05.

Dwelling, driveway, well, septic.

First 65 Days: 4/1/05. Engineering Dept. requested revision. Admin. Approval by S. LeRoy 2/22/05.

**Plumtrees Road**

**Regulated Activity # 319 R**

**Plumpar, LLC**

Assessor's Lot # M12003

Date of Receipt: 2/9/05.

Storage of equipment & building materials.

First 65 Days: 4/1/05. (formerly KILCO, LLC) Admin.Approval by S. LeRoy 2/22/05.

**Woodland Hills/Shelter Rock Rd. Regulated Activity # 592**

**Ginsburg Development CT, LLC**

Assessor's Lot # L14077

Date of Receipt: 12/15/04

Detention basin outlet stabilization.

First 65 Days: 2/18/05. Site Inspection Report rec'd. 1/21/05 re: drainage outfalls. Conceptual Mitigation Plan received 1/25/05. Stream remediation letter rec'd. 2/8/05. Admin. Approval by S. LeRoy 2/22/05.

**47-51 Middle River Road**

**Regulated Activity #557R**

**The Estates at Middle River**

Assessor's Lot # E12001

Date of Receipt: 2/23/05.

Two Single-family Residences (Revision)

First 65 Days: 4/29/05. Administrative Approval by S. LeRoy 3/1/05.

**Oil Mill Road, Parcel A**

**Regulated Activity # 590**

**Burtons Bridge, LLC**

Assessor's Lot # H15377

Date of Receipt: 12/8/04.

Three-family residence, driveway, swale.

First 65 Days: 2/11/05. Second 65 Days: 4/17/05. Notice of Violation released 2/23/05. Rev. Upland Buffer Planting Plan rec'd. 3/4/05. Admin. Approval by S. LeRoy 3/7/05.

**CORRESPONDENCE:**

Checklist for EIC Members: "Assessing the Impacts: Evaluating the Potential Physical Changes to Wetlands and Watercourses from Upland Development".

Letter from CT DEP 2/8/05, General Permit Application for routine maintenance and improvements to various drainage systems, bridges, trails, etc. at State Parks or Forests, wildlife areas or boat launches, on an "as needed" basis.

Invitation to Yale's "A Stewardship Plan for the Natural Resources of Tarrywile Park", 3/22/05, 7:30 pm, Tarrywile Mansion Library. RSVP by 3/18/05 (203)744-3130.

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

Prindle Lane, Interstate Business Center (D14001), **EIC 494**. Is the project in compliance with their approval of 7/03?

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

**ADJOURNMENT:**