



11

CITY OF DANBURY
OFFICE OF THE CORPORATION COUNSEL
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810
(203) 797-4518 (203)796-8043 FAX

November 23, 2010

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

Re: November 2010 Agenda Item # 5
Conveyance of "Parcel X" - Zini Construction, LLC - Fairlawn Avenue

Dear Mayor Boughton and City Council Members:

At the November City Council meeting, the above mentioned conveyance was referred to our office for a report within thirty (30) days (reference item #5 of the meeting minutes). Pursuant to the requirements of the Petitioner's subdivision approval for a three lot subdivision located at 18 Fairlawn Avenue, the Petitioner is required convey "Parcel X" to the City for highway purposes.

The proposed warranty deed for "Parcel X" and accompanying documents have previously been submitted to the City for review by Attorney J. Timothy Deakin on behalf of the Petitioner. The warranty deed and accompanying documents have been reviewed by the Department of Engineering and our office, and have been revised to our satisfaction.

Accordingly, if you wish to accept the conveyance of "Parcel X" for highway purposes, our office will continue to work with the Petitioner to see the recording of the warranty deed and accompanying documents through to conclusion to finalize the conveyance. Please do not hesitate to contact our office if you have any questions concerning this matter.

Sincerely yours,

Robin L. Edwards
Assistant Corporation Counsel

cc: Antonio Iadarola, P.E., Director of Public Works
Farid Khouri, P.E., City Engineer
Dennis I. Elpern, Director of Planning
J. Timothy Deakin, Esq.

Robert J. Yamin
Corporation Counsel
r.yamin@ci.danbury.ct.us
(203)797-4518

Laszlo L. Pinter
Deputy Corporation Counsel
l.pinter@ci.danbury.ct.us
(203)797-4517

Robin L. Edwards
Assistant Corporation Counsel
r.edwards@ci.danbury.ct.us
(203) 797-4516

Dianne E. Rosemark
Assistant Corporation Counsel
d.rosemark@ci.danbury.ct.us
(203) 796-8004



11-1

CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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

December 29, 2010

To: Mayor Mark Boughton
Members of City Council

From: Planning Commission

Re: 8-24 Referral/November 2010 City Council Agenda Item #5 – Conveyance of
Land – Fairlawn Ave.

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 December 1, 2010 meeting, the Planning Commission made a motion to give this a positive recommendation since this was shown on the Final Subdivision Map approved by the Planning Commission in 2006. This recommendation is subject the review and approval of all documents and plans by Corporation Counsel's office prior to the acceptance.

Arnold E. Finaldi Jr.
Chairman

AEF/jr

Attachment

c: Engineering Dept.
Corporation Counsel

11-2



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

November 8, 2010

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

Dear Mayor Boughton and City Council Members:

Request for City Acceptance of Parcel of Land
Fairlawn Avenue

At the November 4, 2010 City Council meeting, the October 25, 2010 letter from Attorney J. Timothy Deakin requesting that the City accept title to a parcel of land along Fairlawn Avenue was referred to our office for a report (reference item 5 of the meeting minutes).

The parcel of land being offered is a sliver of land fronting three lots of a subdivision approved by the Planning Commission. The parcel of land is being transferred to the City for highway purposes.

It is the recommendation of this office that the City Council approve the acceptance of this parcel of land for future highway improvement purposes.

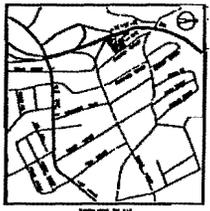
If you have any questions, please feel free to give me a call.

