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CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
(203) 797-4525
(203) 797-4586 (FAX)

October 25, 2010

To: Mayor Mark Boughton
Members of City Council

From: Planning Commission

Re: 8-24 Referral/September 2010 Council Agenda Item #9: Request for Water and Sewer Extensions/Ridge Developers LLC, 12 Clapboard Ridge Rd. (#H12002)

The Planning Commission has received a request from the City Council for a report pursuant to CT General Statutes/Sec 8-24, regarding the above referenced items.

At the October 6, 2010 meeting, the Planning Commission made a motion to give this a positive recommendation subject to compliance with the standard public water and sewer extension conditions required by the Dept. of Public Works and Engineering Dept. All final plans and documents should be approved by Corporation Counsel's office prior to acceptance and recording.

Arnold E. Finaldi Jr.
Chairman

AEF/jr

Attachment

c: Engineering Dept.
Corporation Counsel

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CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ENGINEERING DIVISION
(203) 797-4641
FAX (203) 796-1586

FARID L. KHOURI, P.E.
CITY ENGINEER

September 15, 2010

Honorable Mark D. Boughton, Mayor
City Council
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

**Subject: Request for Sanitary Sewer and Water Main Approval
Time Extension
12 Clapboard Ridge Road
Ridge Developers, LLC/Richard Ramey**

Dear Mayor Boughton and City Council Members:

As per Sec. 16-6.1 and Sec. 21-21 of the Code or Ordinances, at the September 9, 2010 City Council meeting, the 8/19/2010 Application from Attorney Paul N. Jaber requesting a time extension for the approval previously granted by the Common Council for the installation of a sanitary sewer main and a water main to serve the above-noted property (Tax Assessor's Lot H12002) was referred to our office for a report (reference item 9 of the meeting minutes).

The developer and his attorney have explained to me that due to the unstable economy, the project was not completed to date. An 18 month time extension, related to the approval of the sanitary sewer and water main extension, is acceptable to the Engineering Division of the Public Works Department.

If you make the determination to approve this requested time extension, the approval should be subject to the current standard 8 conditions (copy enclosed).

If you have any questions, please feel free to contact me.

Very truly yours,

Farid L. Khouri, P.E.
City Engineer

Enclosure

- C: Antonio Iadarola, P.E., with enc.
- David M. Day, P.E., with enc.
- Dennis Elpern, with enc.
- Laszlo L. Pinter, Esq., with enc.

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APPENDIX A

**CONDITIONS AND RESTRICTIONS
TYPICAL SANITARY SEWER AND WATER EXTENSIONS
CITY COUNCIL
CITY OF DANBURY**

1. The petitioner shall bear all costs relative to the installation of said sanitary sewer/water extension.
2. The petitioner shall submit as-built drawings of this extension prepared by a licensed Connecticut Land Surveyor for approval by the City Engineer.
3. Detailed engineering plans and specifications are to be approved by the City Engineer and the Superintendent of Public Utilities prior to the start of construction.
4. If required, a warranty deed in a form satisfactory to the Corporation Counsel shall be executed by the petitioner conveying to the City all right, title, interest and privileges required hereunder and said deed shall be held in escrow for recording upon completion of installation.
5. That upon completion of installation, title to said sewer/water line within City streets and any necessary documents be granted to the City in a form which is acceptable to the City Engineer and Corporation Counsel.
6. The petitioner shall convey ownership of any easements to all or such portions of the sanitary sewer/water lines as the City Engineer's Office determines are of potential benefit to other landowners in the City.
7. No Certificate of Occupancy shall be issued until the above requested forms, documents, plans, etc. are received and the City owns the extended sanitary sewer/water lines.
8. **This approval shall expire eighteen (18) months following the date of the City Council action. The City Council may, at its option, renew this approval for another eighteen months period. A letter to the City Council requesting a time extension is warranted.**