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July 27, 2004

*OF COUNSEL
**ALSO ADMITTED IN NEW YORK
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VIA HAND DELIVERY

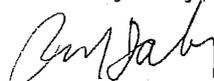
Mr. Vincent Nolan
President, Common Council
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

Re: 25 Germantown Road

Dear Mr. Nolan:

Please be advised I represent 25 Germantown Road, LLC. The Applicant received Special Exception Approval for the construction of a medical facility at said site. The approval required the grant of an easement to the City of Danbury for the purposes of road widening and maintenance of a sidewalk. A copy of said approval is attached to this letter. Please accept this letter as our request for the acceptance of the proposed easement in accordance with the condition of approval as set forth in the Certified Copy of the Grant of Special Exception. Please advise of any committee meetings.

Yours very truly,



Paul N. Jaber

PNJ:da

cc: David Hawley
Eric Gottschalk, Esq.

PLANNING COMMISSION

CITY OF DANBURY

CERTIFIED COPY OF GRANT OF SPECIAL EXCEPTION

APPLICANT – 25 Germantown Road, LLC

RECORD HOLDER – 25 Germantown Road, LLC

LEGAL DESCRIPTION OF PREMISES - SEE ATTACHED

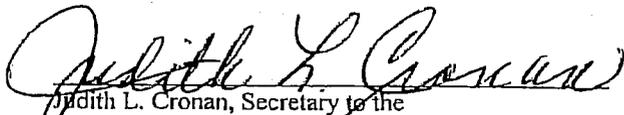
NATURE OF SPECIAL EXCEPTION – to allow “25 Germantown Road Medical Office Building”, to be located at 25 Germantown Road, Tax Assessor Lots #J11381-85, a use which is expected to generate in excess of 500 vehicle trips per day, having found that the criteria in Section 10.C.4.a. 1, 2, 3, and 4 of the Zoning Regulations have been met, and subject to the following conditions.

1. The site must be developed in accordance with the Site Plan Drawings for 25 Germantown Road as noted below:
 - Sheets 1 and 4, prepared by The Tyree Consulting Group, dated January 14, 2000, last revised May 25, 2000;
 - Sheet 2, Boundary and Topographic Survey, prepared by NELS, dated October 30, 1999;
 - Sheet 3, Site Plan prepared by NELS, dated January 26, 2000, last revised June 6, 2000;
 - Sheets 5, prepared by The Tyree Consulting Group, dated January 14, 2000, last revised April 25, 2000;
 - Sheets 6, prepared by The Tyree Consulting Group, dated January 14, 2000, last revised May 25, 2000;
 - Sheets 7 and 8, prepared by The Tyree Consulting Group, dated January 11, 2000;
 - Sheet 9, prepared by NELS, dated January 25, 2000; or as may be revised to comply with the following conditions. No other changes to the site plan layout are permitted pursuant to this approval.
2. Prior to the issuance of a Zoning Permit, the Site Plan drawing prepared by NELS shall be revised to provide one additional loading space as required.
3. Prior to the issuance of a Zoning Permit, the applicant shall combine the five individual tax parcels comprising the site into one parcel and file such map on the Danbury Land Records.
4. A ten (10) foot wide easement shall be shown on the site plan with such easement granted to the City of Danbury for the purpose of sidewalk placement, roadway maintenance and possible future roadway widening pursuant to the letter from the City Traffic Engineer and Local Traffic Authority dated June 5, 2000. Such easement shall be properly recorded on the Danbury Land Records prior to the issuance of a Certificate of Zoning Compliance.
5. The applicant shall obtain all required approvals from the City of Danbury Department of Parks, Recreation and Forestry for any planting, clearing or grading work to be performed within the City's right-of-way.
6. This special exception approval does not preclude the requirement for any other departmental approvals or permits that may be necessary to complete this proposed project including those required for signage.

SECTION OF DANBURY ZONING ORDINANCE UNDER WHICH SPECIAL EXCEPTION IS GRANTED – 3.E.2 and 10.D.8

THE EFFECTIVE DATE OF THE SPECIAL EXCEPTION IS THE DATE ON WHICH THE APPLICANT FILES THIS CERTIFIED COPY OF GRANT OF SPECIAL EXCEPTION ON THE LAND RECORDS OF THE CITY OF DANBURY.

I hereby certify that the foregoing constitutes a true copy of the Special Exception granted by the Planning Commission of the City of Danbury on July 19, 2000. The Commission's approval shall be void and of no effect unless the applicant files this Certified Copy of Grant of Special Exception on the Land Records of the City of Danbury within **SIXTY (60) DAYS OF APPROVAL**.


 Judith L. Cronan, Secretary to the
 PLANNING COMMISSION - CITY OF DANBURY