

Meeting is called to order at 8:00 O'Clock P.M. by the Honorable Mayor, James E. Dyer.

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PLEDGE OF ALLEGIANCE TO THE FLAG

PRAYER

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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.

21 Present 0 Absent.

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NOTICES FROM MAYOR DYER

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CONSENT CALENDAR

The Consent Calendar was

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MINUTES ✓

Minutes of the Common Council Meetings held on January 3, 1985 and January 22, 1985. The Minutes were

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01 ✓

COMMUNICATION

- Request of D.J.M. of Norwalk Inc. for additional extension of water and sewer for Crows Nest Lane & Great Pasture Road.

The Communication was

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02 ✓

COMMUNICATION

- Request of Paul Scavo to extend water line on Industrial Plaza Road.

The Communication was

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03 ✓

COMMUNICATION

- Request of BRT for sewer & water to Park Ridge South (Rose Lane)

The Communication was

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04 ✓

COMMUNICATION

- Request for explanation of conditions approved for water extension - Somerset Condos - Shelter Rock Road.

The Communication was

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- 05 ✓  
COMMUNICATION - Widening of Scuppo Road.  
 The Communication was \_\_\_\_\_

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- 06 ✓  
COMMUNICATION - Request to purchase City Lot - Corner of Great Plain Road and Wixon Road.  
 The Communication was \_\_\_\_\_

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- 07 ✓  
COMMUNICATION - Equipment for Danbury Fire Department.  
 The Communication was \_\_\_\_\_

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- 08 ✓  
COMMUNICATION - Relocation of Route U. S. 7  
 The Communication was \_\_\_\_\_

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- 09 ✓  
COMMUNICATION - Request for transfer of funds for Town Clerk's Office  
 &  
CERTIFICATION The Communication was accepted & transfer of funds \_\_\_\_\_

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- 010 ✓  
COMMUNICATION - Request for funds for the Retirement Administrative Costs.  
 &  
CERTIFICATION The Communication was accepted and transfer of funds \_\_\_\_\_

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- 011 ✓  
COMMUNICATION - Request for funds for humidification of City Hall.  
 &  
CERTIFICATION The Communication was accepted and transfer of funds \_\_\_\_\_

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- 012 ✓  
COMMUNICATION - Request for funds for purchase of Ordinance Books.  
 &  
CERTIFICATION The Communication was accepted and transfer of funds \_\_\_\_\_

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- 013 ✓  
COMMUNICATION - Request for transfer of funds to Corporation Counsel's Account  
 &  
CERTIFICATION The Communication was accepted and transfer of funds \_\_\_\_\_

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- 014 ✓  
COMMUNICATION - Transfer of funds from Revenue Account to Commission on Aging  
 (Printing & Binding)  
 The Communication was accepted and transfer of funds \_\_\_\_\_

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- 015 ✓  
COMMUNICATION - Transfer of Funds from Revenue Account to Commission on Aging  
 (Day Care Budget)  
 The Communication was accepted and transfer of funds \_\_\_\_\_

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016 ✓

COMMUNICATION - Request for funds to purchase snow removal equipment for Danbury Airport.

&amp;

CERTIFICATION

The Communication was

017 ✓

COMMUNICATION - Request for appointment of outside independent accountant for the City of Danbury.

The Communication was

018 ✓

COMMUNICATION - Appointments to the Aviation Commission.

The Communication was accepted and appointments confirmed.

019 ✓

COMMUNICATION - Appointments to the Cultural Commission.

The Communication was accepted and appointments confirmed.

020 ✓

COMMUNICATION - Appointments to the Fair Rent Commission.

The Communication was accepted and appointments confirmed.

021 ✓

COMMUNICATION - APPOINTMENTS TO THE COMMISSION FOR THE HANDICAPPED

The Communication was accepted and appointments confirmed.

022 ✓

COMMUNICATION - Appointments to the Danbury Library Board of Directors.

The Communication was accepted and appointments confirmed.

023 ✓

COMMUNICATION - Appointments to the Commission on the Status of Women.

The Communication was accepted and appointments confirmed.

024 ✓

COMMUNICATION - Appointments to the Youth Commission.

The Communication was accepted and appointments confirmed.

