



**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**

**October 26, 2005**

Common Council Chambers 7:30 pm

Next regularly scheduled meeting date 11/9/05

**ROLL CALL:**

**ACCEPTANCE OF MINUTES:** June 8, June 22, and July 13, 2005.

**STAFF REPORTS & COMMUNICATIONS:**

Steven Danzer, Ph.D., Addendum Report on **EIC 620**, Cotswold of Danbury, LLC., Padanaram Road.

Scott T. LeRoy, Screening Report on **EIC 630**, William & Colleen Stanley, Jr., 60 East Lake Road.

Jack S. Kozuchowski, Impact Report on **EIC 628**, Ann's Place, Phase 7, phase A, The Reserve/ Saw Mill Road.

Jack S. Kozuchowski, Report on **EIC 634**, 46 Shelter Rock Road, Great American Insurance Company (see New Business).

Jack S. Kozuchowski, Site Restoration Recommendations, **EIC 638**, 88 King Street, H. Bessette (see N.O.V. and New Business).

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

Notice of Violation, 8/22/05, to 7 Gregory Street (G13215), Parcel B, EIC **380**. Voted on 9/14/05 to return site to original condition by 12/14/05. 9/30/05 Site Improvement Plan rec'd. from P. Fagan.

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. 9/05 Waiting for fees to be paid.

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. Engineering Dept. will review slope

10/26/05 EIC

stabilization.

88 King Street- Notice of Violation mailed 10/5/05 to Henry & Ida Mae Bessette for dredging pond without permit. New **EIC 638** application rec'd. 10/25/05 (see New Business). Site restoration recommendations done by J.Kozuchowski 10/25/05.

**PUBLIC HEARINGS:**

**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.

Continue Public Hearing opened 8/24/05, continued 9/14, 9/28 & 10/26/05, with 12/2/05 deadline. Report from Danzer rec'd. 9/12/05. Extension letter rec'd. 9/16/05. Requested information rec'd. 9/30, 10/6, 10/13, 10/14, 10/17/05. Danzer Addendum report rec'd. 10/19/05.

**OLD BUSINESS:**

**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. Revisions, alternates rec'd. 9/26/05. J. Kozuchowski presents impact report tonight. Extension ltr. received 10/11/05.

**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. S. Danzer report received 10/11/05. Property is staked 10/6/05 per M. Mazzucco. Extension ltr. received 10/26/05.

**60 East Lake Road**

**Regulated Activity # 630**

**William & Colleen Stanley, Jr.**

Assessor's Lot # F05013, RA-40 Zone.

Date of Receipt: 9/28/05.

SF home, septic, well, driveway.

First 65 Days: 12/2/05. Second 65 Days: 2/5/06. S.LeRoy did preliminary review & met with applicant 10/14, 10/20. New plans, narrative rec'd. 10/20/05. S LeRoy did Impact Report 10/26/05.

**62 Chestnut Street, Inc.**

**Regulated Activity # 529 R**

**62 Chestnut Street**

Assessor's Lot # J13298, RMF-4 Zone.

Date of Receipt: 9/28/05.

Engineering requests drainage revisions.

First 65 Days: 12/2/05. Second 65 Days: 2/5/06. Artel Engineering Group, LLC.

**46 Payne Road**

**Regulated Activity # 631**

**Estate of Jerome Bigelow**

Assessor's Lot # M13005, IG-80 Zone.

Date of Receipt: 9/28/05.

Jeffrey Bigelow & Milton Feldman.

First 65 Days: 12/2/05. Second 65 Days: 2/5/06. Wetlands enhancement project. Revised mitigation plans rec'd. 10/21/05.

**NEW BUSINESS:**

**Seneca Trail / Candlewood Pines**

**Regulated Activity # 632**

**Pamela Equities Corp.**

Assessor's Lot # H03069, RA-80 Zone.

Date of Receipt: 10/26/05.

