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**CITY OF DANBURY**  
**OFFICE OF THE CORPORATION COUNSEL**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

March 26, 2013

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

Re: Traffic Easements "X", "Y" and "Z"  
Sugar Hollow Road and Backus Avenue  
Sugar Hollow Associates, LLC

Dear Mayor and Council:

In reply to the Council's request for a report from this Office concerning the proposed transfer of three (3) easements to the City of Danbury, we concur with the factual information and reviews as submitted to you in City Engineer Farid L. Khouri's letter to you of March 13, 2013, in this packet. Further, this office will review submitted legal documentation from the petitioner, in order to ensure proper transferral of legal rights and coordination with other departments to ensure final compliance.

Please do not hesitate to contact us if you need any additional information.

Very truly yours,

Laszlo L. Pinter  
Deputy Corporation Counsel

"SugarXYZ"

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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**

March 20, 2013

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

Dear Mayor Boughton and City Council Members:

Traffic Easements "X", "Y" and "Z"  
Sugar Hollow Road and Backus Avenue  
Sugar Hollow Associates, LLC

At the December 4, 2012 and March 5, 2013 City Council meetings, Attorney Neil R. Marcus submitted letters requesting that the City accept three easements identified as "X", "Y" and "Z" along Sugar Hollow Road and along Backus Avenue. The two requests were referred to our office for a report (reference item 5 and item 7 of the corresponding meeting minutes). Please refer to the attached reduced size maps. A full size copy is on record with the City's Legislative Assistant's office.

Easements "X" and "Y" pertain to the traffic signal and associated work which is under construction on Sugar Hollow Road by Sugar Hollow Associates, LLC to serve the new Shops at Marcus Dairy development.

Easement "Z" is being provided at the request of the City and the developer has graciously agreed to grant the easement for the City for future installation of traffic devices (if needed) such as underground conduits, traffic directional and movement signs and any other traffic equipment that will improve traffic along the Backus Avenue corridor. Please note that no traffic signal installation is currently proposed for Backus Avenue as part of this project and we have no intension of installing one, unless future conditions are changed.

It is the recommendation of this office that the City Council approve the acceptance of these three traffic easements subject to the receipt of legal documents acceptable to the Corporation Counsel's office.

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

Sincerely,

Farid L. Khouri, P.E.  
City Engineer

Encl.

C: Antonio Iadorola, P.E., with encl.  
Dennis Elpern, with encl.  
Laszlo L. Pinter, Esq., with encl.



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**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

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

January 23, 2013

To: Mayor Mark Boughton  
Members of City Council

From: Planning Commission

Re: 8-24 Referral/December 2012 City Council Agenda Item #5: Acceptance of  
Traffic Light Easement - Sugar Hollow Rd.

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 item.

At the January 16, 2013 meeting, the Planning Commission voted to give a positive recommendation subject to review and approval of all plans and documents in form and content acceptable to the Engineering Department and Office of Corporation Counsel prior to acceptance and recording on the Danbury Land Records

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

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

March 21, 2013

To: Mayor Mark Boughton  
Members of City Council

From: Planning Commission

Re: 8-24 Referral/March 2013 City Council Agenda Item #7: Conveyance of Future  
Installation of Traffic Light Devices, Easement "Z", Sugar Hollow Rd Associates  
LLC to City of Danbury

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 item.

At the March 20, 2013 meeting, the Planning Commission voted to give a positive recommendation for this request subject to submission of all plans and documents required for acceptance/conveyance in form and content acceptable to the Engineering Department and the Office of Corporation Counsel prior to recording on the Danbury Land Records.

