

COMMON COUNCIL - SPECIAL MEETING

SEPTEMBER 26, 1984

Meeting called to order at 7:30 O'Clock P.M. by the Honorable Mayor, James E. Dyer.

PLEDGE OF ALLEGIANCE TO THE FLAG

PRAYER

ROLL CALL

Council Members - Johnson, Sollose, Foti, Torcaso, Esposito, Godfrey, Flanagan, Zotos, Chianese, Skoff, McManus, DaSilva, Gallo, Cassano, Charles, Boynton, Butera, Durkin, Eriquez, Farah, Torian.

16 Present 5 Absent

NOTICE OF SPECIAL MEETING - To be held on the 26th day of September, 1984 at 7:30 O'Clock P.M. in the Council Chambers at City Hall, for the purpose of acting upon the following:

- 01 - REPORT - Sewer & Water Extension Committee Re: Danbury-Ridgefield Inter Local Agreement.
- 02 - REPORT - Public Works Committee Re: Danbury-Ridgefield Inter Local Agreement.

RETURN OF SERVICE - Notices delivered and served by Police Officers of the Danbury Police Department.

Motion made by _____ and seconded by _____ for the Call and Return of Service to be accepted.

01
REPORT

- Sewer & Water Extension Committee Re: Danbury-Ridgefield Interlocal Agreement.

The Report was

02
REPORT

- Public Works Committee Re: Danbury-Ridgefield Inter Local Agreement.

The Report was

PUBLIC SPEAKING SESSION

There being no further business to come before the Common



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

September 26, 1984

REPORT

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

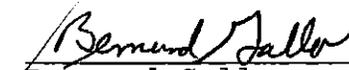
Re: Sewer Agreement between Danbury and Ridgefield

The Sewer & Water Extension Committee of the Common Council met on September 10th and September 19th and reviewed the above petition with the City Engineer, the Superintendent of Public Utilities and also reviewed a rather vague denial by the Planning Commission.

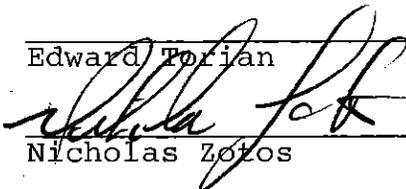
At the meeting of September 10th, 1984, Councilman Flanagan moved to approve the project, seconded by Councilman Zotos. Motion failed.

On September 19, 1984 Councilwoman Torcaso moved to deny without prejudice, seconded by Councilman Flanagan. Motion carried. Council Members Flanagan, Torcaso, Zotos and Foti voted in favor of the motion. Councilman Gallo voted in the negative. Council Members Torian and Durkin were absent.

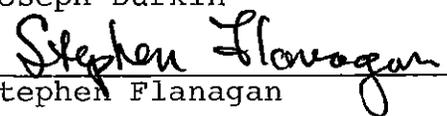
Respectfully submitted


Bernard Gallo

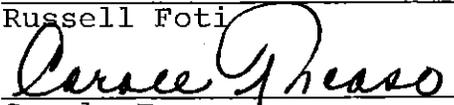
Edward Torian


Nicholas Zotos

Joseph Durkin


Stephen Flanagan

Russell Foti


Carole Torcaso



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Honorable Members of the Common Council

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Respectfully submitted

Bernard Gallo

Edward Torian

Nicholas Zotos

Joseph Durkin

Stephen Flanagan

Russell Foti

Carole Torcaso



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

PLANNING COMMISSION
(203) 797-4525

July 9, 1984

The Common Council
City of Danbury
Danbury, Connecticut

Re: Sewer Agreement between Danbury & Ridgefield

Dear Council Members:

The Planning Commission at its meeting held July 5, 1984 voted to recommend that the City not approve any addition to this sewer line; there is some question as to the capacity of the sewer in that area due to the construction of the sewer pipe's not being able to operate at capacity. Until such time as the commission gets firm figures from the City Engineer or Department of Public Works, the commission is not really in a position to either recommend or disapprove any sewer line extensions. Even though a total of 140,000 gallons is cited, it is the feeling of the commission that the additional 20,000 gallons should be allocated to the people in the City of Danbury before going outside.

The motion was made by Mr. McLachlan, seconded by Mr. Woodruff and passed with "ayes" from Commissioners McLachlan and Woodruff. Mrs. Schaefer voted "nay".

