

COMMON COUNCIL MEETING AGENDA

JANUARY 6, 1981

Meeting called to order at 8:00 O'Clock P.M. by his honor  
Mayor James E. Dyer.

PLEDGE OF ALLEGIANCE TO THE FLAG

PRAYER

ROLL CALL

Council Members - Delsin, McManus, Gallo, Walsh, Rinder,  
Scialabba, Repole, Eppoliti, White, Cassano, Murray, Ryan,  
Visconti, DaSilva, Turk, Boynton, Burke, Butera, Evans, Fabiano,  
Torian.

18 Present 3 Absent.

NOTICES FROM MAYOR DYER

CONSENT CALENDAR

The Consent Calendar was

Minutes of Common Council meetings held on December 2, 1980 and  
December 16, 1980.

The minutes were

COMMUNICATION - Resignation of Councilman Thomas Fabiano.

01

*accept Reading*

The Communication was

CLAIMS - 02

- Elias & Rose Shoushani - C. Douglas Stram - Hazel M. Stone -  
American Red Cross - Elaine Orlando - Alice Jensen -  
Jane Fasone - John A. Conlea - Edna Purvis - Fred Felisimo -  
Philip McArdle - Paul Faust

*@ claims*

The Claims to be referred to the Claims Committee and Assistant  
Corporation Counsel for Claims (Attorney West).

RESOLUTION

03

- SouthEast Asian refugee health assessment.

The Resolution was

RESOLUTION

03-A

- Winter Energy Program

The Resolution was

*c.c.*

JANUARY 6, 1981

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COMMUNICATION - Safety of West Redding Road.

04

*Refer P.W.*

The Communication was

COMMUNICATION - Shannon Ridge & Ryders Lane Sewer Survey

05

*Refer B.W.*

The Communication was

COMMUNICATION - WestConn Water System Project

06

*cc/Resolution*

The Communication was

COMMUNICATION - Request from Richter Park Authority for release of funds.

07

*Refer*

The Communication was

COMMUNICATION & CERTIFICATION - Request for transfer of funds for Office equipment in the Purchasing Department.

08

*Refer*

*While visit Janek*

The Communication was accepted and transfer of funds authorized

COMMUNICATION - Space needs for City Departments.

09

*Refer*

*Tom East Bill*

The Communication was

COMMUNICATION - Request for Ordinance re: Revenue from Airport

010

*Refer*

*Ernie Turk Diana*

The Communication was

COMMUNICATION - Request for committee to review E.I.C. jurisdiction

011

*Refer*

*Ryan Delbin Rindler*

The Communication was

COMMUNICATION - Appointment to Redevelopment Commission

012

*cc*

The Communication was accepted and appointment confirmed.

COMMUNICATION - Appointment to Commission on Aging.

013

*cc*

The Communication was accepted and appointment confirmed.

JANUARY 6, 1981

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COMMUNICATION - Appointment to Flood & Erosion Control Board  
014

cc

The Communication was accepted and appointment confirmed.

COMMUNICATION - Re-appointments to Library Board of Directors  
015

cc

The Communication was accepted and re-appointments confirmed.

COMMUNICATION - Appointments to Ordinance Revision Commission  
015-A

cc

The Communication was accepted and appointments confirmed.

COMMUNICATION - Promotions in Danbury Police Department.  
016

cc

The Communication was accepted and promotions confirmed.

RESOLUTION - City Grantsperson  
016-A

Vote

The Resolution was

DEPARTMENT REPORTS - 017

Aviation Commission

Housing Inspector

Sanitary Inspector

Sealer of Weights

Food Service Inspector

Fire Chief

Fire Marshal

The Reports were

AD HOC COMMITTEE REPORTS

REPORT-018

cc

Re: Request of Dr. Fry to purchase City property - Hospital A

The Report was

REPORT-019

Re: Drainage problem on Golden Heights Road.

The Report was

REPORT-020

&

RESOLUTION

cc

Re: Acceptance of Industrial Park Road

The Report was

REPORT-021

cc

Re: Channel 6 changes.

The Report was

COMMON COUNCIL MEETING AGENDA

JANUARY 6, 1981

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REPORT - 022 Re: Sewer & Water Extension Committee - Sewers for General DataComm.

*cc*

The Report was

REPORT - 23 Re: Funds for E.I.C.

*cc*

The Report was

REPORT -024 Re: E.I.C. Sanmill Corp.

*extend*

The Report was

REPORT -025 Re: Funds for Ethnic Cultural Festival

*cc*

The Report was

REPORT & -026 Re: Handicapped Parking.

ORDINANCE

*Public Hearing*

The Report was

REPORT & -027 Re: Building Department Permit Fees

ORDINANCE

*Public Hearing*

The Report was

REPORT & 028 Re: Hazardous Waste, Substances and Chemicals

ORDINANCE

*Vote*

The Report was

REPORT - 029 Re: Jeanette Heights Sewers

*cc*

The Report was

*HOC -  
Concl - Public Hearing -*

CONSENT CALENDAR

COMMON COUNCIL MEETING - JANUARY 6, 1981

- 13-A RESOLUTION - Winter Energy Program.
- 16-COMMUNICATION & RESOLUTION - WestConn Water System Project.
- 12-COMMUNICATION - Appointment to Redevelopment Commission.
- 13-COMMUNICATION - Appointment to Commission on Aging.
- 14-COMMUNICATION - Appointment to Flood & Erosion Control Board.
- 15-COMMUNICATION - Re-appointments to Library Board of Directors.
- 15-A-COMMUNICATION - Appointments to Ordinance Revision Commission.
- 16-COMMUNICATION - Promotions in Danbury Police Department.
- 18-REPORT - Request of Dr. Fry to purchase City Property on Hospital Ave.-denied
- 19-REPORT - Drainage problem on Golden Heights Road.
- 20-REPORT & RESOLUTION - Acceptance of Industrial Park Road.
- 21-REPORT - Channel 6 changes.
- 22-REPORT - Sewer & Water Extension Committee - Sewers for General DataComm.
- 23-REPORT - Funds for E.I.C.
- 25-REPORT - Funds for Ethnic Cultural Festival.
- 29-REPORT - JEANETTE HEIGHTS SEWERS



**CITY OF DANBURY**  
OFFICE OF THE MAYOR  
DANBURY, CONNECTICUT 06810

JAMES E. DYER  
MAYOR

January 6, 1981

Honorable Members of the Common Council  
City of Danbury, Connecticut

Dear Council Members:

I am in receipt of Councilman Thomas Fabiano's resignation and I am transmitting it to you for appropriate action.

Section 2-6 of the City Charter indicates that a Council vacancy shall be filled within thirty days by appointment of the Common Council.

I am sure that all of you join with me in praising the tremendous contribution Tom has made to Council deliberations.

Sincerely yours,

James E. Dyer  
Mayor

JED/mr



# CITY OF DANBURY

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

December 3, 1980

Honorable Mayor James E. Dyer  
City of Danbury, Connecticut

Dear Mayor Dyer:

Having been appointed to the position of Risk Manager for the City of Danbury, I am tendering to you, my resignation from the Common Council, to be effective December 8, 1980.

It has been a pleasant experience working with both you and the Common Council for the past year.

Best Wishes to you and my Council colleagues for continued success and good health.

Sincerely yours,

A handwritten signature in cursive script that reads "Thomas Fabiano" followed by a horizontal line.

Thomas Fabiano, Jr.

cc: City Clerk - Elizabeth Crudginton  
Council President - Richard Murray  
Town Clerk - Michael Seri

36 Kingswood Road  
Danbury, Connecticut 06810  
November 22, 1980

2

RECEIVED  
DEC 5 1980  
OFFICE OF CITY CLERK

City of Danbury  
Public Works Department  
Newtown Road  
Danbury, Connecticut 06810

Re: Careless Plowing of Snow in Front of My Driveway

Gentlemen:

What portion of my taxes go to Danbury's Public Works Department?

Because of the aggravation and expense caused me by careless snowplowing, I feel I do not require your services. In fact, from the following list, you can see that I would be better off without them.

1. On Tuesday, 11/18/80, at 11:15am (snow had already diminished from 6 inches to less than 2 inches), your driver of the small pickup/plow plowed enough snow (up to 2 ft. high) at the edge of my driveway (blocking it), and requiring one hour of my time to clear, plus additional expenses necessary to meet my plane at LaGuardia. (Usually the large plow coming down BelAire Dr. dumps snow in drive.)

My time - - - - \$60.00  
Additional travel costs incurred by delay to shovel out - - - - 53.05

2. The same driver ripped up curbing along the front of my house. (This same curbing was ripped up during the winters of '78-'79 and '79-'80 -- and subsequently repaired each spring). I assume the City of Danbury will again repair this curbing. Unfortunately, the curb again this winter will not serve to divert water which crosses my lawn and driveway and floods my neighbor's yard, then freezes. A catch basin was installed in 1979 to prevent recurrence of 10-14 inches of ice build-up in my driveway and on Kingswood Road. (It does little because it was installed on the opposite side of the street).

Cost of curb repair - - - \$ \_\_\_\_\_  
Cost of catch basin installation - - - \$ \_\_\_\_\_  
Frontage re-seeding (grass) expenses annually - - - - - \$ 65.00

3. Because of the speed of this driver (after dumping snow in drive) blacktop, gravel and snow were hurled approx. 25 ft. into my front yard breaking a 6 mo. old plastic bird bath. Your driver never stopped to access damage.

Bird bath - - - - \$ 9.00  
Travel expenses/time, to obtain bird bath - - - - - 20.00  
Damage to city plow and/or vehicle - - - - - \$ \_\_\_\_\_  
Cost for driver, including benefits, etc. - - - - - \$ \_\_\_\_\_

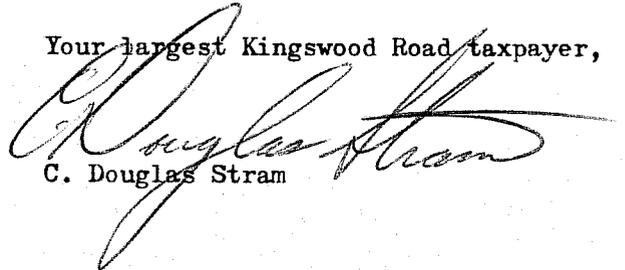
4. Your department repaired my mailbox last year after your truck backed up off of Kingswood Road and hit it. The mailbox still does not tighten to post.

New mailbox - - - - \$ 12.00  
Travel expenses/time to obtain - - - - 20.00  
SUB-TOTAL \$ 239.05  
+ TAXPAYER COSTS \$ \_\_\_\_\_  
TOTAL \$ \_\_\_\_\_

I want \$239.05 cash, within the next thirty days, for damages incurred as listed above. I also want to know the city expenses for items indicated and which portion of my excessive taxes go to this city department.

Thank you.

Your largest Kingswood Road taxpayer,

A handwritten signature in cursive script, appearing to read "C. Douglas Stram".

C. Douglas Stram

cc: Mayor Dyer ✓  
Tax Assessor

Director of Public Utilities  
City Hall  
155 Deer Hill Ave.  
Danbury.

RECEIVED

DEC 17 1980

OFFICE OF CITY CLERK

*from Jack Hean*

Dear Sir:

Enclosed please find a copy of the bill I had to pay in order to save my pump, because of the digging, in our area, on Monday, July 11th. I left early that day in order to visit my husband, who is in the Veterans Hospital in Montrose, New York as he is in critical condition.

I had no idea as to what took place, only that when I drove into the garage, I could smell something burning. All I know is that the pump ran continuously for about 6 hours.

The cost to get it in working order, could have been much, much more as he had to make another trip the next day.

I feel that the city of Danbury should reimburse me for this amount as I was not advised as to what was going on. Had I known I could have shut the pump off before I had left for the day, as a safety precaution.

May I hear from you at your earliest convenience.

Thank you.

Sincerely,

*Mrs. Hazel M. Stone*  
Mrs. Hazel M. Stone

P.S. I'M sorry that my typewriter doesn't spell very well.

**GARY'S PUMP SERVICE**

P. O. Box 454  
DANBURY, CONN. 06810

Phone 203 744-7826

JOB PHONE	DATE OF ORDER 7-11-80
JOB NAME / LOCATION	

TO

STONE

MAPLE RIDGE DR.

DANBURY

PHONE

ORDER TAKEN BY

TERMS: All materials installed remains the property of Gary's Pump Service until fully paid for.

DESCRIPTION OF WORK					AMOUNT
SERVICE WORK TO PUT ROOSTER PUMP INTO SERVICE.					
PRESSURE SWITCH					12.85
" GAUGE					6.35
2 1/4" BRASS NIPPLES					3.58
1/8" BRASS ELL					1.89
LABOR	HOURS	RATE	AMOUNT	TOTAL MATERIAL	24.67
				TOTAL LABOR	38.00
WORK ORDERED BY				DATE COMPLETED	TAX
SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.)					<p><b>Thank You!</b> PAY THIS AMOUNT →</p> <p>62.67</p>

Law Offices

**Weinstein, Krulewitz & Weiner, P.C.**

144 Golden Hill Street P.O. Box 9177 Bridgeport, Connecticut 06601

Burton M. Weinstein  
Jack M. Krulewitz  
Gerald T. Weiner  
Richard J. Shapiro

2  
RECEIVED

OFFICE OF CITY CLERK  
DEC 2 1980

December 1, 1980

City Clerk  
City Hall  
Danbury, CT

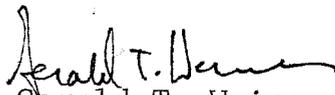
Dear Sir:

This is to give notice that we represent the American Red Cross who intends to bring an action against the City of Danbury with regard to an accident which occurred on July 22, 1980, at Starrs Plain Road at the intersection of Route #7. A bus owned by the American Red Cross was caused to drop into a large pot hole in the road.

Based on our understanding of the facts, we are looking to you for reimbursement of our client's loss to the extent of \$2,797.83.

Very truly yours,

WEINSTEIN, KRULEWITZ & WEINER, P.C.

  
Gerald T. Weiner

GTW:aml

CERTIFIED MAIL (0020797)  
RETURN RECEIPT REQUESTED

GROHER, SULLIVAN & MASON  
ATTORNEYS AT LAW  
P. O. BOX 877  
NEW CANAAN, CONNECTICUT 06840  
TELEPHONE 966-2696  
AREA CODE 203

RECEIVED  
DEC 1 1980  
OFFICE OF CITY CLERK

JULIUS GROHER  
GERALD J. SULLIVAN  
WILLIAM P. MASON, III

43 PINE STREET  
NEW CANAAN  
CONNECTICUT

JOHN J. BERGER

November 25, 1980

City Clerk  
155 Deer Hill Avenue  
Danbury, Connecticut 06810

Dear Sir:

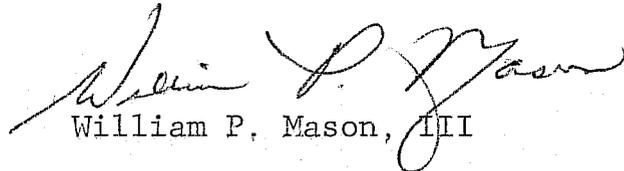
This letter will serve as formal notice to you that we have been retained to represent Elaine Orlando who fell because of a defective sidewalk in the City of Danbury at 135 Main Street at Library Place.

