



CITY OF DANBURY
155 Deer Hill Avenue
Danbury, CT 06810

Environmental Impact Commission

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ACTIONS TAKEN

January 25, 2006

Common Council Chambers

Meeting opened at 7:06 pm.

Members Present: Chairman Shailesh Nagarsheth, Bruce R. Lees, Matthew N. Rose, Alt. Kurt A. Webber, Jon K. Fagan

Members Absent: Craig Westney, Kevin Russell, William J. Mills

Staff Present: Jack S. Kozuchowski, CHMM, Coordinator of Environmental and Occupational Health Services, Secretary Patricia Lee

ACCEPTANCE OF MINUTES: November 30, 2005 and corrected minutes for August 25, 2004 unanimously accepted.

STAFF REPORTS & COMMUNICATIONS:

Jack S. Kozuchowski, CHMM, made recommendations on the following items:

EIC **529 R** – Chestnut Square, 62 Chestnut Street, mitigation at Doyle's Pond, Hatters' Park. Revised planting plan received 1/25/06.

EIC **649** – Immaculate High School.

EIC **642** – Kennedy Place, 1 Kennedy Avenue.

Violation, **36 Franklin Street**. Health Dept. to order Cease & Desist Order and hold Show Cause Hearing 2/8/06.

EIC **631**, 46 Payne Road, Bigelow.

NOTICE(S) OF VIOLATION, CEASE & DESIST ACTIONS:

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. COD Engineering Dept. cannot comment on slope stabilization. LeRoy sent cert. letter 1/18/06: site engineering data, calculations and analysis required by **3/8/06**.

Notice of Violation, 12/21/05, to Nicholas Tsakonitis, **36 Franklin Street** (H13036) for gross violation with placement of fill in wetlands and a watercourse below property. Violator ordered to cease, and appeared at 1/11/06 meeting. Owner non-compliant in 5 out of 6 orders, per Kozuchowski 1/25/06.

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. Revised mitigation plans rec'd. 10/21/05. Narrative report rec'd. 11/23/05 from Mazzucco. Project impact report by S. LeRoy 11/30/05. Mitigation plan rec'd. 12/12/05. Extension ltrs. rec'd. 12/13/05 & 2/27/05. **N.O.V.** still in place 12/14/05. On 12/14/05, EIC voted to table to allow time to get co-executor's permission for Conservation Easement. Motion to **move to Administrative Approval** by Rose. Second by Fagan. Motion carried unanimously.

OLD BUSINESS:

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. Extension ltr. rec'd. 12/1/05. 1/11/06 rev. mitigation plans rec'd. J. Kozuchowski recommendations rec'd. 1/25/06. Revised planting plan rec'd. 1/25/06. Motion to **approve** with conditions by Fagan. Second by Lees. Motion carried unanimously.

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. S. Sullivan of CCA, LLC: site is staked 12/8/05. No objections by Northeast Generation Svcs. Revised septic system plans with CLA recommendations rec'd. 12/12/05. Ext. ltr. rec'd. 12/23/05. Motion to **table** to 2/8/06 by Lees. Second by Rose. Motion carried unanimously.

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. Site staked 11/18/05. Extension ltr. rec'd. 1/9/06. Revisions to septic rec'd. 1/23/06. Motion to **move to Administrative Approval** by Lees. Second by Rose. Motion carried unanimously.

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. Danzer report rec'd. 11/7/05. Postponed 11/30/05 & 12/14/05 to work on mitigation plan. Extension ltr. rec'd. 12/21/05. Kozuchowski & Schweitzer met 1/5/06. Motion to **table** to 2/8/06 by Lees. Second by Fagan. Motion carried unanimously.

40-42 Kenosia Avenue Regulated Activity # 641

Matthew Ahearn Assessor's Lot #E17085, E17086, IL-40 Zone.

Date of Receipt: 11/30/05. Contractor equipment sales, storage, repair.

First 65 Days: 2/3/06. Second 65 Days: 4/9/06. Engineering's comments rec'd. 12/21/05. Tabled to 1/25/06 per Mazzucco. Revisions rec'd. 1/20/06. Motion to **table** by Fagan. Second by Webber. Motion carried unanimously.