Sincerely yours,

Edmund C. DeVeaux, Chairman
Planning Commission
City of Danbury

ECD:drs



Town of Ridgefield

FOUR HUNDRED MAIN STREET
RIDGEFIELD, CONNECTICUT 06877 • 203/438-7301

Office of the Selectmen

August 9, 1984

Mr. Bernard Gallo, Chairman
Sewer and Water Extension Committee
City of Danbury
City Hall
155 Deer Hill Avenue
Danbury, Connecticut 06810

Dear Mr. Gallo:

As per recent conversations between you and Oswald Inglese, Ridgefield Planning Director, this is to confirm our interest in obtaining your committee's endorsement and approval for an additional 20,000 GPD of sewer discharge from development in Ridgefield.

The development that would be served will be located within the Ridgefield's corporate zone just south of the NOVO site.

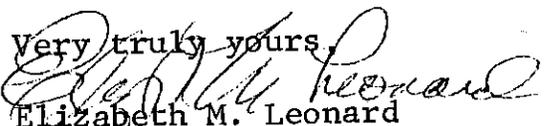
We proposed that the approval for the additional 20,000 gallons of sewage per day be accomplished by amending the existing Ridgefield/Danbury agreement whereby 120,000 gallons are provided, and serving the Boehringer-Ingelheim complex.

As you know the City of Danbury has recognized the need to service the subject area upon adoption of the Cahn Engineers report, which report served as the basis to upgrade the Danbury Sewage Treatment Plant.

We would be prepared to seek Danbury's Engineering Department approval for any sewage use in excess of the present 120,000 GPD allocation. Similarly, we would be prepared to share with development interests the improvement costs which may have to be incurred to authorize discharges in excess of 120,000 gallons per day.

Hopefully this request meets with yours and your committee's endorsement.

Very truly yours,


Elizabeth M. Leonard
First Selectman



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

LEONARD G. SEDNEY
Planning Director

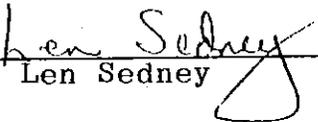
PLANNING DEPARTMENT
797-4525

TO: Bernie Gallo, Chairman, Sewer & Water Committee
FROM: Len Sedney, Planning Director
RE: Request by the Town of Ridgefield for Additional
Sewer Capacity
DATE: September 19, 1984

The Planning Commission recommended on July 5, 1984, not to approve any additional connections to the sewer line. The basis for the denial is that there is some question as to the ability of the sewer to operate at capacity. The reasoning for this denial is inconsistent with approvals previously recommended by the Planning Commission. In February of this year the Commission recommended the extension of sewer for Novo Laboratories which is adjacent to the property which the Town of Ridgefield is seeking to have sewer.

The request by Ridgefield for twenty thousand (20,000) gallons of capacity is insignificant considering the total capacity of the sewershed. Even though the capacity of the Mill Plain sewer is capable of operating at ninety percent (90%) of capacity, it is our understanding that actual flows in the Mill Plain sewer are considerably below capacity at this time.

Considering the small amount of the request from Ridgefield, it would be our recommendation that an agreement be negotiated between Danbury and Ridgefield for the additional twenty thousand (20,000) gallons, as long as Ridgefield is responsible for all costs associated with the extension of the sewer.



Len Sedney



CITY OF DANBURY
DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

WATER AND SEWER DEPARTMENTS
797-4539

WILLIAM J. BUCKLEY JR., P.E.
SUPERINTENDENT OF PUBLIC UTILITIES

September 13, 1984

Councilman Bernie Gallo
11 Shepard Road
Danbury, Ct. 06810

Dear Bernie:

Upon review of my personal calendar at home I have found that a conflict exists between the proposed water and sewer subcommittee meeting and a personal commitment scheduled for the evening of September 19, 1984. Because of the extreme importance of this personal commitment I regretfully will be unable to attend the meeting of September 19th. I thought it would be helpful for you to have my comments relative to the quality of the discharge, the quantity of the discharge, the facilities for handling the discharge, and a general comment concerning modification of the interlocal agreement between Danbury and Ridgefield.

As with our existing three interlocal agreements allowing sewage from adjacent communities to come into the Danbury facility, strict monitoring by the Public Utilities Department and Engineering Department will be present should the Council and Mayor choose to approve this interlocal agreement. Presently we accept sewage discharges from Brookfield, Bethel and Ridgefield, all are within the volumes specified within the interlocal agreements. Even the septage that is trucked from Brookfield to Danbury, permitted by the interlocal septage agreement, is monitored very closely on a daily basis. Regardless of the proposed activity on the parcel of land under consideration, we will monitor the volume of the discharge closely to insure that it stays within the limits

specified by your subcommittee and approved by the Mayor and Council.