Lots 15A- 21A.

First 65 Days: 12/30/05. Second 65 Days: 3/5/06. CCA, LLC.

**18 Waterview Drive**

**Regulated Activity # 633**

**Steven Weiss**

Assessor's Lot # I07019, I07020

Date of Receipt: 10/26/05.

Residence reconstruction with new septic, RA-20 Zone.

First 65 Days: 12/30/05. Second 65 Days: 3/5/06.

**46 Shelter Rock Road**

**Regulated Activity # 634**

**Great American Insurance Co.**

Assessor's Lot # K15108, IL-40 Zone.

Date of Receipt: 10/26/05.

Remove, clean-up contaminated silt.

First 65 Days: 12/30/05. Second 65 Days: 3/5/06. Peter H. Daria. Impact Report done by J. Kozuchowski 10/26/05.

**25 Rowan Street**

**Regulated Activity # 597 R**

**Echavarria, LLC / Hat City Homes**

Assessor's Lot # I12068, I12069, RMF-4

Date of Receipt: 10/26/05.

Revision to 6 units, Affordable Housing.

First 65 Days: 12/30/05. Second 65 Days: 3/5/06. Artel Engineering Group, LLC.

**23 Backus Avenue**

**Regulated Activity # 635**

**U.S. Postal Service, Danbury**

Assessor's Lot # E18010, IL-40 Zone.

Date of Receipt: 10/26/05.

Add 79 parking spaces -Post Office.

First 65 Days: 12/30/05. Second 65 Days: 3/5/06. Codespoti & Assoc., PC

**South King Street, Lot #2**

**Regulated Activity # 636**

**Eric Schweitzer**

Assessor's Lot # D07034, RA-40 Zone.

Date of Receipt: 10/26/05.

SF residence, well, septic, driveway.

First 65 Days: 12/30/05. Second 65 Days: 3/5/06. Copy to S. Danzer.

**Grandview Drive, Parcel #2**

**Regulated Activity # 637**

**James Dobush**

Assessor's Lot # E10096, RA-40 Zone.

Date of Receipt: 10/26/05.

SF residence, well, septic, driveway.

First 65 Days: 12/30/05. Second 65 Days: 3/5/06.

**88 King Street**

**Regulated Activity # 638**

**Henry P. Bessette**

Assessor's Lot # C06004, RA-80 Zone.

Date of Receipt: 10/26/05.

Pond dredging N.O.V. 10/5/05.

First 65 Days: 12/30/05. Second 65 Days: 3/5/06. Site restoration recommendations done by J. Kozuchowski 10/25/05.

**APPLICATIONS FOR ADMINISTRATIVE APPROVAL:**

N.A.

**ADMINISTRATIVE STAFF ACTIONS:**

By Health Director, Scott T. LeRoy, MPH, MS:

**Denied**, Old Forty Acre Mountain Road, Parcel B, Regulated Activity # **614**, Curt Verdi – Verdi Construction (three-lot subdivision).

**Approved**, 47-49 Lake Avenue Extension, Regulated Activity # **528 R**, Christopher Williams, AIA (CVS).

**Approved**, Forty Acre Mountain Road, Regulated Activity # **627**, Candlewood Park, Inc. (municipal water & sewer).

By Jack S. Kozuchowski, Coordinator of Environmental and Occupational Health Services:

**Approved**, 38 Middle River Road, Regulated Activity # 510R, Tony Nunes' revision.

**CORRESPONDENCE:**

CT Council on Environmental Quality 2004 Annual Report.

CLA recommendations by Brian Wood for **ZBA 05-70**, 5 Boulder Ridge Road, Joseph Nunes, dated 10/12/05, project adjacent to Candlewood Lake.

CLA recommendations by Brian Wood for **ZBA 05-71**, Reynolds Road, George T. Kendall, dated 10/13/05, project adjacent to Candlewood Lake.

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

**ADJOURNMENT:**