As a result of the fall, Mrs. Orlando suffered severe injuries to her head, hips, legs, eyes and right arm and is still a patient in the Danbury Hospital.

This letter will also serve to inform you that Mrs. Orlando will seek damages against the City of Danbury as a result of said fall.

I would appreciate any reply to be mailed directly to William P. Mason, Post Office Box 877, New Canaan, Connecticut 06840.

Very truly yours,

  
William P. Mason, III

WPM:pwm

ORIGINAL FILED

Elias & Rose Shoushani 2  
19 Irving Place  
DANBURY, CT. 06810

12/4/1980

City Clerk of Danbury  
City Hall  
Danbury.

RECEIVED

DEC 5 1980

OFFICE OF CITY CLERK

Dear Sir,

On Thanksgiving day, 11/27/1980,  
my basement was flooded by sewage  
backing up from city sewers. City  
personnel came same evening and reopened  
clogged sewers.

It took three people to drain and  
clean the basement. Total effort lasted  
16 man-hours.

DAMAGE DONE

- (1) Playroom tile floor: grout washed out,  
and some pieces disintegrated.
- (2) Couch fabric: About 30 yds. soiled. \$75.00
- (3) Four rug pieces soiled. \$50.00
- (4) Stairway rug: soiled. \$50.00

Let the insurance company adjuster  
evaluate the damage himself.

Thank you

Sincerely  
Elias Shoushani

II/18/80 2

From: Alice Jensen

22 Fifth Ave.

Danbury, Conn.

RECEIVED

DEC 1 1980

To: Office of the City Clerk

OFFICE OF CITY CLERK

Danbury, Conn.

Shortly after midnight last night, coming home from work at National Semiconductor in Commerce Park I was stopped westbound on the hill opposite the Town Public Works Garage on the Newtown Rd. A car was unable to make the hill due to icy conditions and the traffic was stopped. A Danbury City sanding truck exited the Public Works Garage and as he turned east a large amount of sand slid onto my car shattering my driver's window. I drove into the garage yard and spoke to the foreman there but got no clear result. This morning my husband and I went to the town garage and showed the damage to Mr. Ed Fusek. He advised us to file a report at the Police Station which we did and Officer Crowley also inspected the damage and the mass of sand still on the car. We went from there to the office of the City Clerk and were told to file a complaint in writing. We had the

glass replaced this afternoon at Ace Glass Co.  
The bill is attached. Thank you for your  
consideration.

  
Alice Jensen

AUTO GLASS  
MIRRORS  
PLATE GLASS  
TABLE TOPS



MIATO  
30 GERMANTOWN RD.  
DANBURY, CT. 06810  
743-7400 or 743-7457

[ *Mr Jensen* ]

**№ 13053**

INSURANCE CLAIMS HONORED

DATE 11/18/80

77 Dodge Aspen		
Left Door glass		
Installed	1.50	NAT
	7015'	6300
	Tax	473
		<u>\$6773</u>
labor		1600
		<u>\$8373</u>

December 24, 1980

Jane Fasone  
23 Candlelight Drive  
Danbury, CT

Re: Insured: City of Danbury, Ct.  
Date of Loss: Dec. 1, 1980  
Location: Main Street, Danbury, CT

Dear Ms. Fasone:

I have carefully reviewed all the information concerning the damages done to your vehicle on Dec. 1, 1980, as it was parked on Main Street, Danbury, Connecticut. Based on the report submitted by Patrolmen Curtis Outlaw and Peter David Zane, the proximate cause of the accident was an unidentified auto which backed into a city parking meter, causing the meter to fall over and hit your vehicle.

The meter was securely set in the ground, and there are no indications that the meter fell over on its own accord.

Therefore I must deny your claim for damages as the proximate cause was not the city owned meter.

Thank you for your understanding in this matter.

Very truly yours,

*Claudia W. Kavan*

Claudia W. Kavan  
Claim Rep.

CWK/rb0230A(1)

cc:  
Mrs. Betty Crudgington  
City Clerk - Danbury City Hall  
Danbury, CT 06810

RECEIVED

DEC 5 1980

OFFICE OF CITY CLERK

December 3, 1980

Mrs. Betty Crudgington,  
City Clerk  
Danbury City Hall  
Danbury, Connecticut 06810

Dear Mrs. Crudgington:

I am a Records Clerk at the Danbury Police Department. On Monday, December 1st, when I reported for work, there were no parking places in our parking lot due to general cleanup work that was being done in the area. As a result, I had to park my car on Main Street, directly in front of the Department. Unfortunately, between two meters.

When I went out at noon, I saw Curtis Outlaw, a Parking Authority employee, standing near my car. As I went over to joke with him, I noticed a parking meter laying on the ground beside my car. Looking closer, I saw that when it fell, it had fallen on my right front fender, causing quite a bit of damage. Naturally, whoever or whatever caused the damage was not at the scene.

I am submitting a request to have the Common Council Claims Committee reimburse me for the damages caused by the fallen meter. I feel an investigation of this matter will show the meter to be improperly installed.

Enclosed, please find the estimates for damages done to my car. I am enclosing two, also a copy of the report made out by the Officer.

I am available for any questions the Committee might have pertaining to this matter.

Thanking you in advance for your consideration, I remain

Sincerely,

*Jane Fasone*  
Jane Fasone

23 Candlelight Drive

Danbury (748-3161) home address and phone

Police Department during the day (797-4677)

# Estimate Form

436145

Name Jane Fasone Date 12-1-82  
 Address 23 Candlelight Dr. Durs. State \_\_\_\_\_ Zip 748-314  
 Year \_\_\_\_\_ Make Cummin Model 7400A I.D. No. \_\_\_\_\_  
 Color \_\_\_\_\_ Prod. Date \_\_\_\_\_ Trim \_\_\_\_\_ Mileage \_\_\_\_\_ License No. \_\_\_\_\_  
 Ins. Co. \_\_\_\_\_ File No. \_\_\_\_\_ Claim No. \_\_\_\_\_  
 Appraiser \_\_\_\_\_ Lic. No. \_\_\_\_\_ Phone \_\_\_\_\_ Written By \_\_\_\_\_

LINE NO.	DESCRIPTION OF DAMAGE	PARTS	LABOR	PAINT
1				
2	1 of fender.		25	25
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
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25				
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27				
28				
29				
30				
TOTALS				

Authorization for Repair

## CAR LAND AUTO BODY, INC.

8 North Street  
 Danbury, Connecticut 06810  
 Phone (203) 743-9203

PARTS Prices subject to invoice	\$	50.00
LABOR 2 hrs. @ \$ 30	\$	50.00
Paint	\$	15.00
Paint Supplies	\$	
Shop Supplies	\$	
Towing / Storage	\$	
Sublet	\$	
Tax	\$	113
DAMAGE REPORT TOTAL	\$	
CHANGES (See Back * )	\$	113



POLICE ACCIDENT REPORT

PR-1 (B) Rev. 8-78

LOCATION	DATE OF ACCIDENT (month) (day) (year)	DAY OF WEEK	TIME (military)	# KILLED	# INJURED	# OF VEHICLES INVOLVED	POLICE CASE NUMBER
	12 / 1 / 80	MON	1215	-	-	2	80 35806
	CITY OR TOWN (name) (City/Town Code) 17-19 ACCIDENT OCCURRED ON (street name or route #) AT ITS INTERSECTION WITH (street name or route #)						
	DANBURY 1034 MAIN ST 1						
	IF NOT AT INTERSECTION						
	1. Give distance and / either "Feet" or "Tenths" of a mile. 2. Check (✓) direction. 3. Give nearest intersecting street (name or route #) underpass, overpass, bridge, river or town line. DO NOT USE house #, utility pole #, or business name.						
	<input type="checkbox"/> Feet      North   S   E   W <input type="checkbox"/> Tenths <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> of _____						

**OPERATOR AND VEHICLE #1**

OPERATOR #1 NAME (last, first, middle initial)  
 ADDRESS (street number and name)  
 CITY OR TOWN      STATE      ZIP CODE      SEX 20

Lic State Code    OPERATOR LICENSE NUMBER 24-48    Date of Birth 49-54    DOT ONLY  
 \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_    1

VEHICLE #1 OWNER NAME (if same as operator #1, enter "same")  
 ADDRESS (street number and name)  
 CITY OR TOWN      STATE      ZIP CODE

PLATE # AND STATE CODE 40-41    VEHICLE YEAR AND MAKE  
 670639106    731 TOYOTA

VEHICLE MODEL NAME    BODY TYPE (e.g. 4-door sedan, truck, etc.)  
 CARINA    2 DR.

VEHICLE IDENTIFICATION NUMBER (not engine number) 44-61    DOT ONLY  
 TA 12708711    2

PARTS OF VEHICLE DAMAGED (e.g. left-front fender, etc.)  
 RIGHT FRONT FENDER

VEHICLE #1 TOWED TO (if not towed, indicate "none")  
 NONE

**OPERATOR AND VEHICLE #2 (or pedestrian)**

OPERATOR #2 OR PEDESTRIAN NAME (last, first, middle initial)  
 ADDRESS (street number and name)  
 CITY OR TOWN      STATE      ZIP CODE      SEX 21

Lic State Code    OPERATOR LICENSE NUMBER 9-33    Date of Birth 34-39  
 2    \_\_\_\_\_    \_\_\_\_\_

VEHICLE #2 OWNER NAME (if same as operator #2, enter "same")  
 ADDRESS (street number and name)  
 CITY OR TOWN      STATE      ZIP CODE

PLATE # AND STATE CODE 42-43    VEHICLE YEAR AND MAKE  
 \_\_\_\_\_    \_\_\_\_\_

VEHICLE MODEL NAME    BODY TYPE (e.g. 4-door sedan, truck, etc.)  
 \_\_\_\_\_    \_\_\_\_\_

VEHICLE IDENTIFICATION NUMBER (not engine number) 7-24  
 3    \_\_\_\_\_

PARTS OF VEHICLE DAMAGED (e.g. left-front fender, etc.)  
 \_\_\_\_\_

VEHICLE #2 TOWED TO (if not towed, indicate "none")  
 \_\_\_\_\_

**PROPERTY**

1. Describe the property and extent of damage (e.g. 50 feet of fence knocked down)  
 2. Give name and address of property owner

DAMAGE TO PROPERTY OTHER THAN INVOLVED VEHICLES  
 PARKING METEN  
 CITY OF DANBURY

**WITNESSES**

AGE	SEX	NAME AND ADDRESS OF WITNESS
		_____
AGE	SEX	NAME AND ADDRESS OF WITNESS
		_____

ALL INVOLVED PERSONS	J I K			L NAME AND ADDRESS (or operator #1, operator #2, etc.)	M	N	O	P	Q	
	25	26	27-28							
1	1	2	99	OPERATOR #1			28	30	33	1
2	2	-	01	OPERATOR #2 OR PEDESTRIAN (circle the one which applies)			35	36	38	2
3							41	42		3
4							47	48		4
5							53	54		5
6							59	60		6
7							65	66		7
8							71	72		8

RECEIVED

DEC 18 1980

OFFICE OF CITY CLERK

2 ✓

12/18/80

To whom it may concern,

On 11/29/1980 as I was driving on Golden Hill Rd. I incurred tire damage to my car as I drove over a large pothole. This happened during night hours with no blockades up to designate the damage in the road and was caused by previous digging due to construction of sewers by Mark III Construction Co.

Sincerely

John A. Carlin

# New England Tire Co., Inc.

10 Keeler Street 748-3556  
 DANBURY, CONN. 06810

INVOICE NO. \_\_\_\_\_  
 PURCHASE ORDER NO. \_\_\_\_\_

DATE 12/1/80

SOLD TO John A. Conlea

STREET 7 Maple Ridge Rd CITY & STATE Danbury, CT

QUANTITY	SIZE	BRAND NAME	PRICE PER UNIT	TOTAL
2	LR 70 x 15	Dunlop S/M Elite New	9670	19340
		Del. Ex Tax	352	704
				20044
		7 1/2% State Tax		1503
2	Wheels spin balance		4	8
				22347

DUE 10TH OF MONTH FOLLOWING DATE OF BILLING  
 UPON DEFAULT OF PAYMENT, WHEN DUE, I HEREBY AGREE TO PAY THE ACCOUNT, TOGETHER WITH  
 COST OF COLLECTION AND REASONABLE ATTORNEY'S FEES. INTEREST OF 1% PER MONTH WILL BE  
 CHARGED ON ALL OVERDUE ACCOUNTS.

AUTHORIZED SIGNATURE: \_\_\_\_\_

TOTAL

ANTHONY J. DiPERRIO II

ATTORNEY AT LAW  
410 MAIN STREET  
DANBURY, CONNECTICUT 06810

AREA CODE 203  
744-5225

RECEIVED  
DEC 15 1980  
OFFICE OF CITY CLERK

December 12, 1980

Mrs. Elizabeth Crudgington  
City Clerk, City of Danbury  
155 Deer Hill Avenue  
Danbury, CT. 06810

Re: Edna Purvis - Accident of December 4, 1980

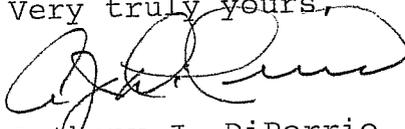
Dear Mrs. Crudgington:

This office has been retained by Mrs. Edna Purvis in connection with an accident suffered on the above date.

Mrs. Purvis suffered injuries to her left arm when she slipped on the stairs in Building B at 385 Main Street, Laurel Gardens a City of Danbury owned housing project.

Kindly turn this letter over to your insurance carrier and request that they direct all their correspondence and inquiries to this office.

Very truly yours,



Anthony J. DiPerrio, II

AJD/mo

Dec. 11, 1980 ✓

City Clerk of Danbury:

This is to notify the city of Danbury that I am presenting a claim for damage to my car on Oct. 31, 1980 @ 6 P.M. at the corner of Balmforth and North St. A jagged section of broken sidewalk curbing lying out in the roadway punctured my front tire and caused it to blow-out. Luckily nothing more serious happened.

I reported the damage to the Police, a copy is herein attached. Thanking you, I remain

RECEIVED  
DEC 17 1980

OFFICE OF CITY CLERK

Yours truly

Fred Felicimus

# INCIDENT REPORT

INCIDENT # 89-3263

DATE OF INCIDENT: 10/31/80 TIME OF INCIDENT: 6:10  
 TYPE OF INCIDENT: Damage to m.v.  
 REPORT SUBMITTED: 10/31/80 LOCATION OF INCIDENT: ST. NO. Corner of Baldwinsville Ave. + North St.  
 STREET NAME: Baldwinsville Ave. + North St.  
 INVESTIGATING OFFICER: T. Wadd  
 APT. NO./LOCATION: 86

STATUS CODE: C - COMPLAINT 1 - INTERVIEWED 2 - JUVENILE M - MISSING S - SUSPECT V - VICTIM W - WITNESS O - OTHER  
 STATUS: C Felisimo  
 LAST NAME: Felisimo  
 FIRST NAME: Fred.  
 M.I.: -  
 SEX: m  
 RACE: w  
 NO.: 748522  
 DATE OF BIRTH: [blank]  
 DAY: [blank] YR: [blank]  
 TELEPHONE: [blank]  
 ADDRESS: Circle Dr. Agua Vista.  
 VEH. REG. #01: [blank]  
 OPER. LIC. OR I.D. #: [blank]

**PERSONS**

ARREST	STATUTE	CLASS	CHARGE	STATUTE	CLASS	CHARGE	STATUTE	CLASS
ARREST 1								
CHARGE 1								
ARREST 2								
CHARGE 2								
ARREST 3								
CHARGE 3								

**PROPERTY**

STATUS CODE	A - ABANDONED	E - EVIDENCE	F - FOUND	L - LOST	O - OTHER	N - RECOVERED	S - STOLEN	T - TOWED	V - VEHICLE	EST. VALUE	LOCATION OF PROPERTY
CODE											
QTY.											
YEAR											
ITEM											
BRAND/MODEL											
VEHICLE REGISTRATION											
COLOR											
CHARACTERISTICS/CONDITIONS - SERIAL OR VIN											

**INCIDENT DETAILS**  
 On the above date and approx time Mr. Felisimo came to HQ and stated the following. Last night while making a right turn onto North St from Baldwinsville Ave. his vehicle struck a piece of curb which got out in the road. Curb in question is located on the south-east corner of the intersection of Baldwinsville Ave. + North St. P.O. T. much was dispatched to the location and did find a piece of cement in the road which was removed.

