



(22)

# CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

## REPORT

June 6, 2006

Mayor Mark D. Boughton  
Members of the Common Council

Re: **Final Assessment – Backus Avenue Sanitary Sewer**

The Common Council met as a committee of the whole immediately following a public hearing in the Common Council Chambers on May 22, 2006.

Ms. Saracino made a motion to recommend adoption of the final assessments for the Backus Avenue Sanitary Sewer Project. Seconded by Mrs. Basso. Motion carried unanimously.

Respectfully submitted,

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JOSEPH CAVO, Chairman

# RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

\_\_\_\_\_ A. D., 200\_

RESOLVED by the Common Council of the City of Danbury:



**WHEREAS**, the City of Danbury caused a sewer line to be installed known as the Backus Avenue sanitary sewer project; and

**WHEREAS**, the General Statutes of the State of Connecticut require that assessments be made against property owners who benefit from said line; and

**WHEREAS**, the Common Council has determined the amount of said assessments, after public hearing, all according to law; and

**WHEREAS**, the Connecticut General Statutes Section 7-253 authorizes the installment payment of assessments levied as the result of benefits derived from the installation of sewerage systems; and

**WHEREAS**, said installment method of payment is deemed to be in the best interests of the City.

**NOW, THEREFORE BE IT RESOLVED THAT** the Assessment of Benefits fixed herein shall be due and payable on or before October 1, 2006, provided, however, that said assessments may be paid in installments in accordance herewith; and

**BE IT FURTHER RESOLVED THAT** the Tax Collector of the City of Danbury is hereby directed to file the appropriate Certificates of Notice of Installment Payment of Assessment of Benefits in the Land Records of the City of Danbury; and

**BE IT FURTHER RESOLVED THAT** the following provisions shall apply to installments of sewer benefit assessments in connection with the Backus Avenue sanitary sewer project:

1. The payment of any benefits by installments hereunder shall be in not more than nineteen (19) equal annual payments.
2. The minimum annual installment payment shall be One Thousand Five Hundred & 00/100 (\$1,500.00) Dollars.
3. The interest on any deferred payments hereunder shall be due at a rate per annum of 4.27%. Any person may pay any installment for which he is liable at any time prior to the due date thereof and no interest on any such installment shall be charged beyond the date of such payment.
4. The Town Clerk shall record on the Land Records of the City of Danbury a certificate signed by the Tax Collector of said City in a form substantially as attached.
5. A listing of the foregoing assessments shall have been filed in the Town Clerk's Office on August 7, 2006. An appeal to the superior court from such assessment must be taken with twenty-one (21) days of such filing.

The following amounts are hereby laid upon the properties owned wholly or in part by the parties named, in the amounts and for the sums indicated for the expense of constructing the sewer and appurtenances in the Backus Avenue sanitary sewer project as follows:

**CERTIFICATE OF NOTICE OF INSTALLMENT PAYMENT  
OF ASSESSMENT OF BENEFITS**

The undersigned Tax Collector of the City of Danbury in the County of Fairfield, State of Connecticut, hereby certifies from the date hereof an installment payment plan is in effect for payment of an assessment of benefits for the installation of a sewage system, in favor of the City of Danbury, upon real property situated in said City, which real property is more fully described in the City Land Records in:

Vol.

Page

The notice of such assessment of sewage benefits herein certified is to \_\_\_\_\_ (owner of property), the principal of which is \$\_\_\_\_\_ due to said City of Danbury, together with legal interest fees and charges thereon assessed on June 6, 2006, in the name of \_\_\_\_\_, and the same becomes due on October 1, 2006 and may be paid in annual installment payments of \$\_\_\_\_\_ each plus interest at the rate of \_\_\_\_\_ percent on the unpaid balance and continuing to \_\_\_\_\_.

This certificate is filed pursuant to Section 7-249 of the General Statutes, as amended.

The property assessed is:

Lot \_\_\_\_\_

Street \_\_\_\_\_

Item No. \_\_\_\_\_

\_\_\_\_\_  
Tax Collector

Received \_\_\_\_\_

At \_\_\_\_\_ m.

