



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

24-May

13

(203) 797-4518
(203) 796-8043 FAX

PLEASE REPLY TO:

May 23, 2006

Honorable Mark D. Boughton, Mayor
Honorable Members of the Common Council
City of Danbury, Connecticut

Re: Road Acceptance – Saugatuck Ridge Road
May Common Council Agenda Item #24

Dear Mayor and Council Members:

Please accept this letter in response to your request for a report on the matter referred to above. The request of Westchester Modular Homes Construction Corp., through its attorney, Robin A. Kahn, seeks to have the Common Council accept Saugatuck Ridge Road, an interior subdivision road. As a general matter, state law and the Danbury Municipal Charter authorize the Common Council to grant road acceptance requests following referral of the issue to the Danbury Planning Commission for a report. Specific issues related to this particular road, if any, will be addressed in reports to you by the planning department and the department of public works. If those reports raise any legal questions, or if you require additional information, please contact me.

Sincerely,

Eric L. Gottschalk
Deputy Corporation Counsel

cc: Dennis I. Elpern, Director of Planning
William J. Buckley, Jr., Director of Public Works

24 - May



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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

May 29, 2006

To: Mayor Mark Boughton
Members of Common Council

From: Planning Commission

Re: 8-24 Referral/May 3rd CC Agenda Item 24 – Request for Acceptance of Saugatuck Ridge Rd.

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 May 17, 2006 meeting, the Planning Commission made a motion to give this a positive recommendation subject to final inspection sign-off by the Engineering Department and submission of all required documentation to both Corporation Counsel and the Engineering Department.

Arnold E. Finaldi Jr.
Chairman

AEF/jr

Attachment

c: Engineering Dept.
Corporation Counsel



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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

WILLIAM J. BUCKLEY, JR., P.E.
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

June 27, 2006

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

Re: Saugatuck Ridge Road – Conditions of Acceptance

Dear Mayor Boughton and Members of the Common Council:

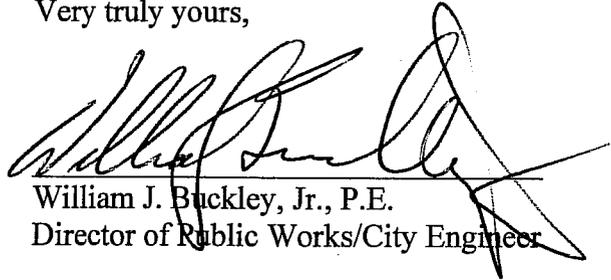
I was hopeful that I could put this matter to rest before retiring at the end of June, however, unfortunately there are a number of outstanding issues relative to the City's acceptance of Saugatuck Ridge Road that still need to be addressed prior to our acceptance. The developer is, and has been, aware of the conditions of acceptance for some time, and they are as follows:

1. All of the joints along the granite curb need to be filled with mortar consistent with City standards.
2. The final top course of paving has some areas that require repair. These repairs need to be made under the supervision of the City's Engineering Department. Specifically, these repairs relate to transverse cracking between catch basin #12 and catch basin #14.
3. It appears to us that the four-inch minimum crown does not exist along the entire length of the roadway. It also appears to us that the gutter may not always be the lowest point along the road. Obviously, this could create some drainage and ponding problems, as well as icing problems in the winter. We have asked the developer to have the surface of the road surveyed at 50-foot intervals along the length to confirm whether our suspicions are correct. If our suspicions are correct, those conditions will have to be corrected.

4. We have concerns with the "lips" of all the driveways along the length of the roadway. Additionally, driveway aprons at #5, #7 and #14 Saugutuck Ridge Road are to be raised.
5. There is a 150-foot stretch of road shoulder that needs to be reseeded, and there is debris left on the side of the road in the right of way that also needs to be removed.

Once these items are addressed to the satisfaction of the Engineering Department, I suspect that the new City Engineer will report to you that the road is ready to be accepted by the City of Danbury and make that recommendation. I have advised my staff accordingly.

Very truly yours,



William J. Buckley, Jr., P.E.
Director of Public Works/City Engineer

C: Dave Null, P.E.
Duke Hart, Superintendent of Highways