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CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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

September 30, 2009

To: Mayor Mark Boughton
Members of Common Council

From: Planning Commission

Re: 8-24 Referral/September '09 CC Agenda Item #11 – Request for Sewer & Water Extensions for Interstate Business Center LLC, Prindle La. (#D14001)

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

At the September 16, 2009 meeting, the Planning Commission made a motion to give this a positive recommendation subject to compliance with the standard City Engineering Dept. conditions and submission of plans and documents satisfactory to Corporation Counsel's office.

Arnold E. Finaldi Jr.
Chairman

AEF/jr
Attachment

c: Engineering Dept.
Director of Public Works
Corporation Counsel



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ENGINEERING DIVISION

(203) 797-4641

FAX (203) 796-1586

September 21, 2009

FARID L. KHOURI, P.E.
CITY ENGINEER

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

Dear Mayor Boughton and Common Council Members:

Request for Sanitary Sewer and Water Main Extensions
Prindle Lane – Interstate Business Center, LLC

As per Sec. 16-6.1 and Sec. 21-21 of the Code of Ordinances, at the September 1, 2009 Common Council meeting, the application for approval of sanitary sewer and water main extensions to serve the above noted property (Tax Assessor's Lot No. D14001) was referred to our office for a report (reference item 11 of the meeting minutes).

The Common Council has previously approved the proposed water and sanitary sewer extensions for this site at their regular March 2007 meeting. Since that date, a revised site plan has been submitted. The proposed sanitary sewer and water main extensions on the revised site plan are generally acceptable to the Engineering Department. If the extensions are approved, we will work out the details of the extensions with the developer's engineer.

If you make the determination to approve the requested sanitary sewer extension and water extension, the approval should be subject to the standard 8 conditions (copy enclosed) plus 2 additional conditions as listed below:

Condition #9. Allow the sanitary sewer and water mains to be accepted in phases. The design of each phase is to be approved by the Engineering Division prior to construction.

Condition #10. The water main and sanitary sewer extensions for their project are to be designed and constructed by the developer in case the proposed Westside Interceptor Sanitary Sewer Project and proposed water main extension were not constructed by the City.

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

Very truly yours,

Farid L. Khouri, P.E.
City Engineer

Encl.

C: Antonio Iadarola, P.E.
David M. Day, P.E.
Dennis Elpern
Laszlo L. Pinter, Esq.
Paul Jaber, Esq.

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CONDITIONS AND RESTRICTIONS
TYPICAL SANITARY SEWER AND WATER EXTENSIONS
COMMON 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 Common Council action. The Common Council may, at its option, renew this approval for another eighteen months period. A letter to the Common Council requesting a time extension is warranted.**