Recorded in the Danbury Land Records

Vol. \_\_\_\_\_ Page \_\_\_\_\_

\_\_\_\_\_  
Town Clerk

CITY OF DANBURY ENGINEERING DEPARTMENT  
PROJECT NO. 03-24

BACKUS AVENUE SANITARY SEWERS  
FINAL ASSESSMENTS

JANUARY 25, 2006  
REV. FEBRUARY 21, 2006

LOT #	PROPERTY LOCATION	PROPERTY OWNER(S) & MAILING ADDRESS	GROSS ASSESSED VALUE		LOT AREA (AC)	FRONT- AGE(ft)		UNITS	TOTAL ASSESSMENT	COMMENTS			
1	F18001	12 BACKUS AVENUE	DACEL REALTY LLC	\$ 387,500.00	\$ 6,502.28	0.6811	\$ 1,934.90	169.800	\$ 13,736.68	5.93	\$ 7,316.07	\$ 29,489.92	TC 8302,3783
		12 BACKUS AVENUE											ZONE IL 40
		DANBURY, CT 06811											INDUSTRIAL
2	E18010	23 BACKUS AVENUE	UNITED STATES POSTAL SERVICE	\$ 3,379,500.00	\$ 56,708.24	10.5480	\$ 29,968.13	475.990	\$ 38,507.20	91.90	\$ 113,380.52	\$ 238,564.08	FRONTAGE 164.38+5.42=169.8 TC 7222
		23 BACKUS AVENUE											IL 40
		DANBURY, CT 06811											COMMERCIAL
													FRONTAGE 92.36+41.57+50+
													101.42+56.2+134.44=475.99
3	E18008	45 BACKUS AVENUE	STEVEN & KATALIN POYAK	\$ 207,100.00	\$ 3,475.15	0.8200	\$ 2,329.50	173.000	\$ 13,995.56	7.14	\$ 8,808.89	\$ 28,609.09	NO TC MAP
		45 BACKUS AVENUE											IL 40
		DANBURY, CT 06810-7328											IND/RES
4	E18005	49-51 BACKUS AVENUE	4244 LLC	\$ 197,400.00	\$ 3,312.39	1.2319	\$ 3,499.64	206.540	\$ 16,708.91	10.73	\$ 13,238.01	\$ 36,758.95	TC 11012
		39 PADANARAM ROAD											IL40
		DANBURY, CT 06811											SINGLE FAMILY
5	E18004	55 BACKUS AVENUE	MILLER-STEPHENSON	\$ 1,534,100.00	\$ 25,742.30	4.1328	\$ 11,740.67	691.500	\$ 55,941.78	36.00	\$ 44,414.57	\$ 137,839.31	TC 5377,5978
		CHEMICAL COMPANY INC											IL 40 = 3.54 , Forest= 10.66
		55 BACKUS AVENUE											INDUSTRIAL/FOREST
		DANBURY, CT 06810											Forest - Not Assessed
6	E18003	35-67 YE OLDE ROAD	WOOSTER SCHOOL CORP.	\$ 142,500.00	\$ 2,391.16	2.0248	\$ 5,752.15	358.110	\$ 28,970.80	17.64	\$ 21,763.14	\$ 58,877.25	add 1/2 Ye Olde Road (.5928) TC 5978
		35-67 YE OLDE ROAD											IL 40
		DANBURY, CT 06810											COMMERCIAL
													add 1/2 Ye Olde Road (.2588)
													FRONTAGE 46.5+292.61+20=358.11
7	E19001	91 MIRY BROOK ROAD	WOOSTER SCHOOL CORP	\$ 12,164,200.00	\$ 204,116.11	106.9812	\$ 303,917.58	1549.560	\$ 125,358.12	44.00	\$ 54,284.47	\$ 687,676.28	1/28/2000 PROP. SURVEY
		91 MIRY BROOK ROAD											ZONE RA 40
		DANBURY, CT 06810											SCHOOL
													add 1/2 Ye Olde Road (1.0302)
													FRONTAGE 78.27+151.28+68.24+175.49+
													118.11+298.67+378.36+152.04+48.3=1548.17

LOT #	PROPERTY LOCATION	PROPERTY OWNER(S) & MAILING ADDRESS	GROSS ASSESSED VALUE		LOT AREA (AC)	FRONT- AGE(ft)			UNITS	TOTAL ASSESSMENT		COMMENTS
E18014	70 BACKUS AVENUE	DANBURY PROPERTY LLC 3 STONY BROOK ROAD WESTPORT, CT 06880	\$ 2,206,600.00	\$ 37,026.90	3.9984	\$ 11,358.86	381.811	\$ 30,888.19	34.83	\$ 42,971.09	\$ 122,245.04	TC 133,9776,10036,10040 IL 40 INDUSTRIAL corner lot (420.355 + 63.042 + 17.366 + 33.74 + 229.119)/2
E18015	60 BACKUS AVENUE	DXR CORPORATION C/O WATER WORKS 60 BACKUS AVENUE DANBURY, CT 06810-7329	\$ 3,238,200.00	\$ 54,337.22	8.1350	\$ 23,110.32	859.150	\$ 69,504.52	70.87	\$ 87,435.01	\$ 234,387.06	TC 10036,10040,10477,10478 TC 11884 IL 40 INDUSTRIAL Previous lots E18013 & E18012 combined into Lot E18015 Frontage 283.39+379.56+ 76.45+119.75=859.15
TOTAL AMOUNT FOR PROJECT:			\$ 23,457,100.00	\$ 393,611.75	138.5542	\$ 393,611.75	4865.461	\$ 393,611.75	319.04	\$ 393,611.75	\$ 1,574,447.00	