**RECEIVED**

DEC 10 1980

OFFICE OF CITY CLERK

INVESTIGATING OFFICER: [Signature] Wadd  
 BADGE: 3108  
 SHIF COMM: [Signature]  
 DISTRIBUTION (FOR USE BY SHIF COMM. ONLY):  
 PROSECUTOR  BOARD OF HEALTH  JUV. COURT  INVESTIGATOR  
 DETECTIVE BUREAU  DOMESTIC RELATIONS  ORDERS  JUVENILE OFFICER  
 YOUTH BUREAU  SOCIAL SERVICE  OTHER  UNIFORM

PAGE 1 of 1







Phillip M. McArdle,  
253 Bennetts Farm Rd,  
Ridgefield, CT 06877

Claims Committee,  
155 Deer Hill Ave,  
Danbury, CT 06810

RECEIVED  
DEC 11 1980

OFFICE OF CITY CLERK

Dear People on the Claims Committee:

On Sunday, November 30, 1980 I was travelling on Lake Avenue Extension on my Honda GL 1000 motorcycle with Vetter fairing and bags. I was doing 25 m.p.h. when I hit a huge pothole at the traffic light near Ethan Allen Inn. The blow cracked the windshield badly, from the left side almost entirely to the right. Cycle Ranch of Danbury gave me a written estimate to repair ( see att. copy ) of \$67.95. Danbury Yamaha's service manager, Peter, gave me an estimate over the phone of \$71.00.

I am 19 years old and don't have any money to speak of ( why else would I be riding a motorcycle in November? ) and while this may not seem like much, it is to me. I look forward to hearing from you; if you need them, I have pictures of the pothole and the cracked windshield.

Sincerely,



Phillip M. McArdle

Tel: 438-4927

Wk: 431-0421



# RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

January 6, 1981 A. D., 19



RESOLVED by the Common Council of the City of Danbury:

That the Danbury Health Department through its Mayor, James E. Dyer, Mayor, City of Danbury, be authorized to enter into contract with the Connecticut State Department of Health Services to strengthen coordination of Southeast Asian refugee health assessment.



# RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

January 6 A. D., 1981

RESOLVED by the Common Council of the City of Danbury:

WHEREAS, the Connecticut Home Heating Fuel Loan Program for low and moderate income applicants operated last winter under P.A. 79-13 of the October special session, has been renewed for the 1980-81 winter by Public Act 80-388; and

WHEREAS, in order to participate in the program the Mayor of the City of Danbury must request the City's share of funds in writing and name an administrative agent by January 31, 1981;

NOW, THEREFORE, BE IT RESOLVED that the Mayor be and hereby is authorized to make said request and perform any and all acts necessary to effectuate the purposes hereof.

3 Wicks Manor Drive  
Danbury, CT 06810  
Home - (203) 797-8672  
Bus. - (914) 253-3199  
December 29, 1980

4

Mr. Tom Fibano  
Chairman Public Works  
City Hall  
Danbury, CT 06810

Dear Mr. Fibano:

The purpose of this letter is to express my concern about the safety of West Redding Road.

The road is narrow and almost impossible for two vehicles to pass around the hazardous curves. We have lived in this area for nine months and already have experienced several near misses as cars and school buses round the corners at high rates of speed. Several of our neighbors have complained to your department in the past with to no avail.

Before a serious accident or fatality on this major artery, we ask that you take some constructive steps to rectify this situation:

- a). Widened the road/and or corners.
- b). Bank the corners.
- c). Place yellow lines down the middle of the road.

We realize it takes cooperation from various city agencies to respond to this problem. However, traffic has increased considerably and with the approach of winter weather this is an extremely serious situation for us each day.

Look forward to hearing from you.

Sincerely,



Raymond D. Finocchio

RF/vw

cc D. Garamella  
Mayor Dyer



S

**CITY OF DANBURY**

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

January 6, 1981

Honorable Members of the Common Council  
City of Danbury, Connecticut

Please refer the attached Sewer Projects survey to the Public Works  
Committee for review.

Councilman Richard Murray  
Common Council President



**CITY OF DANBURY**

**ENGINEERING DIVISION**

**ROOM 205 - CITY HALL**

**JOHN A. SCHWEITZER, JR.**  
**CITY ENGINEER**

December 16, 1980

**155 DEER HILL AVENUE**  
**DANBURY, CONN. 06810**  
**203 - 797 - 4641**

Councilman Richard Murray  
President  
Common Council  
City of Danbury  
Danbury, Connecticut 06810

Re: Shannon Ridge and  
Ryders Lane Sewer Projects

Dear Councilman Murray:

At the request of the Common Council we conducted a survey of the property owners of the Shannon Ridge and Ryders Lane sewer project areas. A copy of the survey sheet is attached.

The results of this questionnaire were compiled on November 25, 1980.

The survey for the Shannon Ridge area indicated the following results:

A. Comparison of results by lots:

Yes-----37 lots (43%)  
No-----43 lots (50%)  
No response----- 6 lots ( 7%)

Total number of lots----86 lots.

B. Comparison of results by area of lots:

Yes-----10.73 acres (35%)  
No-----18.32 acres (60%)  
No response----- 1.66 acres ( 5%)

Total area of sewer project 30.71 acres.

Councilman Richard Murray  
President, Common Council

Re: Shannon Ridge & Ryders Lane Sewer Projects December 16, 1980

5

The survey for the Ryders Lane area indicated the following results:

A. Comparison of results by lots:

Yes----- 5 lots (28%)  
No-----11 lots (61%)  
No response----- 2 lots (11%)

Total number of lots----18 lots.

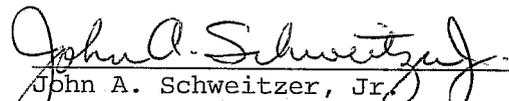
B. Comparison of results by area of lots:

Yes-----1.45 acres (16%)  
No-----6.96 acres (76%)  
No response-----0.78 acres ( 8%)

Total area of sewer project 9.19 acres.

Hopefully the results contained above will aid you in your deliberations concerning these two sewer projects.

Very truly yours,

  
\_\_\_\_\_  
John A. Schweitzer, Jr.  
City Engineer

JAS/evm

c: Mayor Dyer



# CITY OF DANBURY

ENGINEERING DIVISION

ROOM 205 - CITY HALL

JOHN A. SCHWEITZER, JR.  
CITY ENGINEER

October 24, 1980

155 DEER HILL AVENUE  
DANBURY, CONN. 06810  
203-797-4641

Dear Property Owner:

Subject: Proposed Sanitary Sewers,  
Ryder's Lane Area  
Shannon Ridge Area

At the October 7, 1980 meeting of the Common Council, this office was directed to conduct a poll of the residents affected by the proposed sanitary sewer extensions in order to determine if the residents are in favor of said extensions in light of the preliminary estimated assessments.

If you do not recall the amount of your preliminary assessment or if you have any other questions a telephone call to the Engineering office will provide you with this information.

Will you please mark your choice on the bottom portion of this letter, detach and return in the enclosed self-addressed stamped envelope to the Engineering Department no later than November 15, 1980.

Very truly yours,

John A. Schweitzer, Jr.  
City Engineer

JAS/mem

.....(Detach here).....

In favor of proposed sewer line.

Not in favor of proposed sewer line.

\_\_\_\_\_  
Your Name

\_\_\_\_\_  
Lot Number

\_\_\_\_\_  
Your Address



# CITY OF DANBURY

ENGINEERING DIVISION

ROOM 205 - CITY HALL

JOHN A. SCHWEITZER, JR.  
CITY ENGINEER

December 23, 1980

155 DEER HILL AVENUE  
DANBURY, CONN. 06810  
203-797-4641

Common Council  
City of Danbury  
Danbury, Connecticut

Re: WestConn Water System Project

Dear Council Members:

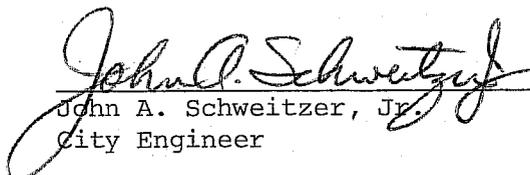
This letter is to request approval of the Common Council for the City of Danbury to continue to receive reimbursement from the State of Connecticut for the WestConn water system. This requested approval is a reaffirming action of past Common Councils which is necessitated now because of a time lapse from this original approval to the start of construction.

This project is to be totally financed by the State of Connecticut and no City funds are required.

Presently the City of Danbury has received two State purchase orders in the amounts of \$60,000 and \$505,000. These purchase orders are issued to cover the costs of engineering and construction of the 1.5 million gallon water tank on the new campus. It is anticipated that we will be receiving another State purchase order in the very near future to cover the costs of the pipeline phase of this water project.

If you have any questions regarding this matter please contact me.

Very truly yours,

  
John A. Schweitzer, Jr.  
City Engineer

JAS/evm

c: Mayor Dyer



# RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

January 6 \_\_\_\_\_ A. D., 19 81

RESOLVED by the Common Council of the City of Danbury:

WHEREAS, the City of Danbury has approved construction of a water system to service the WestConn campus in the City of Danbury; and

WHEREAS, the project is totally funded by the State of Connecticut which reimburses the City of Danbury for all costs incurred; and

WHEREAS, a reaffirmation of past approval and acceptance of State reimbursement is now required due to the lapse of time between original approval and the start of construction;

NOW, THEREFORE, BE IT RESOLVED THAT the Department of Finance be and hereby is authorized to receive reimbursement from the State of Connecticut for costs arising from the construction of the WestConn water system; and

BE IT FURTHER RESOLVED THAT the Mayor of the City of Danbury be and hereby is authorized to take all actions necessary and proper to accomplish this project.



CITY OF DANBURY  
OFFICE OF THE MAYOR  
DANBURY, CONNECTICUT 06810

7

JAMES E. DYER  
MAYOR

January 6, 1981

Honorable Members of the Common Council  
City of Danbury, Connecticut

Dear Council Members:

Attached herewith, for Common Council action, is a request from  
the Richter Park Authority for a release of funds.

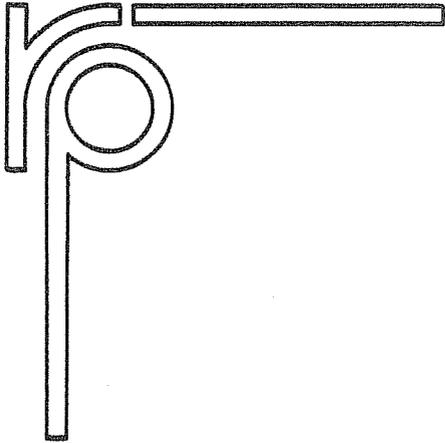
Sincerely yours,

A large, stylized handwritten signature of James E. Dyer, written in black ink.

James E. Dyer  
Mayor

JED/mr

# Richter Park



December 4, 1980

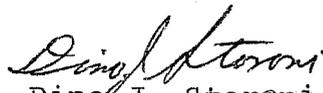
Honorable James E. Dyer  
Mayor  
City of Danbury  
155 Deer Hill Avenue  
Danbury, CT 06810

Dear Mayor Dyer:

Due to the fact that the season has ended and income has stopped, it is necessary that Richter Park Authority request the release of the balance of the City of Danbury 1980-81 Grant to Richter Park Authority. The sum of \$46,108.00 was approved and we have received \$28,300.00 of that sum, leaving a balance of \$17,808.00.

Anything you can do to help would be greatly appreciated.

Very truly yours,

  
Dino J. Storoni  
Chairman

DJS:jl



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**CITY OF DANBURY**  
OFFICE OF THE MAYOR  
DANBURY, CONNECTICUT 06810

JAMES E. DYER  
MAYOR

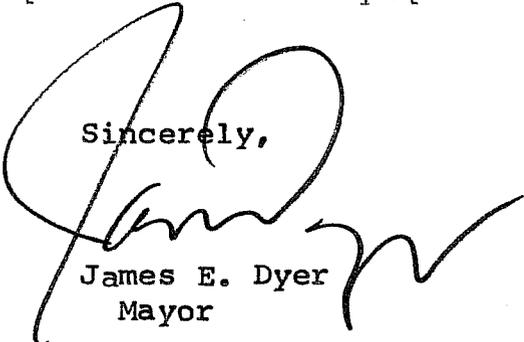
January 6, 1981

Honorable Members of the Common Council  
City of Danbury, Connecticut

Dear Council Members:

Attached herewith is a request from Mr. John P. Edwards, Director of Finance, Acting, for a transfer of funds to purchase office equipment for the Purchasing Department.

Sincerely,



James E. Dyer  
Mayor

JED/mr



# City of Danbury

DANBURY, CONNECTICUT 06810

DEPARTMENT  
OF FINANCE

December 8, 1980

To: Mayor James E. Dyer  
From: John P. Edwards, Dir. of Finance, Acting  
Re: Space Saving <sup>v</sup>innovation for the Purchasing office.

As you know for some time a number of offices are, so to speak bulging at the seams. One of these is the Purchasing Agent's office which will shortly be taking on another person (the buyer) also an additional clerk and more filing space unquestionably will be required in the not too distant future, and even this may not be sufficient for a full fledged purchasing activity.

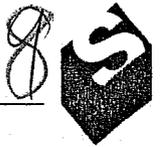
The Purchasing Agent has done an admirable job trying to meet these space requirements, not only in her office but the Finance Department as well. At this time we believe new filing equipment can be purchased and installed in the Purchasing office for \$4,800. Approaching the problem in this manner we would abandon conventional file cabinets and use special high density mobile storage units. Seventy (70) square feet of floor space and double filing capacity would become available. The office which is a small area now has eight (8) cabinets and a large enclosed shelf unit.

I hereby certify and recommend \$4,800 be transferred from the Contingency Account to the office equipment account in the Purchasing Agent's budget.