1 Kennedy Avenue Regulated Activity # 642

BRT Kennedy, LLC Assessor's Lot #H14356, H14356-1, H13289, C-CBD Zone.

Date of Receipt: 11/30/05. Kennedy Place: condominiums & retail.

Public Hearing opened / closed 1/11/06. Decision required by 2/15/06. Motion to **table** by Lees. Second by Fagan. Motion carried unanimously.

51A East Lake Road Regulated Activity # 643

Richard Radachowski Assessor's Lot # E06061, RA-80 Zone.

Date of Receipt: 11/30/05. Single-family home, well, septic, driveway.

First 65 Days: 2/3/06. Second 65 Days: 4/9/06. Alternatives rec'd. 12/14/05 from Artel. Revised septic plan rec'd. 1/23/06. Extension ltr. requested 1/26/06. Motion to **table** by Rose. Second by Fagan. Motion carried unanimously.

Saw Mill Road & Old Ridgebury Road Regulated Activity # 646

WCI Communities/ The Reserve Assessor's Lot # B15001, PND Zone.

Date of Receipt: 11/30/05. Phase 6: 284 cluster residences.

First 65 Days: 2/3/06. Second 65 Days: 4/9/06. Project summary rec'd. 12/29/05. Extension ltr. rec'd. 1/26/06. Motion to **table** by Lees. Second by Rose. Motion carried unanimously.

73 Southern Boulevard Regulated Activity # 649

Immaculate High School Assessor's Lot # I16078, RA-8 Zone.

Date of Receipt: 1/11/06. Track & field, parking improvements.

First 65 Days: 3/17/06. Second 65 Days: 5/21/06. Impact Report by J. Environmental Impact Commission Actions Taken

Kozuchowski done 1/25/06. Motion to **approve with conditions** by Lees. Second by Rose. Motion carried unanimously.

Winnebago Trail, Lots 1A – 5A Regulated Activity # 650

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

Date of Receipt: 1/11/06. Single-family home with related site work.

First 65 Days: 3/17/06. Second 65 Days: 5/21/06. Recommendations from CLA, Brian Wood, rec'd. 1/10/06. Motion to **table** to 2/8/06 by Lees. Second by Fagan. Motion carried unanimously.

Winnebago Trail Regulated Activity # 651

Pamela Equities Corp. Assessor's Lot # I03003, RA-80 Zone.

Date of Receipt: 1/11/06. Single-family home with related site work.

First 65 Days: 3/17/06. Second 65 Days: 5/21/06. CCA, LLC. Northeast Generation Svcs. approved, based on 1/11/06 CLA recommendations. Motion to **table** to 2/8/06 by Lees. Second by Fagan. Motion carried unanimously.

NEW BUSINESS:

38 Sunset Cove Regulated Activity # 652

Richard & Susan Wotton Assessor's Lot # K02044, RA-20 Zone.

Date of Receipt: 1/25/06. Addition to residence.

First 65 Days: 3/31/06. Second 65 Days: 6/4/06. Applicant to get letter from CLA. Motion to **table** by Lees. Second by Rose. Motion carried unanimously.

5 Golden Hill Road Regulated Activity # 653

Michael Glick Assessor's Lot # H12091, RA-20 Zone.

Date of Receipt: 1/25/06. N.O.V. 11/16/05 for filling.

First 65 Days: 3/31/06. Second 65 Days: 6/4/06. Eric Gleissner, Landscaper. Notice of Violation 11/16/05 for filling, fill material, without DEIC permit. LeRoy, Kozuchowski, Mead & Gleissner met on 12/14/05. Soil study rec'd. 12/13/05. Eric Gleissner delivered plans 1/12/06. Motion to **table** by Lees. Second by Rose. Motion carried unanimously.

CORRESPONDENCE:

Notice from U.S. Dept. of Housing & Urban Development (HUD) of intent to work on

two buildings partially in a floodplain: 385 Main Street & 36 West Wooster Street.

EIC ADMINISTRATION, OPERATIONS & FUTURE AGENDA ITEMS:

See EIC 631, Bigelow (page 2)

ADMINISTRATIVE STAFF ACTIONS: None.

ADJOURNMENT:

Rose made a motion to adjourn. Fagan seconded. Motion carried unanimously at 8:20 pm.

The next regular meeting DEIC meeting will be 2/8/06 at 7 pm.