Arnold E. Finaldi Jr.  
Chairman

AEF/jr  
Attachment

c: Engineering Dept.  
Corporation Counsel

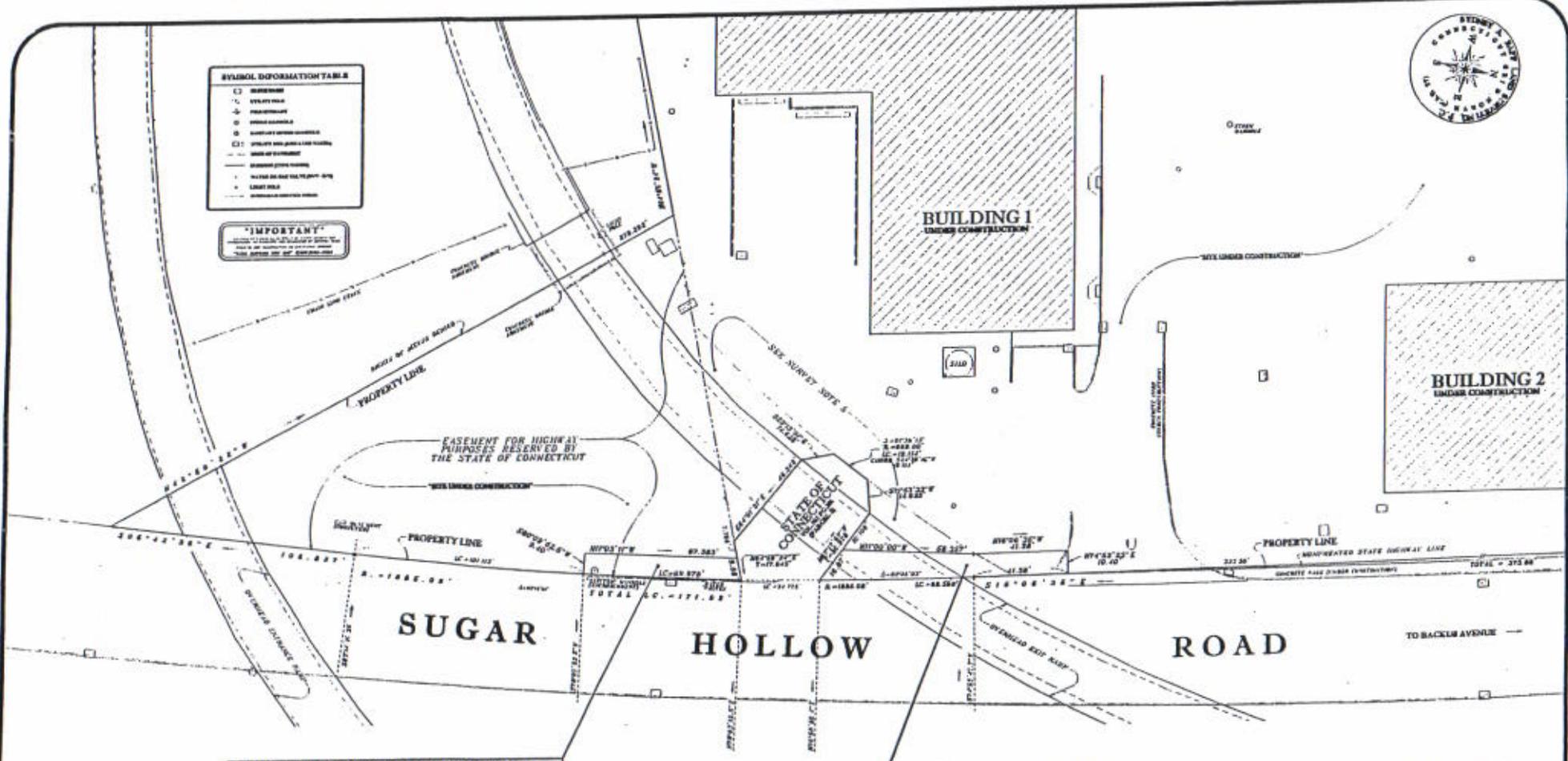




**SYMBOL INFORMATION TABLE**

□	BOUNDARY
○	UTILITY
○	PROPOSED
○	EXISTING
○	PROPOSED UNDER CONSTRUCTION
○	UTILITY UNDER CONSTRUCTION
○	STATE OF CONNECTICUT
○	PROPOSED STATE HIGHWAY
○	EXISTING STATE HIGHWAY
○	PROPOSED STATE HIGHWAY
○	EXISTING STATE HIGHWAY
○	PROPOSED STATE HIGHWAY
○	EXISTING STATE HIGHWAY

**"IMPORTANT"**  
THIS MAP IS A PRELIMINARY SURVEY MAP. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE APPROVAL OF THE ENGINEER.