  
John P. Edwards, Dir. of Finance, Acting  
City of Danbury

JPE.pcf

cc. P. Agent, Sharon Hamilton



## General Description - Purchasing's System

The Space Saver System is a mini-manual model. It consist of;

- 1, 12 X 36 X 88½ single entry stationary unit  
Letter size with 8 openings and lockind doors
- 2, 24 X 36 mobile carriages
- 2, 24 X 36 X 88½ double entry moveable units  
for letter size with 8 openings, each side
- 1, 24 X 36 X 88½ double entry stationary unit  
for binders and supplies with 7 openings

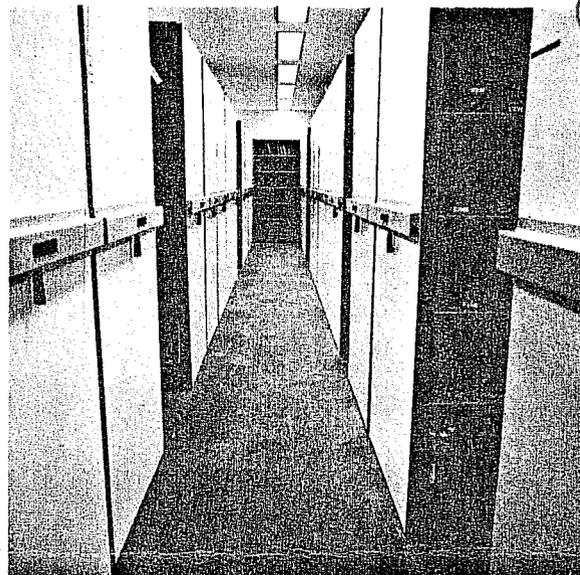
All area under mobile system to have elevated floor. Floor surface is unfinished plywood with low profile rail.

All range ends to have high preasure laminated plastic face panels over particle board.

System provides;

- Secure storage of bids for four years
- Storage for manuals
- Storage for office supplies
- Storage for letter size files

Your current files occupy 99 square feet of space. The Space Saver System occupiies only 30 square feet and provides 272 lineal filing inches for bid file storage, 1088 lineal filing inches for letter size folders and 432 linealfiling inches for manual storage, for a total of 1782 lineal filing inches or an extra 20 file draws. The Space Saver System will allow you to utilize the storage space in your office more efficiently as well as give you the needed room for the assistant purchaser's desk.

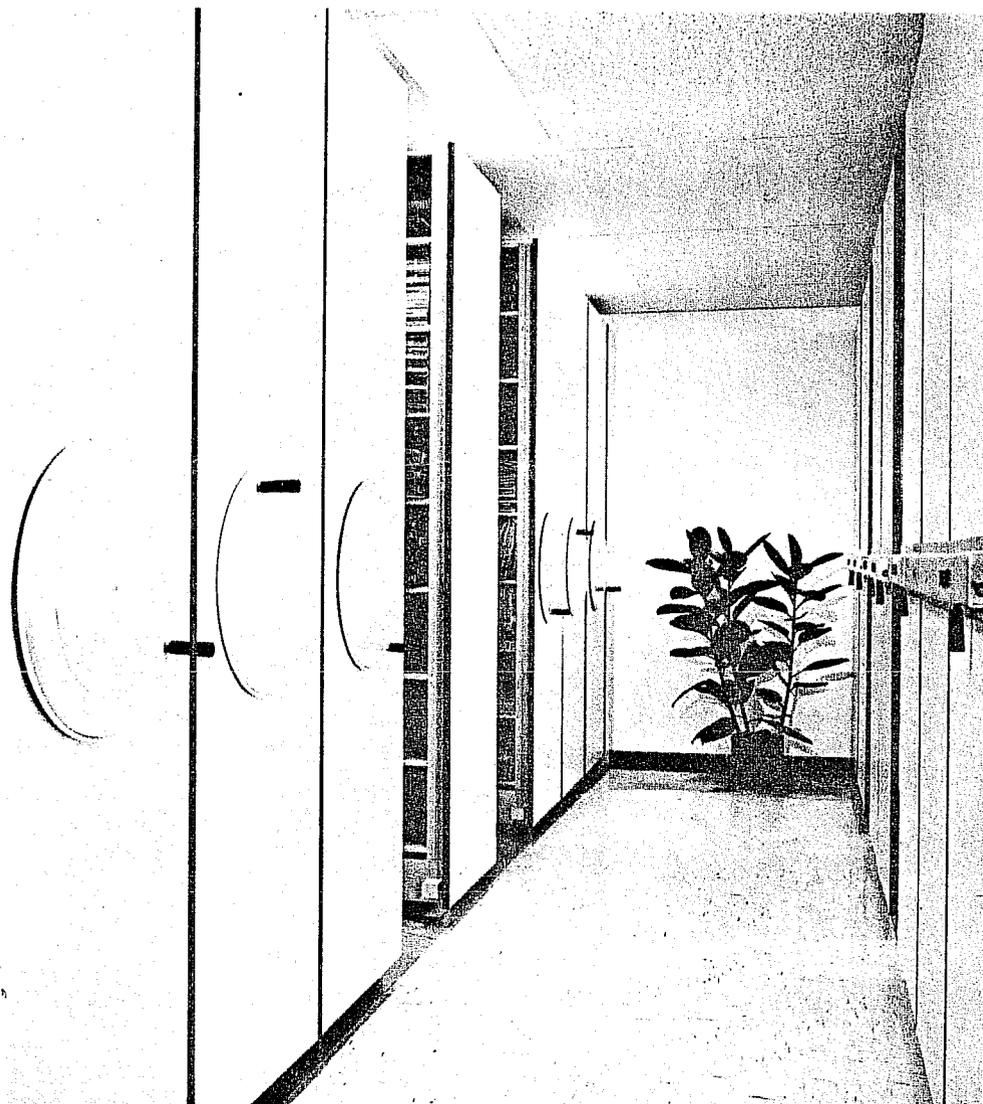


Sonnenschein, Carlin, Nath & Rosenthal Law Offices, Sears Tower, Chicago, Illinois. Twenty-one electrically-controlled ranges store over 60 tons of legal documents. Use of Spacesaver system resulted in a 90% gain in storage capacity.

**Johnson Wax, Sturtevant, Wisconsin.**  
Clean, contemporary styling of end panels on a Spacesaver electric system illustrates form and function can be combined...beautifully.

**Applications:**

- BANKS
- SAVINGS & LOAN
- HOSPITALS & HEALTH
- CORPORATE OFFICES
- INSURANCE
- SCHOOLS
- UTILITIES
- LIBRARIES
- MUSEUMS & HISTORICAL SOCIETIES
- GOVERNMENT (Federal, State & Local)
- ACCOUNTING & FINANCIAL
- LEGAL OFFICES
- ASSOCIATIONS
- INDUSTRIAL



**St. James Hospital, Chicago, Illinois.**  
Side-by-side electric and manual-assist Spacesaver systems house active & inactive medical records, computer printouts, lab records, & general hospital supplies. Combination of systems total 80,800 filing inches capacity.



## Quote - Purchasing's System

Space Saver H C-2 complete with:

- 2- Stantionary units complete with shelves
- 1- 12 X 36 X 88½ single entry unit with locking doors
- 1- 24 X 36 88½ double entry unit complete with shelves
- 2- 24 X 36 moveable carriages
- 2- 24 X 36 X 88½ double entry units complete with shelves
- 4- laminated end panels

Investment \$3842.79  
Installation 600

Total investment \$4442.79 + Est shipping charge 350 = 4,792.

FOB FT. Atkinson, Wisconsin  
Freight prepaid and added to invoice

Delivery 8 to 10 weeks







CITY OF DANBURY  
OFFICE OF THE MAYOR  
DANBURY, CONNECTICUT 06810

JAMES E. DYER  
MAYOR

9  
January 6, 1981

Honorable Members of the Common Council  
City of Danbury, Connecticut

Dear Council Members:

I respectfully request an Ad Hoc Committee to review our City Department's space needs, with particular emphasis being placed on relocating the Health Department.

Ideally, I would like to obtain the Robert's Avenue School for shared use by the Welfare Department, the Health Department, the Building Inspector's Department and Danbury Youth Services. Presently a very large rental fee is paid by Danbury Youth Services for lease of space at 57 North Street.

It may be at least a year before the Roberts Avenue School becomes available, if then, but I believe that it is important for us to begin to evaluate our space needs as some very serious shortages exist.

Sincerely yours,

James E. Dyer  
Mayor

JED/mr  
cc: Dr. Draper



**CITY OF DANBURY**  
OFFICE OF THE MAYOR  
DANBURY, CONNECTICUT 06810

10

JAMES E. DYER  
MAYOR

January 6, 1981

Honorable Members of the Common Council  
City of Danbury, Connecticut

Dear Council Members:

I respectfully request your review of the attached letter from the Airport Administrator, with specific interest being directed to the suggestion for an Ordinance to assist us in collecting additional tax revenues from the airport.

Sincerely yours,

James E. Dyer  
Mayor

JED/mr

# DANBURY AVIATION COMMISSION

DANBURY CONNECTICUT 06810

COMMISSION CHAIRMAN  
Douglas J. Godfrey

AIRPORT ADMINISTRATOR  
JAMES L. THOMPSON  
TEL: 797-4624

December 11, 1980

Mr. Theodore Goldstein  
Corporation Council  
34 Foster Street  
Danbury, Ct. 06810

Dear Ted:

A brief conference was held this morning with Mr. John Edwards and Mr. Evo Butera regarding the delinquent personal property tax on aircraft based at the airport.

A preponderance of past due taxes exists due to several loop holes in the entire situation. First of all it is very difficult for the tax assessors office to collect data due to the fact that airplane owners are prone to remove their aircraft from the airport when a tax survey is made in October. Secondly, the various F.B.O.'s are quite reluctant to provide any information about their clients tied down or hangared at their facility.

The Aviation Commission passed a resolution some time ago regarding the supplying of a master list of all airplanes based at their facility by the F.B.O.'s, and also to supply the Administrator's office with any changes in this list as they occur on a monthly basis. Since there is no way to enforce this resolution by this office, the information that has been supplied has been desultory and insufficient to keep the list up to date.

It was a suggestion of Mr. Edwards that the Common Council pass an ordinance making it mandatory for all F.B.O.'s to supply us with a master list and keeping it up to date by making monthly reports of any changes that may occur at their facility. It is further suggested that a copy of this list be submitted to the Assessors and Tax Offices to keep these up to date on any changes.

It is also to be noted that the same problems exists in collecting City tie down fees, i.e. Those airplanes which are based on City property for which a monthly fee is charged. Since the office of the Administrator has no authority to restrain an aircraft for non-payment of those fees after a certain amount of delinquency has occurred, it is also suggested that an ordinance be passed to give this office some authority in the matter of collecting tie down fees.

If any further clarification of this situation is necessary, I am available by phone or in person at any time.

Very truly yours,

*James L. Thompson*  
James L. Thompson  
Airport Administrator



**CITY OF DANBURY**

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

January 6, 1981

Honorable Mayor James E. Dyer  
Members of the Common Council

It is hereby requested that jurisdiction over Inland Wetland and Watercourses be transferred from the Environmental Impact Commission to the Planning Commission.

I request that a committee be formed to review this matter.

Sincerely,

Councilman Roger Delsin



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**CITY OF DANBURY**  
OFFICE OF THE MAYOR  
DANBURY, CONNECTICUT 06810

**JAMES E. DYER**  
MAYOR

January 6, 1981

Honorable Members of the Common Council  
City of Danbury  
Connecticut

Dear Council Members:

I respectfully request your confirmation of the appointment of Lawrence Riefberg, 4 Marbil Road to the Redevelopment Agency for a term to expire on January 1, 1985.

Mr. Riefberg is a law student and has expressed an interest in serving.

Sincerely,

James E. Dyer  
Mayor

JED:mad

City of Danbury, Connecticut  
06810



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**CITY OF DANBURY**  
OFFICE OF THE MAYOR  
DANBURY, CONNECTICUT 06810

**JAMES E. DYER**  
MAYOR

January 6, 1981

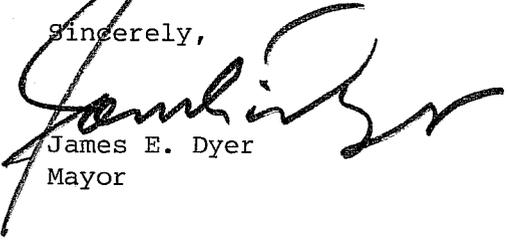
Honorable Members of the Common Council  
City of Danbury  
Connecticut

Dear Council Members:

I respectfully request your confirmation of the appointment of Barbara Murphy, 14 Starr Street as a member of the Commission on Aging for a term to expire on October 1, 1983.

Mrs. Murphy is a registered nurse who is involved in many civic organizations.

Sincerely,

  
James E. Dyer  
Mayor

JED:mad

Original of this document is in the file of the Mayor's Office





15

**CITY OF DANBURY**  
OFFICE OF THE MAYOR  
DANBURY, CONNECTICUT 06810

**JAMES E. DYER**  
MAYOR

January 6, 1981

Honorable Members of the Common Council  
City of Danbury  
Connecticut

Dear Council Members:

I respectfully request your confirmation of the following re-appointments to the Library Board of Directors:

Mary D. Nahley - Betty Jane Hull - Gino J. Arconti

for a term to expire on January 1, 1984.

Sincerely,

James E. Dyer  
Mayor

JED:mad



15a

**CITY OF DANBURY**  
OFFICE OF THE MAYOR  
DANBURY, CONNECTICUT 06810

**JAMES E. DYER**  
MAYOR

January 6, 1981

Honorable Members of the Common Council  
City of Danbury  
Connecticut

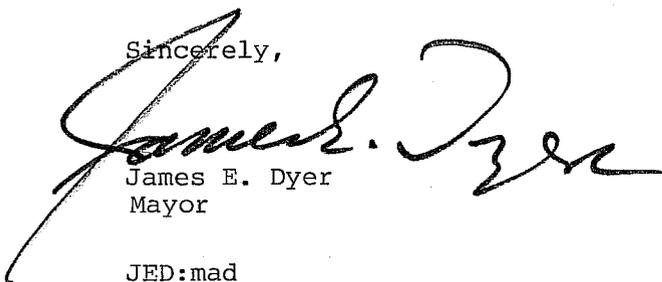
Dear Council Members:

I respectfully request your confirmation of the following appointments to the Ordinance Revision Commission.

- Alan Barry - 1 Ridgewood Street - Danbury
- Gerald J. Daly - 181 White Street - Danbury
- Irving Goldstein - 19 East Gate Road - Danbury
- Patrick O'Connor - 103D Kohanza Street - Danbury
- Carl Susnitzky - Field Road - Danbury
- Vittell Walkovich - 76 Sheridan Street - Danbury
- Eric Wellman - Crows Nest Lane - Danbury

for a term to expire on January 6, 1984.

Sincerely,



James E. Dyer  
Mayor

JED:mad



CITY OF DANBURY  
OFFICE OF THE MAYOR  
DANBURY, CONNECTICUT 06810

JAMES E. DYER  
MAYOR

16  
January 6, 1981

Honorable Members of the Common Council  
City of Danbury, Connecticut

Dear Council Members:

I am making the following police promotions, effective immediately upon approval:

To Position of Sergeant

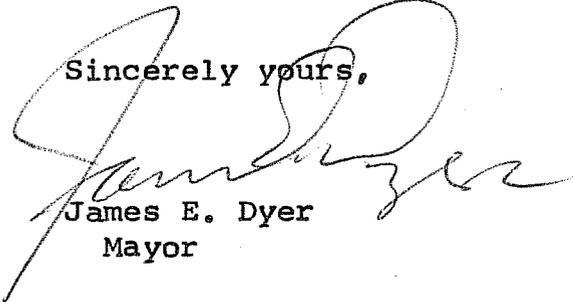
Officer Thomas Roman  
26 Hakim Street  
Danbury, Connecticut

To Position of Lieutenant

Sergeant Arthur Sullo  
10 Mendes Road  
Danbury, Connecticut

Additional promotions will be forthcoming.