As we look toward the quality of the discharge, the Town of Ridgefield must secure a State discharge permit for any volume of sewage greater than 5,000 gallons per day. This permit is required of both the discharges to the ground or to a municipal sewer system by the State Department of Environmental Protection. We have a very close rapport with the permitting agency which provides for a mechanism requiring our approval or disapproval prior to any action by the State Department of Environmental Protection. Should the quality of any proposed discharge not be consistent with our Ordinances or should a proposed discharge contain any toxic or hazardous materials, the State of Connecticut would not issue a permit. Secondly, before anyone connects to the sewer regardless of approval by the Common Council for an interlocal agreement or for a routine sewer extension, they must obtain a sewage connection permit consistent with our Code of Ordinances. Before such permit is issued the Engineering Department and the Public Utilities scrutinize them closely.

In order to handle a discharge in the amount being discussed, 20,000 gallons a day, additions and modifications would have to be made to the proposed station serving the Novo property. Since plans and specifications for the pump station to serve the Novo site are presently under review, we are taking into consideration the fact that the station may have to be increased in capacity in the future to accommodate this or other discharges in the area during our review. Other discharges in the area of course would be within the City of Danbury. This item was discussed at the last meeting and you have a commitment in writing from Mrs. Elizabeth Leonard, the Executive Officer of the Town of Ridgefield, indicating that she is aware that modifications to our facilities to handle any discharge from Ridgefield would have to be made at Ridgefield's expense.

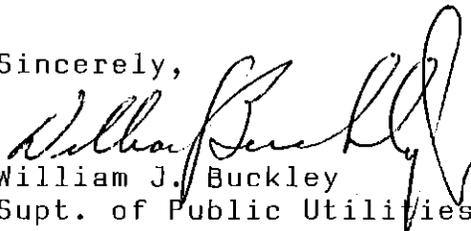
I suggest that the water and sewer subcommittee and the Council as a whole look at this request from Ridgefield with grateful consideration of the manner in which they received and processed our request to lay water and sewer lines within the Town of Ridgefield

3

to serve the Novo property in Danbury. I do not foresee that the proposed discharge would cause any major problem within the City of Danbury sewer collection system or at the sewage treatment facility. Further, under conditions outlined above, I do not foresee that the proposed discharge would cost the City of Danbury or the City of Danbury sewer fund any expense. The cost of pumping the sewage at the Novo pump station, should it be implemented, would be recovered from Ridgefield through out normal billing process. This presently works extremely well with our interlocals with Brookfield, Bethel and Ridgefield.

Again, please accept my apologies for being unable to attend, however, I am hopeful that the information provided within will be useful to you and the rest of the committee in reaching a decision on this matter.

Sincerely,



William J. Buckley
Supt. of Public Utilities

WJB:bds

cc: Jack Schweitzer



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

PLANNING COMMISSION
(203) 797-4525

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Danbury, Connecticut

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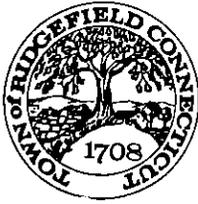
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Town of Ridgefield

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Office of the Selectmen

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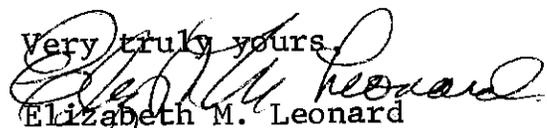
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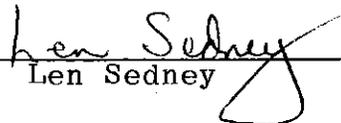
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DANBURY, CONNECTICUT 06810

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797-4539

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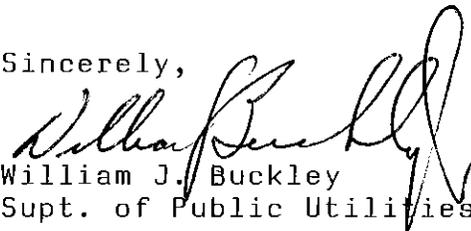
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Sincerely,



William J. Buckley
Supt. of Public Utilities

WJB:bds

cc: Jack Schweitzer



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

LEONARD G. SEDNEY
Planning Director

PLANNING DEPARTMENT
797-4525

TO: James E. Dyer, Mayor
FROM: Leonard Sedney, Planning Director
RE: Uses Permitted in Proposed Sewer Allocation Area
DATE: September 25, 1984

I have consulted the Ridgefield Zoning Code and conferred with the Planning Director of Ridgefield concerning uses allowed on property included in the proposed sewer allocation area.