025 ✓

COMMUNICATION - Appointments to the Richter Park Authority

The Communication was accepted and appointments confirmed.

026 ✓

COMMUNICATION - Highway Projects

&amp;

ORDINANCE

The Communication was

027 ✓

DEPARTMENT REPORTS

Fire Chief	Housing Inspector
Fire Marshal	Health Inspector
Airport Administrator	Blood Pressure Program
Non-Profit Development Corp.	Building Dept.
Environmental & Occupational Health Services	
Commission on Equal Rights & Opportunities	

The Reports were

AD HOC COMMITTEE REPORTS

028  
REPORT ✓

Flooding Problem at 1 South Cove Road.

The Report was

029  
REPORT ✓

Long Ridge Road Widening Parcels ( Clayson Property)

The Report was

030  
REPORT ✓

Ken Oaks Dr. Cul-de-sac.

The Report was

031  
REPORT ✓

Guard Rail at Canterbury Court

The Report was

032  
REPORT  
&  
RESOLUTION ✓

Acceptance of Valley View Drive

The Report was accepted and Resolution adopted.

033  
REPORT  
&  
ORDINANCE ✓

Veterans Property Tax Exemptions.

The Report was accepted and Ordinance deferred for public hearing.

034  
REPORT ✓

Acceptance of Land on Boulevard Drive

The Report was

035  
REPORT  
&  
ORDINANCE ✓

Insurance Contracts

The Report was accepted and Ordinance deferred for public hearing.

COMMON COUNCIL MEETING AGENDA

FEBRUARY 5, 1985

Page - 5

036  
REPORT



C.D. PARKS PROPERTY REFERENDUM

The Report was



037  
REPORT  
&  
RESOLUTION



Midtown-East Neighborhood Development Project.

The Report was \_\_\_\_\_ & the Resolution \_\_\_\_\_



PUBLIC SPEAKING SESSION

There being no further business to come before the Common Council a motion was made by \_\_\_\_\_ & seconded by \_\_\_\_\_ for the meeting to be adjourned at \_\_\_\_\_ O'Clock P.M.

CUTSUMPAS, COLLINS, HANNAFIN, GARAMELLA, JABER & TUOZZOLO  
PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

148 Deer Hill Avenue - P.O. Box 440, Danbury, Connecticut 06810 / Area Code 203 744-2150

LLOYD CUTSUMPAS  
FRANCIS J. COLLINS  
EDWARD J. HANNAFIN  
JACK D. GARAMELLA  
PAUL N. JABER  
JOHN J. TUOZZOLO  
DAVID J. DEMARS  
PAULA FLANAGAN  
THOMAS W. BEECHER

January 7, 1985

Common Council  
City of Danbury  
City Hall  
Danbury, Connecticut 06810

Re: Crow's Nest Condominiums  
Crow's Nest Lane & Great Pasture Road  
Danbury, Connecticut  
D. J. M. of Norwalk Inc.

Dear Council Members:

Please be advised I represent D. J. M. of Norwalk Inc. in connection with construction of 240 condominium units known as Crow's Nest located off Crow's Nest Land and Great Pasture Road, Danbury. On February 7, 1984 the Council approved a partial sewer and water allocation for the project. D. J. M. of Norwalk Inc. is hereby petitioning for an additional extension of the water and sewer allocation for the balance of the project.

If you have any questions, please do not hesitate to contact me.

Yours very truly,



Paul N. Jaber

PNJ:lz

cc: D. J. M. of Norwalk Inc.

2 ✓

**BLISS & MAZZUCCO**  
ATTORNEYS AT LAW

**T. STEVENS BLISS**  
PRACTICING IN:  
CIVIL LITIGATION  
CRIMINAL LITIGATION  
ADMINISTRATIVE LAW  
ALSO MEMBER OF D. C. BAR

**WARD J. MAZZUCCO**  
PRACTICING IN:  
CORPORATE AND BUSINESS LAW  
CIVIL LITIGATION  
REAL ESTATE  
ALSO MEMBER OF FLORIDA BAR

57 NORTH STREET SUITE 416  
DANBURY, CONNECTICUT 06810  
(203) 794-9144

SHARON WICKS DORNFELD  
~~XXXXXXXXXXXX~~  
Stephen Roberts

January 3, 1985

The Common Council of  
the City of Danbury  
155 Deer Hill Avenue  
Danbury, Connecticut 06810