Sincerely yours,

  
James E. Dyer  
Mayor

cc: Chief Macedo  
Civil Service Commission



# RESOLUTION

169

CITY OF DANBURY, STATE OF CONNECTICUT

January 6, \_\_\_\_\_ A. D., 19 81

RESOLVED by the Common Council of the City of Danbury:

WHEREAS, the Charter of the City of Danbury requires that the Department of Planning maintain an awareness of development opportunities arising from federal and state programs; and

WHEREAS, the City of Danbury has engaged a professional grantsperson to assure that all such opportunities are vigorously pursued;

NOW, THEREFORE, BE IT RESOLVED that the City grantsperson be and hereby is authorized to execute any and all pertinent grant applications or other documents required in connection with any such grant applications as are deemed to be in the best interests of the City of Danbury.



18

# CITY OF DANBURY

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

January 6, 1981

## COMMON COUNCIL PUBLIC WORKS COMMITTEE REPORT

To: Honorable Mayor James E. Dyer  
Members of the Common Council

Re: Request of Dr. Anton Fry to purchase land on City property.

A Request from Dr. Fry was made that he be allowed to purchase City property on Hospital Avenue. An on-site inspection was carried out in November, 1980.

It is the opinion of this committee that because this property borders Broadview Jr. High School, it may possibly be of some future use to the City of Danbury.

It is therefore the recommendation of this committee that this property not be declared surplus and this petition be denied.

Respectfully submitted

Joseph DaSilva Chair

Joseph DaSilva

William J. Walsh

William Walsh

Richard Murray

Richard Murray

Constance McManus

Constance McManus

Anthony Cassano

Anthony Cassano

Richard White

Richard White



CITY OF DANBURY

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

January 6, 1981

COMMON COUNCIL PUBLIC WORKS COMMITTEE REPORT

To: Honorable Mayor James E. Dyer  
Members of the Common Council

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It is therefore the recommendation of this committee that this property not be declared surplus and this petition be denied.

Respectfully submitted

\_\_\_\_\_ Chairm

✓ Joseph DaSilva

\_\_\_\_\_ William Walsh

\_\_\_\_\_ Richard Murray

\_\_\_\_\_ Constance McManus

\_\_\_\_\_ Anthony Cassano

\_\_\_\_\_ Richard White



19

CITY OF DANBURY  
COMMON COUNCIL  
DANBURY, CONNECTICUT 06810

January 6, 1981

COMMON COUNCIL PUBLIC WORKS COMMITTEE REPORT

To: Honorable Mayor James E. Dyer  
Members of the Common Council

Re: Petition of Franklin & Lillian Slater to correct drainage problem  
at Route 39 and Golden Heights Road.

The Public Works Committee has reviewed the petition of Mr. & Mrs. Slater concerning drainage problems. An on-site inspection was carried out on March 23, 1980.

City Engineer John Schweitzer has arranged with the State Highway Dept. for this problem to be corrected in conjunction with the Danbury Public Works Department. If the City of Danbury will supply the necessary pipes, the State of Connecticut will supply the labor.

The Committee supports this agreement and hereby recommends that this report be accepted and the action approved.

Respectfully submitted

Joseph DaSilva Chairman  
Joseph DaSilva

William J. Walsh  
William Walsh

Richard Murray  
Richard Murray

Constance McManus  
Constance McManus

Anthony Cassano  
Anthony Cassano

Richard White  
Richard White



# CITY OF DANBURY

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

January 6, 1981

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The Committee supports this agreement and hereby recommends that this report be accepted and the action approved.

Respectfully submitted

Chairman

✓ Joseph DaSilva

William Walsh

Richard Murray

Constance McManus

Anthony Cassano

Richard White



20

# CITY OF DANBURY

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

## COMMON COUNCIL PUBLIC WORKS COMMITTEE REPORT

To: Honorable Mayor James E. Dyer  
Members of the Common Council

January 6, 1981

Re: Request of Lillian Kilberg to accept Industrial Plaza Road.

The Public Works Committee has received favorable reports for acceptance of this road, from the Planning Commission and the City Engineer. An on-site inspection was done in November, 1980.

It is therefore the recommendation of the committee that this report be accepted and the road acceptance be approved.

Respectfully submitted

Joseph DaSilva Chairman  
Joseph DaSilva

William J. Walsh  
William Walsh

Richard Murray  
Richard Murray

Constance McManus  
Constance McManus

Anthony Cassano  
Anthony Cassano

Richard White  
Richard White



20

# CITY OF DANBURY

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

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To: Honorable Mayor James E. Dyer  
Members of the Common Council

January 6, 1981

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It is therefore the recommendation of the committee that this report be accepted and the road acceptance be approved.

Respectfully submitted

Chairman

\_\_\_\_\_  
Joseph DaSilva

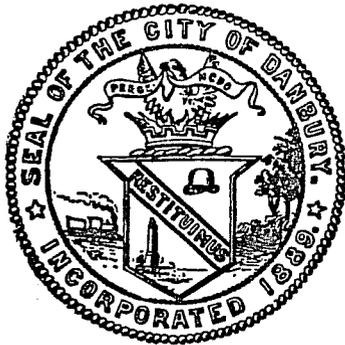
\_\_\_\_\_  
William Walsh

\_\_\_\_\_  
Richard Murray

\_\_\_\_\_  
Constance McManus

\_\_\_\_\_  
Anthony Cassano

\_\_\_\_\_  
Richard White



# RESOLUTION

20

CITY OF DANBURY, STATE OF CONNECTICUT

January 6, 1981 A. D., 19

RESOLVED by the Common Council of the City of Danbury:

That INDUSTRIAL PARK ROAD be accepted as a Public Highway in the City of Danbury subject to the following condition:

A Deed and Certificate of Title, in form satisfactory to the Office of the Corporation Counsel, to be delivered to the City of Danbury.

# RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

January 6, 1981 A. D., 19



RESOLVED by the Common Council of the City of Danbury:

That INDUSTRIAL PARK ROAD be accepted as a Public Highway in the City of Danbury subject to the following condition:

A Deed and Certificate of Title, in form satisfactory to the Office of the Corporation Counsel, to be delivered to the City of Danbury.



21

# CITY OF DANBURY

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

January 6, 1980

## REPORT

Re: Channel 6 changes.

The Common Council committee appointed to review channel six changes met on November 20, 1980 in room 432.

After reviewing a letter received from Assistant Corporation Counsel Eric Gottschalk dated November 4, 1980, it was the recommendation of the committee that the Council take no action on this matter as none is required.

Please note the attached copy of the November 4th letter.

Respectfully submitted

\_\_\_\_\_  
Ernest M. Boynton Chairman

\_\_\_\_\_  
William T. Walsh

\_\_\_\_\_  
Richard M. White



21

# CITY OF DANBURY

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

January 6, 1980

## REPORT

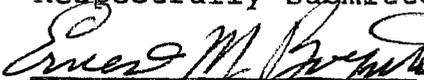
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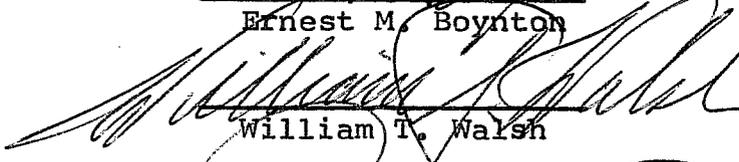
After reviewing a letter received from Assistant Corporation Counsel Eric Gottschalk dated November 4, 1980, it was the recommendation of the committee that the Council take no action on this matter as none is required.

Please note the attached copy of the November 4th letter.

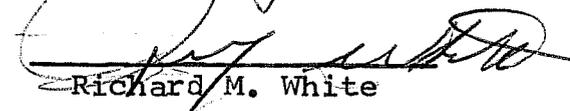
Respectfully submitted

 Chairman

Ernest M. Boynton



William T. Walsh



Richard M. White



CITY OF DANBURY

OFFICE OF THE CORPORATION COUNSEL  
DANBURY, CT 06810

THEODORE H. GOLDSTEIN,  
CORPORATION COUNSEL

ERIC L. GOTTSCHALK  
THOMAS A. FRIZZELL  
THOMAS G. WEST  
ASSISTANT CORPORATION  
COUNSEL

November 4, 1980

PLEASE REPLY TO:  
155 Deer Hill Avenue  
DANBURY, CT 06810

Councilman Ernest M. Boynton  
City of Danbury  
City Hall, 155 Deer Hill Avenue  
Danbury, Connecticut 06810

Re: Video Project Account

Dear Councilman:

After reviewing the above referenced matter with the Director of Finance and Mrs. Woolfe at the Library, the conclusion has been reached that no action is necessary by the Common Council at this time. At the close of the fiscal year the Library Fund Board of Directors will authorize a transfer of any funds remaining in the Video Project Account to some other appropriate account within the Library Fund.

Sincerely,

Eric L. Gottschalk  
Assistant Corporation Counsel

ELG:cr

c: Theodore H. Goldstein, Esq.,  
Corporation Counsel

COMMON COUNCIL SEWER AND WATER EXTENSION COMMITTEE REPORT

Jan. 6, 1981

To: Honorable Mayor James E. Dyer  
Members of the Common Council

Re: Request of General DataComm Industries, Inc. to extend sewer - Morgan Av  
& Sandpit Road.

The Sewer and Water extension committee of the Common Council has met and reviewed the above petition with the City Engineer and has also reviewed a recommendation for approval, from the Planning Commission.

It is the recommendation of this committee that the petition be granted with the following conditions and restrictions:

1. The petitioner shall bear all costs relative to the installation of said sewer ~~and water~~ lines.
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 of Danbury 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 ~~XXXXXXXXXX~~ 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 and easements to all or such portions of the sewer ~~XXXXXXXXXX~~ lines as the City Engineer's office determines are of potential benefit to other landowners in the City. Should another, other than the petitioner hold title to any land involved in the approval, then consent prior to any installation or hook-up shall be furnished in a form satisfactory to the City Engineer and Corporation Counsel.
7. No Certificate of Occupancy shall be issued until the above requested forms, documents, plans, etc. are received and the City owns the extended sewer ~~XXXXXXXXXX~~ lines.

Respectfully submitted

Bernard P. Gallo, Sr. Chairman  
Bernard P. Gallo, Sr.

Roger Delsin

Edward Torian

James E. Ryan

James Burke

COMMON COUNCIL SEWER AND WATER EXTENSION COMMITTEE REPORT

22

Jan. 6, 1981

To: Honorable Mayor James E. Dyer  
Members of the Common Council

Re: Request of General DataComm Industries, Inc. to extend sewer - Morgan Av  
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the City Engineer and the Superintendent of Public Utilities prior to  
the start of construction.
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installation.
5. That upon completion of installation, title to said sewer ~~XXXXXXXXXX~~  
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the City in a form which is acceptable to the City Engineer and  
Corporation Counsel.
6. The petitioner shall convey ownership of and easements to all or such  
portions of the sewer ~~XXXXXXXXXX~~ lines as the City Engineer's office  
determines are of potential benefit to other landowners in the City.  
Should another, other than the petitioner hold title to any land  
involved in the approval, then consent prior to any installation or  
hook-up shall be furnished in a form satisfactory to the City Engineer  
and Corporation Counsel.

No Certificate of Occupancy shall be issued until the above requested  
forms, documents, plans, etc. are received and the City owns the  
extended sewer ~~XXXXXXXXXX~~ lines.

Respectfully submitted

\_\_\_\_\_  
Bernard P. Gallo, Sr. Chairman

\_\_\_\_\_  
Roger Delsin

\_\_\_\_\_  
Edward Torian

\_\_\_\_\_  
James Ryan

\_\_\_\_\_  
James Burke



22

PLANNING COMMISSION

OF THE CITY OF DANBURY

City Hall

Danbury, Connecticut 06810

December 29, 1980

The Common Council  
City of Danbury  
Danbury, Connecticut

Re: 8-24 Referral - Request for Sewer  
Extension, General Data Comm Ind.,  
Morgan Ave. & Sandpit Rd.

Dear Council Members:

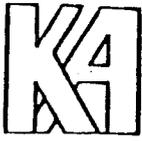
The Planning Commission of the City of Danbury on December 29, 1980 voted to recommend approval of the petition for sewer extension to General Data Comm Industries' properties since, as the commission noted in its letter of September 22, 1980 to the Common Council, this lies within the planned sewer expansion area. The City Engineer must verify that the pipe sizing of the sewer line will be sufficient for any future residential, commercial or light industrial development in that area and that there is enough sewer capacity available to handle this particular extension.

The motion was made by Mrs. Schaefer, seconded by Mr. Stevens and passed with "ayes" from Commissioners Schaefer, Stevens and DeVeaux.

Sincerely yours,

Edmund C. DeVeaux, Chairman  
Planning Commission  
City of Danbury

ECD:drs



# KASPER-RYAN ASSOCIATES

A Division of Kasper Associates, Inc.

Engineers, Surveyors, Planners  
P.O. Box 168 • 5 Almar Drive • Bethel, Conn. 06801  
Tel. (203) 748-2623

*W#52  
W#ME*

November 24, 1980

City of Danbury  
Common Council Sewer & Water  
Extension Committee  
City Hall  
Deer Hill Avenue  
Danbury, Connecticut 06810

RE: Proposed sewer extension  
General DataComm Industries, Inc.  
Morgan Ave. & Sandpit Rd.  
Danbury, Connecticut

Dear Councilmen:

We would like to respectfully submit that we be put on your agenda at your earliest convenience to consider the following proposal. General DataComm would like to extend the sewer from Eagle Road at its intersection with Finance Drive Westerly to land of Conrail, thence Southwesterly in Conrail right-of-way to Old Brookfield Road, thence up Morgan Avenue to the property owned by General DataComm. Attached hereto is a schematic drawing entitled "Sketch showing Proposed Sewer Extension prepared for General DataComm, Inc.", which shows the proposed route of the sewer. It is understood that this sewer will be designed according to regulations governed by the City of Danbury Engineering Department and will have to be approved by all governing agencies before final approval may be granted for construction. It is further understood that said proposed sewer will be constructed by General DataComm, Inc. at its expense.

The schematic drawing attached is subject to final design and is not to be considered a final construction plan, it is strictly for the purpose of showing the routing of the sewer from Point "B" to Point "A". The property to be served by this proposed extension is 17.5+- Acres and is fronting on Morgan Avenue as shown on attached sketch and Sand Pit Road to the West.

If I can be of any further service or answer any questions you may have, I would be happy to do so at your convenience.

Respectfully Yours,

DAVID L. RYAN, L.S.  
KASPER-RYAN ASSOCIATES

DLR/cr  
c.c. M.D.  
J.A.  
J.L.  
O.M.

Re: Request for additional funds for E.I.C. for balance of 1981 Fiscal Year (\$2,500.00)

The Common Council committee appointed to review the above request met on Thursday December 18, 1980 at 7:30 P.M. In attendance were Councilmen Torian and Scialabba. Also present were Mr. Bohan representing G. Silverman, Chairman of the Environmental Impact Commission.