The property in question is approximately eighty-five (85) acres. Six (6) acres is zoned R-AA. The only use permitted by right in the R-AA zone is a single-family house on a minimum of two (2) acres. Other uses which are allowed only by securing a special permit after a public hearing, are as follows:

- Educational, philanthropic, religious, and non-profit recreational uses;
- Convalescent or nursing homes on a minimum of ten (10) acres;
- Public utility substations;
- Municipal or other governmental uses;
- Antennas not to exceed thirty-five (35) feet.

Condominiums are not permitted in the R-AA zone.

The remaining seventy-nine (79) acres in the proposed sewer allocation area is zoned CDD-Corporate Development District. There are no uses permitted by right in the CDD zone. However, there are uses allowed by securing a special permit, after a

(continued)

TO: Mayor Dyer
FROM: Len Sedney
RE: Uses Permitted in Proposed Sewer Allocation Area
DATE: September 25, 1984

page 2.

public hearing. These uses include the following:

- Research and development laboratories;
- Offices for executive, administrative, and data processing activities;
- Production of pharmaceuticals, precision instruments, optical goods, business machines, surgical and dental instruments;
- Printing and other reproductive services;
- Institution of higher learning;
- Antennas not to exceed thirty-five (35) feet.

Condominiums or any residential uses are not permitted in the CDD district.

For clarification purposes a Special Permit is a discretionary permit. That is, the Planning Commission has the discretion to approve a plan as submitted, approve a plan with conditions, or totally deny a plan. Therefore, in the CDD zone the Ridgefield Planning Commission has the right to deny a development if it is not compatible with plans for the area.



Leonard Sedney



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

September 26, 1984

PUBLIC WORKS COMMITTEE REPORT

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

Re: Request to re-open sewer agreement for Danbury/Ridgefield.

The Public Works Committee studied a request from Planning Director, Len Sedney to re-open a sewer agreement with the Town of Ridgefield to allow an additional 20,000 gallons of sewage into the Danbury sewage system.

Although the Planning Commission recommended denial of this petition, Planning Director Sedney stated that this denial is inconsistent with approvals previously recommended by the Commission. In his letter of September 19, 1984, he indicated that the request from Ridgefield for an additional 20,000 gallons of capacity is insignificant considering the total capacity of the sewer shed.

Superintendent of Public Utilities, William Buckley, stated in his letter of September 13, 1984 that plans and specifications for the pump station which will serve the previously approved Novo Lab site can be modified to accommodate this and other discharges in the area. He explained the State Department of Environmental Protection must issue a permit to the Town of Ridgefield for any volume of sewage discharged greater than 5,000 gallons per day. This, along with the City of Danbury's Code of Ordinances should serve to control the quality of any proposed discharge.

Mr. Buckley further explained that he did not foresee any major problem caused by the proposed discharge within the Danbury sewer collection system or treatment facility. City Engineer J. Schweitzer, also stated that there would be no adverse affect upon Danbury's capacity or availability to other Danbury users because of a planned off-peak pumping schedule.

Additionally, due to the unique circumstances concerning the proposed Novo Lab development, cooperation between the City of Danbury and the Town of Ridgefield is necessary to insure that the development of the Novo Lab facility is brought to fruition. This will bring substantial tax revenues, estimated to be approximately \$400,000 per year, and 150 jobs to the area. This step provides jobs, tax base expansion and economic development to our City.

Mr. Enriquez moved to recommend that the request for an additional 20,000 gallons per day of sewage be added to the interlocal agreement between the City of Danbury and the Town of Ridgefield. This approval would carry the condition that future development of the proposed site be limited to the present C.D.D. zone and zone limitations of the Town of Ridgefield. Mr. Farah seconded the motion. The motion passed six to one. Mrs. Torcaso voted in the negative.

The committee believes that this amended agreement will be of benefit to both communities involved. We feel the insurance of the development of the Novo Lab site, facilitated by this agreement, will be of special benefit to the City of Danbury. Therefore we respectfully recommend approval of this Report.

Respectfully submitted

Joseph DaSilva Chairman

Constance McManus
Constance McManus

Anthony Cassano
Anthony Cassano

Carole Torcaso

John Esposito

Gene Enriquez

Mounir Farah



02

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

September 26, 1984

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

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The Public Works Committee studied a request from Planning Director, Len Sedney to re-open a sewer agreement with the Town of Ridgefield to allow an additional 20,000 gallons of sewage into the Danbury sewage system.

Although the Planning Commission recommended denial of this petition, Planning Director Sedney stated that this denial is inconsistent with approvals previously recommended by the Commission. In his letter of September 19, 1984, he indicated that the request from Ridgefield for an additional 20,000 gallons of capacity is insignificant considering the total capacity of the sewer shed.

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