**PROPOSED TRAFFIC LIGHT EASEMENT "X"**  
TO BE CONVEYED TO THE CITY OF DANBURY  
667 SQUARE FEET - 0.015 ACRES

**PROPOSED TRAFFIC LIGHT EASEMENT "Y"**  
TO BE CONVEYED TO THE CITY OF DANBURY  
1210 SQUARE FEET - 0.027 ACRES

**OWNERSHIP:**  
1. OWNER OF RECORD SUGAR HOLLOW ASSOCIATES, LLC - VOL 2147 PG 1071-1075 OF THE D.L.R.

- SURVEY NOTES:**
- 1 REFER TO MAP NO. 0023, 80-09, 5632, 7312, 7742, 8192, 8538, 9274, 12845, 12906, 12902 AND 12903 OF THE D.L.R.
  - 2 MONUMENTATION FOUND OR SET DEPICTED HEREON
  - 3 REFER TO POLY LINE EASEMENTS RECORDED IN VOL 277 PG 240 OF THE DANBURY LAND RECORD
  - 4 PROPERTY MAY BE SUBJECT TO ADDITIONAL DRAINAGE EASEMENTS THAT MAY APPEAR OF RECORD
  - 5 PORTION OF PROPERTY (CROSS HATCHED AREA) SUBJECT TO STATE OF CONN. (AIR RIGHT EASEMENT) REFER TO VOL 947 PG 241 OF THE D.L.R.
  - 6 REFER TO GRANT OF SPECIAL EXCEPTION BY THE CITY OF DANBURY PLANNING COMMISSION, RECORDED IN VOL 210 PG 1043 OF THE D.L.R.
  - 7 UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS ESTABLISHED FROM EXISTING PLANS AND MAPS. FIELD LOCATION OF EXISTING STRUCTURES AND UTILITY MARKINGS IF ANY, NO WARRANTY NOR GUARANTEE OF UTILITY LOCATIONS MADE. ADDITIONAL UTILITIES MAY EXIST
  - 8 PROPERTY LINES SHOWN HEREON ESTABLISHED FROM MAP NO. 0006 OF THE DANBURY LAND RECORD
  - 9 REFER TO DRAINAGE EASEMENT TO THE CITY OF DANBURY RECORDED IN VOL 208 PG 264 OF THE D.L.R.
  - 10 REFER TO MEMORANDUM OF LEASE RECORDED IN VOL 214 PG 506 OF THE D.L.R.
  - 11 REFER TO GRANT OF SPECIAL EXCEPTION BY THE CITY OF DANBURY PLANNING COMMISSION RECORDED IN VOL 210 PG 1043 OF THE D.L.R.
  - 12 REFER TO PLAN ENTITLED "CITY OF DANBURY ENGINEERING DEPARTMENT, SHOPS AT MARKET GARDENS" DATED JULY 20, 2011 PREPARED BY DL COMPANY, 311 HIGHLAND PARKWAY, MERIDEN, CT 06450
  - 13 THE PURPOSE OF THIS MAP IS TO SHOW PROPOSED TRAFFIC LIGHT EASEMENTS "X" AND "Y" TO BE RELATED TO THE CITY OF DANBURY
  - 14 PROPERTY SUBJECT TO EASEMENTS OF RECORD

**TRAFFIC LIGHT EASEMENT MAP**  
SHOWING EASEMENTS TO BE GRANTED TO  
**THE CITY OF DANBURY**  
BY  
**SUGAR HOLLOW ASSOCIATES, LLC**  
3-5 SUGAR HOLLOW ROAD AND 4 BACKUS AVENUE  
FAIRFIELD COUNTY, CITY OF DANBURY, STATE OF CONNECTICUT  
TAX ASSessor LOT - G7592

<p><b>AREA AS SHOWN</b> SCALE: 1" = 50' DATE: MAY 21, 2014 KEYWORD:</p>	<p>1" = 50'</p>
<p>THIS SURVEY AND MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF CONNECTICUT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION ON THIS MAP. THE USER OF THIS MAP IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPROPRIATE AGENCIES AND INDIVIDUALS.</p>	<p>ENGINEER: [Signature]</p>
<p>Survey &amp; Map Land Engineers, P.C. 1000 Main Street, Danbury, CT 06810 Tel: 860-341-1111 Fax: 860-341-1112 www.smleng.com</p>	<p>ISSUED A COPY TO THE CITY OF DANBURY ENGINEERING DEPARTMENT DATE: MAY 21, 2014</p>

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