Mr. Bohan explained that due to the increased level of activity of the E.I.C. in serving the citizens of Danbury in the first four months of the fiscal year, a greater demand for secretarial services became necessary; specifically in areas relating to more extensive reporting requirements, essential to the success of the Commission.

Mr. Bohan indicated that the additional funds of \$2,500 would be sufficient to cover the projected expenditures for the balance of fiscal year 1981.

Councilman Scialabba motioned that the \$2,500 request be granted, seconded by Councilman Torian.

A Certification of the availability of funds is attached.

Respectfully submitted

Edward T. Torian Chairman  
Edward T. Torian

Vincent J. Scialabba  
Vincent J. Scialabba

Diane Eppoliti  
Diane Eppoliti

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Councilman Scialabba motioned that the \$2,500 request be granted, seconded by Councilman Torian.

A Certification of the availability of funds is attached.

Respectfully submitted

\_\_\_\_\_  
Edward T. Torian

Chairman

\_\_\_\_\_  
Vincent J. Scialabba

\_\_\_\_\_  
Diane Eppoliti

23

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Respectfully submitted

\_\_\_\_\_  
Chairman  
Edward T. Torian

\_\_\_\_\_  
Vincent J. Scialabba

\_\_\_\_\_  
Diane Eppoliti

23

NOVEMBER 26, 1980

To: Mayor James E. Dyer  
From: John P. Edwards, Dir. of Finance, Acting

We hereby certify to the following as being available in the Contingency Account to be transferred to the accounts below

<del>Sawmill Project</del>	<del>\$ 2,000</del>
ETC Budget	2,500

ETC Budget only PE  
12/19/80

John P. Edwards, Dir. of Finance, Acting  
City of Danbury

JPE.pcf

*[Handwritten signature]*  
12/19/80  
*[Handwritten signature]*

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ETC Budget only JE  
11/19/80

John P. Edwards, Dir. of Finance, Acting  
City of Danbury

JPE.pcf

~~John P. Edwards~~ Refused  
11/19/80

NOVEMBER 26, 1980

To: Mayor James E. Dyer  
From: John P. Edwards, Dir. of Finance, Acting

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<del>Sawmill Project</del>	<del>\$ 2,000</del>
EIC Budget	2,500

*EIC Budget only JE  
12/14/80*

John P. Edwards, Dir. of Finance, Acting  
City of Danbury

JPE.pcf

*Approved Refund  
12/14/80*

COMMON COUNCIL COMMITTEE REPORT

24  
January 6, 1981

Re: Request for funds for E.I.C. re: Sanmill Corporation.

The Common Council committee appointed to review the request for an appropriation of \$2,000 for purposes of an appeal of the recent Court decision concerning the SanMill Corporation, met on Dec. 18, 1980, at 8 P.M.

In attendance were Councilmen Torian and Scialabba. Also present were Attorney Frizzell representing the Corporation Counsel's Office, Mr. Bohan representing the Environmental Impact Commission and, in an ex-officio capacity, Councilmen Boynton and White.

Due to the absence of the Environmental Impact Commission Chairman, this committee requests an extension of time to allow for all cognizant parties in this matter to meet in the future, and provide additional input to aid in the committee's final recommendation.

Respectfully submitted

Edward Torian Chairman  
Edward Torian

Vincent J. Scialabba  
Vincent J. Scialabba

Diane Eppoliti  
Diane Eppoliti

COMMON COUNCIL COMMITTEE REPORT

24  
January 6, 1981

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Respectfully submitted

Chairman

\_\_\_\_\_  
Edward Torian

\_\_\_\_\_  
Vincent J. Scialabba

\_\_\_\_\_  
Diane Eppoliti



# CITY OF DANBURY

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

Jan. 6, 1981

## REPORT

The Committee appointed to investigate the funding request from the Danbury Ethnic Cultural Festival, met on November 19, 1980.

In attendance were Councilmembers - Butera, Torian, Andrew DeGrazia of the Danbury Cultural Commission, Mr. & Mrs. Paul Selelonis and Ms. Theresa Constanza.

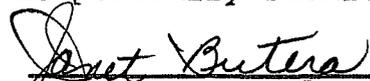
In response to several questions from the committee, Mr. DeGrazia indicated that the \$4,700 is needed to meet the initial financial requirements of his organization in preparation for the upcoming Cultural Festival, tentatively scheduled for mid June, 1981. The normal funding source of the Danbury Ethnic Cultural festival is primarily the Danbury Cultural Commission and public donations.

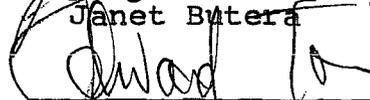
Mr. DeGrazia felt that this \$4,700 would be necessary to meet the anticipated expenses in excess of the funding from the Danbury Cultural Commission, which totalled \$1,000 in 1980.

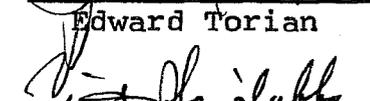
The committee recognizes the existence of the broad ethnic, cultural heritages in the City of Danbury and its invaluable contribution to the successful community relations which we presently enjoy. This, the committee felt, was in keeping with the theme of increased awareness of the diverse, cultural backgrounds of all Danburians.

Councilman Torian motioned that the \$4,700 request be granted to the Danbury Ethnic Cultural Festival, seconded by Councilwoman Butera.

Respectfully submitted

  
\_\_\_\_\_  
Janet Butera      Chairman

  
\_\_\_\_\_  
Edward Torian

  
\_\_\_\_\_  
Vincent Scialabba



✓  
25

CITY OF DANBURY

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

Jan. 6, 1981

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The committee recognizes the existence of the broad ethnic, cultural heritages in the City of Danbury and its invaluable contribution to the successful community relations which we presently enjoy. This, the committee felt, was in keeping with the theme of increased awareness of the diverse, cultural backgrounds of all Danburians.

Councilman Torian motioned that the \$4,700 request be granted to the Danbury Ethnic Cultural Festival, seconded by Councilwoman Butera.

Respectfully submitted

Chairman

\_\_\_\_\_  
Janet Butera

\_\_\_\_\_  
Edward Torian

\_\_\_\_\_  
Vincent Scialabba



#26

# CITY OF DANBURY

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

## REPORT

January 6, 1981

Re: Handicap Parking Ordinance

The committee appointed to review the above captioned Ordinance, met on December 15, 1980 at 7:40 P.M. with Councilmen Torian, Scialabba, and Gallo attending with Chief Macedo.

The proposed Ordinance drafted by the Corporation Counsel, was read and accepted on a motion made by Mr. Scialabba and seconded by Mr. Torian. All in favor.

The committee hereby submits the attached Ordinance for a public hearing to be scheduled.

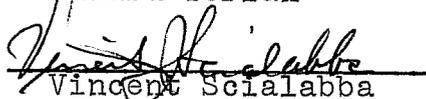
Respectfully submitted

 Chairman

Bernard Gallo



Edward Torian



Vincent Scialabba

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Frederick Visconti



XS

26

# CITY OF DANBURY

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

## REPORT

January 6, 1981

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The committee appointed to review the above captioned Ordinance, met on December 15, 1980 at 7:40 P.M. with Councilmen Torian, Scialabba, and Gallo attending with Chief Macedo.

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Respectfully submitted

Chairman

\_\_\_\_\_  
Bernard Gallo

\_\_\_\_\_  
Edward Torian

\_\_\_\_\_  
Vincent Scialabba

\_\_\_\_\_  
Frederick Visconti



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# CITY OF DANBURY

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

January 6, 1980

## REPORT

To: Honorable Mayor James E. Dyer  
Members of the Common Council

Re: Amendment Chapter 6 Section 6-02(a) - Building Dept. Permit Fees.

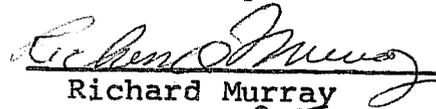
The Committee formed to review the above captioned Ordinance, met on Nov. 17th in room 432 at City Hall at 7:30 P.M. with Building Inspector Paul Garofalo.

Mr. Garofalo submitted the proposed amendment to the committee for review. He stated, in order to maintain the building department at a self sustaining status, it is necessary to ammend the Ordinance at this time.

Such factors as increased fuel and energy costs, pending salary increases in the Union contract recently negotiated, and the fees now in effect are the original fees established when the Ordinance was adopted 18 years ago, are the basis for this request.

After formal preparation by the Corporation Counsel's office, the committee again met on December 16, 1980 in room 432 at City Hall. Based on the reasons cited by Mr. Garofalo, it is the recommendation of this committee to adopt the attached amendment, following the normal procedures as set down in the City Charter.

Respectfully submitted

 Chairman

Richard Murray

  
Joseph DaSilva

\_\_\_\_\_  
Roger Delsin



*Sub. 2. 7 W  
+ Budget Alloc*

# CITY OF DANBURY

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

January 6, 1980

## REPORT

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Members of the Common Council

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Such factors as increased fuel and energy costs, pending salary increases in the Union contract recently negotiated, and the fees now in effect are the original fees established when the Ordinance was adopted 18 years ago, are the basis for this request.

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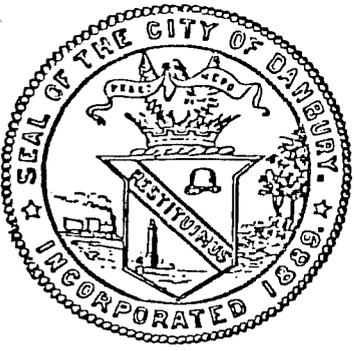
Chairman

\_\_\_\_\_  
Richard Murray

\_\_\_\_\_  
Joseph DaSilva

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Roger Delsin

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# ORDINANCE

## CITY OF DANBURY, STATE OF CONNECTICUT

### COMMON COUNCIL

Be it ordained by the Common Council of the City of Danbury:

THAT Section 6-02(a) of the Code of Ordinances of the City of Danbury, Connecticut is hereby amended to read as follows:

Section 118.2, Section 118.3 and Section 118.4 of the State of Connecticut Basic Building Code as adopted by the City of Danbury is repealed and the following is substituted therefor:

"Before receiving a building permit, a demolition permit, a permit for removing a building, a permit for a tank, a permit for a vented-type gas fired heater, or a permit for a sign, the owner or his agent shall pay the following fees:

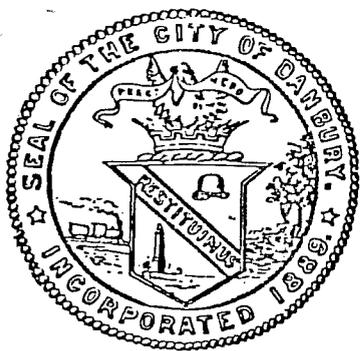
#### SCHEDULE OF PERMIT FEES

<u>Valuation of Work</u>	<u>Fee</u>
Up to \$1,000.00	\$10.00
\$1,000.01 to \$50,000.00	\$10.00 for the first thousand plus \$5.00 for each additional thousand or part thereof.
Above \$50,000.00	\$255.00 plus \$3.00 for each additional thousand or part thereof.

"Demolition: The fee for a permit for demolition shall be five (5%) per cent of the actual cost of demolition. Demolition work involving any municipal, state or federal government property shall be exempt from the payment of demolition permit fees.

"Definitions: The value of work and the actual cost of demolition shall mean the entire cost of construction, alteration, repair and demolition and shall include the value of all materials and labor used.

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ORDINANCE  
CITY OF DANBURY, STATE OF CONNECTICUT  
COMMON COUNCIL

Be it ordained by the Common Council of the City of Danbury:

ADDITIONAL PERMIT FEES

- "For moving of a building \$20.00 per building.
- "For each vented-type gas fired heater \$5.00.
- "For each oil burner permit \$5.00.
- "For each wood stove permit \$5.00.
- "For each tank over 500 gal. capacity \$5.00.
- "For each sign of ten (10) square feet or less the fee shall be \$10.00; for each sign larger than ten (10) square feet the fee shall be \$10.00 for the first ten (10) square feet and \$0.50 per square foot for each additional square foot or part thereof."



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# CITY OF DANBURY

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

January 6, 1981

## REPORT

Honorable Mayor James E. Dyer  
Honorable Members of the Common Council  
City of Danbury, Connecticut

Re: Ordinance concerning Hazardous Wastes & Substances.

The Common Council met as a committee of the whole on Dec. 29, 1980 at 8:30 P.M. in the Council Chambers in relation to the above captioned Ordinance.

The Council voted to recommend adoption of the proposed Ordinance with the following amendments thereto:

1. In Section 2, after the word "herein" insert the phrase "for commercial purpose".
2. In Section 8, delete the word "and" where it appears between the words "retail and pharmaceutical".
3. In Section 2 add "or immediately upon utilization of substances, chemicals, not previously reported during the course of the year"

Respectfully submitted

A handwritten signature in cursive script, reading "Richard Murray", is written over the typed name.

Richard Murray  
Council President



28

# CITY OF DANBURY

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

January 6, 1981

## REPORT

Honorable Mayor James E. Dyer  
Honorable Members of the Common Council  
City of Danbury, Connecticut

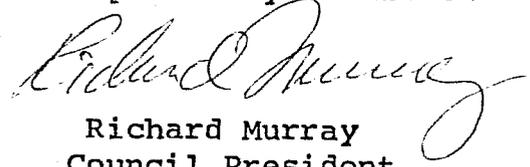
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2. In Section 8, delete the word "and" where it appears between the words "retail and pharmaceutical".
3. In Section 2 add "or immediately upon utilization of substances, chemicals, not previously reported during the course of the year"

Respectfully submitted



Richard Murray  
Council President

28



**ORDINANCE**  
**CITY OF DANBURY, STATE OF CONNECTICUT**  
**COMMON COUNCIL**

January 6, 1981

Be it ordained by the Common Council of the City of Danbury:

AN ORDINANCE CONCERNING HAZARDOUS SUBSTANCES AND CHEMICALS

Section 1. The purpose of this ordinance is to provide a steady conduit of information concerning hazardous substances and chemicals to the Director of Health, so that the general health and safety of the public is protected and emergency personnel will have access to information that could avert a potential disaster.

Section 2. Any person, firm, partnership, corporation, or other entity which stores, uses, mixes, transports or produces within the corporate limits of the City of Danbury, any hazardous substances or chemicals as defined herein for Commercial purpose, shall submit to the Director of Health on or before February 1st of each year an affidavit identifying any such hazardous substances or chemicals, or immediately upon utilization of substances, chemicals, not previously reported during the course of the year. Such affidavit shall also identify the location of such substances or chemicals within the physical plant and also the purpose for which such substances are on hand.

Section 3. Such affidavit shall be compiled on a form provided by the Director of Health, as approved by the Corporation Counsel, and shall be signed by a duly authorized representative of the person, firm, partnership, corporation or other entity required to submit an affidavit hereunder, under penalty of false statement.

Section 4. Any person, firm, partnership, corporation or other entity required to submit an affidavit hereunder who does not comply within 30 days of the annual reporting date shall be subject to a fine of \$100.