Very truly yours,

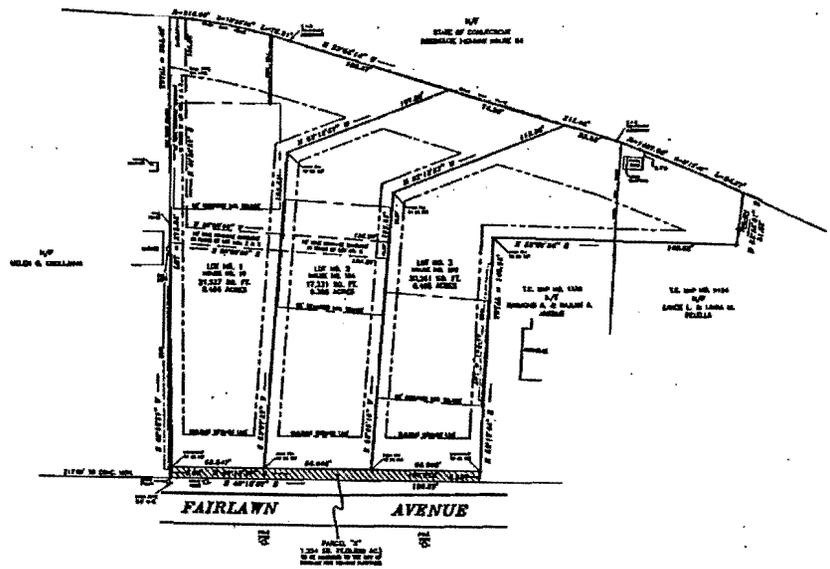
Farid L. Khouri, P.E.
City Engineer

C: Antonio Iadarola, P.E.
Dennis Elpern
Laszlo L. Pinter, Esq.

12351



INSET MAP
1" = 100'



- NOTES:
- 1) PROPERTY IS LOCATED IN 18-3 ZONING DISTRICT.
 - 2) OWNER OF RECORD:
CITY OF DANBURY, CONNECTICUT
CITY ENGINEER, DANBURY, CT.
 - 3) SUBDIVISION:
PAUL A. HIRO, P.C.
115 MAIN STREET
DANBURY, CT 06811
 - 4) REFERENCE MADE TO TOWN CLERK MAP NO. 133A,
CITY, 1938 AND VOL. 457 PG. 661-662 OF THE
DANBURY LAND RECORDS.
 - 5) REFERENCE MADE TO CONNEXION STATE MOUNTAIN
ADJUSTMENT MAP BY THE MAP NO. 30-14, SERIES
NO. 3 OF 5.
 - 6) PROPERTY LINES DETERMINED FROM DATA REFERENCED
HEREIN, RECORDS AND PHYSICAL EVIDENCE
FOUND IN THE FIELD.
 - 7) ALL LOTS ARE TO HAVE SEWER SYSTEMS DESIGNED BY
A PROFESSIONAL ENGINEER LICENSED IN THE STATE
OF CONNECTICUT.
 - 8) IF THERE IS ANY DISCREPANCY BETWEEN THE DATA
ALIGNED AND BETWEEN THE RECORDS LIE LINES.

THE PROJECT'S DESIGN
PREPARED BY
GRAPHIC SYSTEMS
AND PLANNING CONSULTANTS
INCORPORATED

RECEIVED AND FILED

FEB 25 2005
CITY OF DANBURY
RECORDED

FINAL SUBDIVISION MAP
FAIRLAWN AVENUE SUBDIVISION
 18 FAIRLAWN AVENUE
 CITY OF DANBURY FAIRFIELD COUNTY, CT.
 FEB. 25, 2005 SCALE: 1" = 30'

AREA = 60,273 SQ. FT.
1.384 ACRES

12351

THIS MAP WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNEXION STATE MOUNTAIN ADJUSTMENT MAP BY THE MAP NO. 30-14, SERIES NO. 3 OF 5.

ALL LOTS ARE TO HAVE SEWER SYSTEMS DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT.

THIS MAP WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONNEXION STATE MOUNTAIN ADJUSTMENT MAP BY THE MAP NO. 30-14, SERIES NO. 3 OF 5.

THE MAP IS A PROPERTY MAP, FIRST CLASS OF THE MAPS ACT.

PREPARED BY THE OFFICE OF
PAUL A. HIRO, P.C.
115 MAIN STREET DANBURY, CT

Paul A. Hiro
P.E., C.E.

12351