*B*

**ORDINANCE**  
CITY OF DANBURY, STATE OF CONNECTICUT  
**COMMON COUNCIL**

January 6, 1981

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Be it ordained by the Common Council of the City of Danbury:

Section 5. The Director of Health shall notify the Corporation Counsel concerning any party who fails to comply with the provisions hereof. The Corporation Counsel may commence an action on behalf of the City of Danbury, in a court of competent jurisdiction, to enforce the provisions hereof.

Section 6.

For purposes of this section, hazardous substances and chemicals shall include:

- (a) Those chemicals identified and listed in §3001 of the Federal Resource Conservation, ~~RECOVERY AND RECOVERY ACT~~, and Recovery Act, (Table 1a, 1b) and,
- (b) Those substances identified and listed in §311 of the Federal Water Pollution Control Act (Table 2), and,
- (c) Pollutants identified and listed on the Environmental Protection Agency's list of priority pollutants (Table 3), and as from time to time may be amended.
- (d) Chemicals or substances identified and listed by the American Council of Governmental Industrial Hygienists as industrial contaminants.

Section 7. The Director of Health, shall, by April 1st of each year, prepare a content and location index of all substances and chemicals reported under the provisions of this section and shall make copies of this index available to the Fire Chief, Police Chief and the Director of Civil Preparedness.

Section 8. (a) Nothing herein shall be construed to require disclosure of trade secrets. (b) This section shall not be construed to interfere in any way with existing Federal or State Law or Regulations. (c) This section shall not apply to retail pharmaceutical businesses.

EFFECTIVE DATE: This Ordinance shall take effect thirty (30) days after adoption and publication, as provided by law and Section 3-10 of the Charter of the City of Danbury, Connecticut.

Adopted by the Common Council January 6, 1981.  
Approved by the Mayor January 8, 1981.

Attest:

*Elizabeth Crudginton*  
Elizabeth Crudginton  
City Clerk



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# CITY OF DANBURY

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

January 6, 1981

## REPORT

Honorable Mayor James E. Dyer  
Honorable Members of the Common Council  
City of Danbury, Connecticut

Re: Proposed Sewer Extension in Jeanette Heights.

The Common Council met as a committee of the whole on Dec. 29, 1980 at 8:15 O'Clock P.M. in the Council Chambers, in relation to the above captioned project.

The Council voted to table the project and to authorize the Engineering Department to conduct an informational poll regarding sewers among effected beneficiaries.

Respectfully submitted

A handwritten signature in cursive script, appearing to read "Richard Murray".

Richard Murray  
Council President

COMMON COUNCIL COMMITTEE REPORT - JANUARY 6, 1981

Honorable Mayor James E. Dyer  
Members of the Common Council

Re: Condominium Conversion Ordinance.

The undersigned committee, appointed to review the proposed Ordinance as submitted by the Commission on Equal Rights and Opportunities, met on November 19 and December 18, 1980.

Persons having input into the committee were: Atty. Eric L. Gottschalk, Assistant Corporation Counsel; Susan Latina, Ass't Fair Housing Compliance Officer; Ted Haddad, Member of the Equal Rights and Opportunities Commission.

After reviewing Public Act #80-370, an Act concerning Condominium Conversion as adopted by the State General Assembly, the members of the committee agreed that the language restricts local municipalities from regulating ~~Condominium conversion of Housing Developments of seven units or more.~~

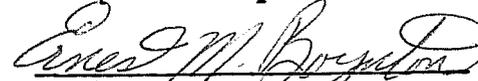
However, ~~the Act does allow local municipalities to enact legislation governing re-location benefits to those persons affected by Condominium Conversion.~~

These benefits are paid to those persons or families who decide, for whatever reason, not to purchase the living unit being converted.

The proposed Ordinance would offer some financial protection to the ~~elderly, physically disabled and severely disadvantaged of the Danbury Community.~~

~~Therefore the Committee has voted unanimously to recommend to the Common Council to adopt the proposed Ordinance as submitted.~~

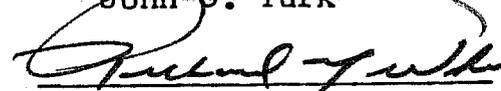
Respectfully submitted



Ernest Boynton  
Chairman



John O. Turk



Richard M. White

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*[Handwritten signature]*

COMMON COUNCIL COMMITTEE REPORT - JANUARY 6, 1981

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Members of the Common Council

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Respectfully submitted

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Ernest Boynton  
Chairman

---

John O. Turk

---

Richard M. White



78 ✓

**CITY OF DANBURY**

**OFFICE OF THE CORPORATION COUNSEL  
DANBURY, CT 06810**

**THEODORE H. GOLDSTEIN,  
CORPORATION COUNSEL**

**ERIC L. GOTTSCHALK  
THOMAS A. FRIZZELL  
THOMAS G. WEST  
ASSISTANT CORPORATION  
COUNSEL**

October 20, 1980

**PLEASE REPLY TO:**

**DANBURY, CT 06810**

MEMO TO: Mrs. Elizabeth A. Crudginton, City Clerk  
FROM: Eric L. Gottschalk, Assistant Corporation Counsel  
RE: Ordinance for November Agenda - Conversion of Condominiums

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Attached is an ordinance in reference to the above. Susan Latina of the Equal Rights Commission will supply a cover letter.

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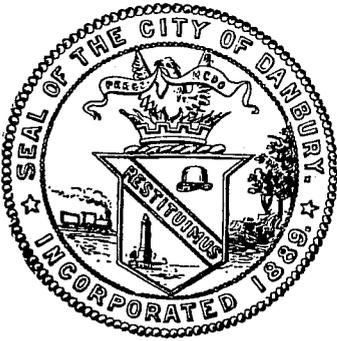
ELG

ELG:cr

Attachment

c: Theodore H. Goldstein, Esq.  
Corporation Counsel

Susan Latina  
Assistant Fair Housing Compliance Officer



# ORDINANCE

## CITY OF DANBURY, STATE OF CONNECTICUT

### COMMON COUNCIL

Be it ordained by the Common Council of the City of Danbury:

That the Code of Ordinances of Danbury is hereby amended by adding a section to be designated and numbered Chapter 10, Article III, Section 10-52, which said section reads as follows:

In accordance with Public Act 80-370 any declarant of a conversion condominium shall pay moving and relocation expenses to each household which does not purchase its dwelling unit and does not have an income higher than 175% of the Federal Community Services Administration poverty guidelines for non-farming recipients in an amount equal to (1) the amount charged for one month's rent if such monthly rental charge equals or exceeds \$500 or (2) \$500 if such monthly rental charge is less than \$500.

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INFORMATION WHICH MUST BE PROVIDED TO TENANTS AND GOVERNMENT AGENCIES

- . If your landlord decides to convert your apartment building or complex into a condominium:
  - .. You must be given 6 months notice (180 days)
  - .. You must be given a "Public Offering" statement at the beginning of the 6 month (180 day) period. (This 6 months is called a grace period).
  - .. All tenants should know that the developer of any condominium conversion must:
    - ... File an "Intention of Conversion" with the Department of Housing within 120 days of the date that tenants receive both the Public Offering statement and the formal "notice to tenants" that the apartments will be converted to condominiums.
    - ... Include copies of the notice to tenants and offering statement with the Intention of Conversion.
    - ... Include a sworn statement by the developer that he/she has provided relocation and counseling assistance to all tenants who do not purchase a conversion condominium. This relocation and counseling assistance must be provided in accordance with the regulations established by the State Department of Housing.

RIGHTS AND RESPONSIBILITIES FOR ALL TENANTS DURING THE 6 MONTH PERIOD AFTER THE LANDLORD ANNOUNCES THE CONDOMINIUM CONVERSION

- . Even if your lease runs out during this 6 month (180 day) period, you may still remain in your apartment for the full 6 month grace period.
- . All rent increases during the 6 month grace period must be kept to reasonable levels and must essentially be the result of pass through costs for previously unabsorbed common costs.

TENANTS WHO DO NOT PURCHASE APARTMENTS

- . If you are handicapped or 62 or older, you may remain in your apartment until at least January 1, 1983. You cannot be evicted without just cause (e.g. failure to pay rent, violation of lease, etc.) prior to January 1, 1983 as long as the following conditions are met:
  - .. The landlord does not remove your apartment from the housing market or decide to live in it himself/herself. Please note: Your town or municipality may choose to limit eligibility for this protection for elderly or handicapped persons by setting annual income limits between \$13,000 and \$21,000 for single persons and \$17,000 and \$25,000 for couples.
- . If you do not wish to purchase your unit, or if you cannot afford to purchase it, the developer of the conversion condominium must provide you with relocation counseling to help you find another place to live. You do not have to pay for this counseling service.
- . If you do not purchase your apartment unit and your household income falls within the range listed below, the developer must provide your household with relocation and moving assistance equal to one month's rent, up to \$500. Your town or municipality may choose to set the relocation and moving assistance at a flat \$500.

<u>Family Size</u>	<u>Maximum Annual Income</u>	<u>Maximum Monthly Income</u>
1	\$ 6,633	\$ 553
2	8,768	731
3	10,903	909
4	13,038	1,087
5	15,173	1,264

- . If you move out of your apartment within the 6 month grace period, you can do so without loss of any of the benefits for which you are eligible as long as you give 30 days notice to your landlord.
- . If you are not going to purchase your unit and need more than the 6 month grace period to find an apartment, you can get an additional 6 month period as long as you can demonstrate in court:
  1. that a real hardship exists for you
  2. that you have made a good faith effort to locate other housing

TENANTS WHO PURCHASE APARTMENTS

- . If you wish to purchase your unit, you have exclusive right to do so during the first 90 days of the grace period.
- . If you decide to buy your unit, it must have a separate heating unit actually installed and in place at the time the title is conveyed to you by the owner.

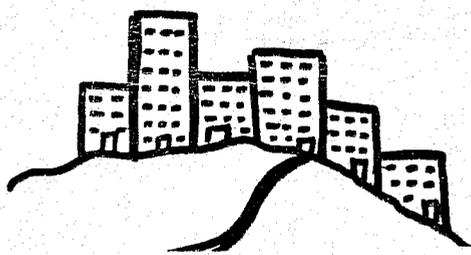
Rights and Responsibilities under Condominium Conversion Legislation  
for: Tenants, Landlords and Government

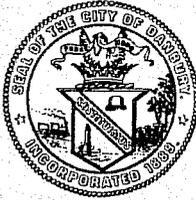
- ... Information which must be provided to tenants and government agencies
- ... Rights and responsibilities for all tenants during the 6 month period after the landlord announces the condominium conversion
- ... Tenants who do not purchase apartments
- ... Tenants who choose to purchase apartments

RIGHTS AND RESPONSIBILITIES UNDER

CONDOMINIUM CONVERSION LEGISLATION FOR:

TENANTS  
LANDLORDS  
GOVERNMENT





**COMMISSION ON EQUAL RIGHTS AND OPPORTUNITIES**

198 MAIN STREET  
DANBURY, CONNECTICUT 06810  
744-5213

October 22, 1980

The Honorable James E. Dyer  
Members of the Common Council  
City of Danbury  
155 Deer Hill Road  
Danbury, Connecticut 06810

Dear Mayor Dyer and Members of the  
Common Council:

Attached is an ordinance proposal as submitted by the Danbury Commission on Equal Rights and Opportunities concerning condominium conversion. You should be advised that Assistant Corporation Counsel Eric Gottschalk has reviewed the ordinance and approved the language. In addition, I have enclosed information on the referenced state law as well as similar action taken by other Connecticut municipalities.

The Danbury Commission on Equal Rights and Opportunities fully supports the adoption of this ordinance in conformance with promoting fair and equal housing. The proposed ordinance would protect the elderly, physically disabled and severely disadvantaged of the Danbury community. We therefore request that the Common Council take appropriate action in pursuing the passage of this important ordinance.

Respectfully submitted,

Hans B. Collischonn, Chairman

Arthur R. LaRoche, Director

*Handwritten initials/signature*

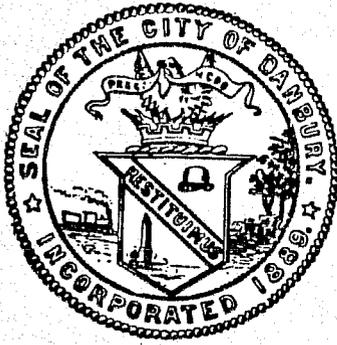
FOR YOUR INFORMATION:

In regard to the Connecticut Condominium Conversion Law, P.A. 80-370, you should be apprised of other Connecticut municipalities that have exercised their option through this law to protect their communities. The City of Bridgeport presently has an ordinance pending, that would (as the Danbury proposal) mandate the declarant of condominium to issue relocation benefits of five hundred dollars (\$500.00) per unit to the displaced tenant. Likewise, in the cities of Bristol and Stamford ordinances have been adopted that mandate a five hundred dollar (\$500.00) remuneration.

The ordinance, as proposed, exercises the municipality's right to set a specific amount of relocation benefit; the Connecticut regulation allows the city to set a rate between one month's rent and five hundred dollars (\$500.00). The Commission on Equal Rights and Opportunities researched the viability of exercising this option and found that the maximum allowed \$500.00 would be far less than adequate to cover even the basic relocation expenses. Therefore, it becomes extremely essential to mandate the maximum amount as provided for under Public Act 80-370.

In light of the severe housing crisis now impacting Danbury, it is important to take action to alleviate this pressure. Although this ordinance will not improve the situation overnight, it is a positive step in protecting the rights of the Danbury Community.

*Susan Latina*  
Susan Latina  
Assistant Fair Housing  
Compliance Officer



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**ORDINANCE**  
**CITY OF DANBURY, STATE OF CONNECTICUT**  
**COMMON COUNCIL**

---

Be it ordained by the Common Council of the City of Danbury:

That the Code of Ordinances of Danbury is hereby amended by adding a section to be designated and numbered Chapter 10, Article III, Section 10-52, which said section reads as follows:

In accordance with Public Act 80-370 any declarant of a conversion condominium shall pay moving and relocation expenses to each household which does not purchase its dwelling unit and does not have an income higher than 175% of the Federal Community Services Administration poverty guidelines for non-farming recipients in an amount equal to (1) the amount charged for one month's rent if such monthly rental charge equals or exceeds \$500 or (2) \$500 if such monthly rental charge is less than \$500.

Substitute Senate Bill No. 290

PUBLIC ACT NO. 80-370

AN ACT CONCERNING CONDOMINIUM CONVERSION AND THE ENCOURAGEMENT OF NEW RENTAL HOUSING.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. (NEW) (a) It is declared that (1) a severe rental housing shortage exists in this state, (2) the current rate at which residential rental units are being converted into condominiums has created a statewide housing emergency, (3) it is in the public interest to preserve a number of dwelling units as rentals for those persons who, because of increasing age, infirmity or other functional limitations, are least likely to be able to afford to purchase housing and are most susceptible to mental and physical health problems that may result from the trauma of being forced to search for housing in a market where the vacancy rate for residential rental units is approaching zero in many localities, (4) because towns, cities and boroughs may not regulate the conversion of residential rental property to condominium dwelling units, except as provided in this act, there is a need for statewide action, and (5) current economic conditions, including fluctuating interest rates, may stabilize thereby easing the housing crisis which now exists.

(b) Prior to January 1, 1983, no landlord may bring an action under section 47a-23, as amended by section 46 of public act 79-571, against any lessee who (1) resides in a building consisting of seven or more separate dwelling units, (2) is blind or physically disabled as defined in section 1-1f of the general statutes or sixty-two years of age or older or whose spouse or sibling residing with such lessee is sixty-two years of age or older and (3) has an adjusted gross income for federal income tax purposes of (A) not more than an amount determined (by the legislative body of the town in which such lessee resides) which amount shall be not less than thirteen thousand dollars nor more than twenty-one thousand dollars, if unmarried, or not less than seventeen thousand dollars nor more than twenty-five thousand dollars jointly with spouse, if married, or (B) not more than thirteen thousand dollars, if unmarried, or seventeen thousand dollars jointly with spouse, if married, if no determination to the contrary is made by such legislative body in accordance with subparagraph (A), except for any one or more of

Substitute Senate Bill No. 290

the following reasons: Nonpayment of rent; material noncompliance with section 47a-11 of the general statutes, as amended by section 20 of public act 79-571, which materially affects the health and safety of the other tenants or materially affects the physical condition of the premises; material noncompliance with the rental agreement; or material noncompliance with the rules and regulations of the landlord adopted in accordance with section 47a-9 of the general statutes, as amended by section 12 of public act 79-571. The provisions of this subsection shall not apply to any landlord who permanently removes the dwelling unit of such lessee from the housing market, or who intends to use such dwelling unit as his principal residence, or who first entered into a rental agreement with such lessee for the dwelling unit after such dwelling unit had been declared a conversion condominium, or who declared such dwelling unit as a conversion condominium, delivered a public offering statement to the lessee of such dwelling unit and entered into a contract for the sale or renovation of such dwelling unit prior to the effective date of this act. Nothing in this subsection shall prohibit a landlord from passing on to such lessee legitimate and reasonable rent increases including the cost of any assessment for current common expenses not already included in the rent in accordance with subsection (b) of section 47-76 of the general statutes, as amended by section 3 of this act. Any such lessee aggrieved by such an increase shall submit his complaint to the fair rent commission of the town, city or borough where such dwelling unit is located, if any such commission exists.

Sec. 2. Section 47a-39 of the general statutes is repealed and the following is substituted in lieu thereof:

Upon the hearing on such application in the superior court the judgment of the trial court shall stand, but upon such hearing if it appears that the premises, judgment for possession or occupancy of which has been rendered, are used for dwelling purposes and come within the classification of premises as set forth in section 47a-36; that the applicant cannot secure suitable premises for himself and his family elsewhere within the city or town or in a city or town adjacent thereto in a neighborhood reasonably comparable to that in which the premises occupied

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by him are situated; that he has used due diligence and reasonable effort to secure other premises; that his application is made in good faith, and that he will abide by and comply with such terms and provisions as the court may prescribe, the court may grant a stay of execution for a period or for periods in the aggregate not exceeding six months from the date of the judgment in the summary process action upon such conditions and terms as appear fair and equitable [.] ; PROVIDED IN THE CASE OF AN APPLICANT RESIDING IN A DWELLING UNIT WHICH HAS BEEN DECLARED A CONVERSION CONDOMINIUM, AT THE END OF SUCH SIX-MONTH PERIOD THE COURT MAY EXTEND SUCH STAY OF EXECUTION UNDER THE SAME OR DIFFERENT CONDITIONS AND TERMS FOR AN ADDITIONAL PERIOD NOT EXCEEDING SIX MONTHS TAKING INTO CONSIDERATION THE AGE OF THE APPLICANT, THE SIZE OF THE APPLICANT'S FAMILY, THE LENGTH OF TIME OF SUCH APPLICANT'S TENANCY AND THE AVAILABILITY OF SUITABLE ALTERNATIVE HOUSING. SUCH EXTENDED STAY MAY BE REVIEWED EVERY TWO MONTHS. The court shall consider all the circumstances of the case, the equities involved and whether any undue hardship would result to either party. Such conditions and terms may include the requirement that the applicant shall pay to the plaintiff in the summary process action such amount in such instalments from time to time and in such manner as the court may direct, for the use and occupancy of the premises for [the] SUCH period of the stay, at the rate to which he was liable as rent for the month immediately prior to the expiration of his term or tenancy, if any, AND ANY ASSESSMENT FOR CURRENT COMMON EXPENSES NOT ALREADY INCLUDED IN THE RENT AS PROVIDED IN SUBSECTION (b) OF SECTION 47-76, AS AMENDED BY SECTION 3 OF THIS ACT, IF ANY, or such sum as may be determined by the court to be reasonable for such use and occupancy. Such payment shall also include all rent unpaid prior to the period of [the] SUCH stay.

Sec. 3. Section 47-76 of the general statutes is repealed and the following is substituted in lieu thereof:

(a) The common profits of the condominium shall be distributed among the unit owners according to the percentage of the undivided interest in the common elements or be credited to their assessments for common expenses according to the stated percentage, or be used for any other purpose as the association of unit owners decides.

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(b) Funds for the payment of current common expenses and for the creation of reserves for the payment of future common expenses and funds for improvements, replacements and additions shall be obtained by assessments against the unit owners in proportion to their percentage interests in the common elements; PROVIDED ANY DECLARANT WHO OWNS A UNIT OCCUPIED BY A HOLDOVER TENANT MAY INCREASE THE RENT OF SUCH TENANT BY THE AMOUNT OF ANY SUCH ASSESSMENT FOR THE PAYMENT OF CURRENT COMMON EXPENSES NOT ALREADY INCLUDED IN THE RENT.

(c) Except as provided otherwise by the condominium instruments, any expenses associated with the maintenance, repair, renovation, restoration or replacement of any limited common element shall be common expenses, PROVIDED NO EXPENSES FOR REPAIRS OR RECONSTRUCTION OF UNITS WHICH OCCUR PRIOR TO THE ORIGINAL SALE OF THE UNIT BY THE DECLARANT SHALL BE CONSIDERED AS A COMMON EXPENSE.

(d) To the extent that the condominium instruments expressly so provide, any other costs incurred by the association caused by the negligence or wilful misconduct of any unit owner or his licensee or invitees, or for a specific service rendered to a unit owner which is different from services regularly rendered to all unit owners, shall be specially assessed against said unit owner in accordance with such reasonable provisions as the condominium instruments may make for such cases.

Sec. 4. Section 47-88b of the general statutes, as amended by public act 79-622, is repealed and the following is substituted in lieu thereof:

(a) Any declarant of a conversion condominium shall include in his public offering statement, in addition to the requirements of section 47-71b the following:

(1) A specific statement of the amount of any initial or special condominium fee due from the purchaser on or before settlement of the purchase contract and the basis of such fee.

(2) Information on the actual expenditures made on all repairs, maintenance, operation or upkeep of the subject building or buildings within the last three years, set forth tabularly with the proposed budget of the condominiums and cumulatively broken down on a per unit basis in proportion to the percentage of the undivided interest in the common expenses allocated to each

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unit by the condominium instruments. If such building or buildings have not been occupied for a period of three years then the information shall be set forth for the maximum period such building or buildings have been occupied.

(3) A description of any provisions made in the budget for reserves for capital expenditures and an explanation of the basis for such reserves, or, if no provision is made for such reserve, a statement to that effect.

(4) A statement of the declarant, CERTIFIED BY A PROFESSIONAL ENGINEER REGISTERED OR EXEMPTED UNDER CHAPTER 391, as to the present conditions of all structural and major mechanical components in the condominium which statement shall include the approximate dates of construction, installation and major repairs, and the expected useful life of each item, together with the estimated cost, in current dollars, of replacing each of the same.

(b) In the case of a conversion condominium, the landlord or developer shall give at least one hundred eighty days notice to each of the tenants of the building or buildings which are to be submitted to the provisions of this chapter. Such notice shall be hand delivered or sent by certified mail, return receipt requested, and shall inform tenants of the owner's intent to create a conversion condominium. SUCH NOTICE SHALL BE ACCOMPANIED BY A COPY OF THE PUBLIC OFFERING STATEMENT CONTAINING THE INFORMATION REQUIRED BY SECTION 47-71b OF THE GENERAL STATUTES AND SUBSECTION (a) OF THIS SECTION. During the first ninety days of such one hundred eighty-day period each of the said tenants shall have the exclusive right to contract for the purchase of the unit he occupies. Any tenants who do not exercise said option shall be entitled to remain in the premises under their existing leases, subject to all the terms and conditions contained therein, except that upon the filing of the declaration said lease shall be considered assigned to the declarant. AFTER RECEIVING SUCH NOTICE A TENANT MAY ABANDON HIS UNIT AND TERMINATE HIS TENANCY WITHOUT INCURRING ANY LIABILITY FOR SUCH EARLY TERMINATION OF HIS RENTAL AGREEMENT PROVIDED HE GIVES ONE MONTH'S ADVANCE NOTICE TO THE LANDLORD. AT THE OPTION OF THE TENANT, ANY LEASE WHICH EXPIRES WITHIN SUCH ONE HUNDRED EIGHTY-DAY PERIOD SHALL BE EXTENDED TO THE END OF SUCH PERIOD AND NO INCREASE IN RENT MAY TAKE EFFECT DURING SUCH PERIOD EXCEPT AS PROVIDED IN

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SUBSECTION (b) OF SECTION 47-76, AS AMENDED BY SECTION 3 OF THIS ACT.

(c) Except pursuant to a purchase agreement for a unit, any provision in a contract, lease or other undertaking which allows a landlord or developer at his option to cancel and terminate such contract, lease or other undertaking upon the conversion of the property to the condominium form of ownership without conforming to the notice and option requirements of this section is hereby declared to be unenforceable and contrary to public policy.

(d) [Notwithstanding the provisions of subsection (c) of this section leases executed subsequent to the announced intention of the developer as landlord to convert to a condominium format may contain provisions for the early or advanced termination of the term of such leases or the early cancellation of such leases upon not less than thirty days notice to the tenant, providing that the lease shall conspicuously disclose the fact that it is the landlord's or developer's intention to convert the property containing the leased premises to a condominium form of ownership, or to convey the property for such purposes and that the lease may be cancelled upon not less than thirty days notice to the tenant of the landlord or developer's exercise of the right of cancellation.

(e) ] The declarant of a conversion condominium shall, in addition to the requirements of subsection (a) of this section include with the condominium instruments a copy of the notice set forth in subsection (b) and a certified statement that such notice, fully complying with the provisions of subsection (b), [shall be, at] WAS, PRIOR TO the time of the recording of the declaration of condominium, mailed or delivered to each of the tenants in the building or buildings to be converted.

J [e] THE DECLARANT OF A CONVERSION CONDOMINIUM SHALL, IN ADDITION TO THE FILING REQUIRED BY SECTION 47-71, FILE WITH THE DEPARTMENT OF HOUSING WITHIN ONE HUNDRED TWENTY DAYS OF THE FILING REQUIRED BY SECTION 47-71: (1) A COPY OF THE DECLARATION AND THE PUBLIC OFFERING STATEMENT SUBMITTED TO EACH TENANT AND (2) A SWORN STATEMENT THAT EACH TENANT WHO HAS NOT EXERCISED HIS OPTION TO BUY HAS RECEIVED RELOCATION ASSISTANCE WHICH HAS INCLUDED INFORMATION ON THE AVAILABILITY OF ALTERNATE HOUSING, FINANCING PROGRAMS AND FEDERAL,

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STATE AND MUNICIPAL HOUSING ASSISTANCE. THE DEPARTMENT SHALL CHARGE A FEE OF TWO DOLLARS PER UNIT CONVERTED FOR SUCH FILING. THE COMMISSIONER OF HOUSING SHALL ADOPT REGULATIONS IN ACCORDANCE WITH CHAPTER 54 WITHIN NINETY DAYS OF THE EFFECTIVE DATE OF THIS ACT TO DETERMINE THE TYPE OF INFORMATION TO BE INCLUDED IN SUCH RELOCATION ASSISTANCE.

(f) No eviction proceedings shall be brought against any of the occupants resident in any building or group of buildings converted to condominium ownership pursuant to this section within the term of any existing lease OR WITHIN THE ONE HUNDRED EIGHTY-DAY PERIOD PROVIDED FOR UNDER SUBSECTION (c), WHICHEVER IS LATER, for failure to purchase or any other reasons applicable to termination of tenancy other than nonpayment of rent or similar justifiable reasons ordinary to landlord rights where a [written] lease exists assuring quiet enjoyment.

Sec. 5. (NEW) Any declarant of a conversion condominium shall pay moving and relocation expenses to each household which does not purchase its dwelling unit and does not have an income higher than one hundred seventy-five per cent of the Federal Community Services Administration poverty guidelines for nonfarm recipients, in an amount (1) equal to the amount charged for one month's rent for such dwelling unit at the time the conversion was declared or (2) up to five hundred dollars, if such monthly rental payment is less than five hundred dollars, such amount to be determined by the legislative body of the town in which such dwelling unit is located; provided if no determination to the contrary is made, the amount specified in subdivision (1) shall be the amount required to be paid.

Sec. 6. Section 47-116 of the general statutes is repealed and the following is substituted in lieu thereof:

As used in this chapter, unless the context otherwise requires: "Improvement" means any newly constructed single family dwelling unit, ANY CONVERSION CONDOMINIUM UNIT BEING CONVEYED BY THE DECLARANT and any fixture or structure which is made a part thereof at the time of construction OR CONVERSION by any building contractor [or], subcontractor OR DECLARANT; "purchaser" means the original buyer, his heirs or designated representatives, of any improved real estate; "real estate" means any fee simple estate; and

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"vendor" means any person engaged in the business of erecting or creating an improvement on real estate, ANY DECLARANT OF A CONVERSION CONDOMINIUM, or any person to whom a completed improvement has been granted for resale in the course of his business.

Sec. 7. (NEW) The joint standing committee of the general assembly having cognizance of matters relating to conveyancing, and the rights and responsibilities of landlord and tenant, shall report to the general assembly not later than January 15, 1982, on the effect of section 1 of this act. Such report shall include a recommendation as to whether said section shall be continued or amended and such other recommendations as the committee deems appropriate.

Sec. 8. Section 1 of public act 79-1 of the October Special Session, as amended by section 1 of public act 80-9, is repealed and the following is substituted in lieu thereof:

(a) In addition to the requirements of section 47-88b of the general statutes, as amended by public act 79-622, for each conversion condominium for which a declaration is filed [on or before May 7, 1980] WITHIN SIXTY DAYS AFTER THE EFFECTIVE DATE OF THIS ACT, the declarant shall include in his public offering statement a statement of the declarant that each unit has, or will have at the time of the conveyance of title from the declarant to the purchaser, a separate heating plant which shall be a part of the unit.

(b) Each unit of any conversion condominium for which the declaration is filed on or after the effective date of public act 79-1 of the October Special Session, and [on or before May 7, 1980] WITHIN SIXTY DAYS AFTER THE EFFECTIVE DATE OF THIS ACT, shall have, at the time of the conveyance of title from the declarant to the purchaser, a

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separate heating plant which shall be a part of  
the unit.

Sec. 9. This act shall take effect from its  
passage.

*Certified as correct by*

\_\_\_\_\_  
*Legislative Commissioner.*

\_\_\_\_\_  
*Clerk of the Senate.*

\_\_\_\_\_  
*Clerk of the House.*

Approved \_\_\_\_\_ May 7 \_\_\_\_\_, 1980

\_\_\_\_\_  
*Governor.*