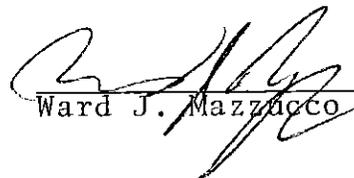
Re: Paul Scavo--Industrial Plaza Road

Dear Council Members:

I represent Paul Scavo in connection with a parcel consisting of 11.587 acres of heavy industrial land on Industrial Plaza Road in Danbury. My client proposes to construct a building consisting primarily of warehouse space. Accordingly, he would like permission to extend the municipal water line on Industrial Plaza Road to his site. I would appreciate the opportunity to explain this proposal in greater detail to the appropriate committee. Thank you for your cooperation.

Very truly yours,

BLISS & MAZZUCCO

  
\_\_\_\_\_  
Ward J. Mazzucco

WJM:kcp  
cc: David Bratz  
Paul Scavo



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BRT

50 Newtown Road

P.O. Box 336

Danbury, Connecticut 06810

January 2, 1985

Mr. Bernard Gallo, Chairman  
Sewer and Water Extension Committee  
c/o City Clerk's Office  
City Hall  
Danbury, Connecticut 06810

Re: Park Ridge South  
Rose Lane

Dear Mr. Gallo:

Enclosed you will find a site plan approved by the Planning Commission on December 5, 1984.

Please accept this letter as our application for sewer and water service to the aforementioned project.

Yours truly,

Edmund J. Nahom  
Senior Vice President

Enclosure

/tmb

*Site Plan to Mr. Gallo*  
(203) 748-5100

Telex 643720

4 ✓

COHEN AND WOLF, P. C.

AUSTIN K. WOLF  
MARTIN F. WOLF  
ROBERT J. ASHKINS  
STUART A. EPSTEIN  
BARRY WAXMAN  
RICHARD L. ALBRECHT  
JONATHAN S. BOWMAN  
IRVING J. KERN  
MARTIN J. ALBERT  
STEWART I. EDELSTEIN  
NEIL R. MARCUS  
DAVID L. GROGINS  
EMIL H. FRANKEL

ROBERT B. ADELMAN  
MICHAEL S. ROSTEN  
GRETA E. SOLOMON  
ROBIN A. KAHN  
JORAM HIRSCH  
RICHARD L. NEWMAN  
PATRICK J. LAPERA  
RICHARD SLAVIN  
JUDY A. RABKIN  
MARC F. JOSEPH  
LINDA LEDERMAN  
WILLIAM F. ASKINAZI  
CAROLYN K. LONGSTRETH

HERBERT L. COHEN  
(1928-1983)

LAW OFFICES

1115 BROAD STREET  
P. O. BOX 1821  
BRIDGEPORT, CONNECTICUT 06601  
(203) 368-0211

158 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810  
(203) 792-2771

ONE ATLANTIC STREET  
STAMFORD, CONNECTICUT 06901  
(203) 964-9907

Danbury

PLEASE REPLY TO

January 30, 1985

Constance McManus, President  
Common Council for the City of Danbury  
Town Hall  
155 Deer Hill Avenue  
Danbury, Connecticut 06810

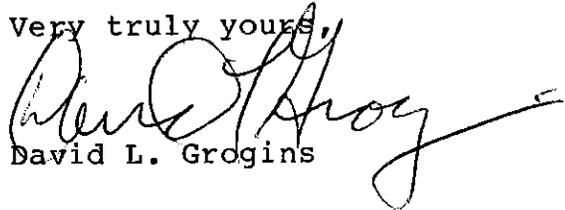
Re: Somerset Condominiums

Dear Mrs. McManus:

I represent Shelter Rock Corporation, who is the purchaser of a parcel of land formerly owned by Robert Kaufman and for which the Common Council approved a water extension on December 4, 1984. The project is known and has been known as the Somerset Condominiums and is located on Shelter Rock Road in Danbury, Connecticut. Certain questions have arisen with regard to the conditions set forth in the approval and I am writing to request that the matter be referred back to the ad hoc sewer and water committee for further discussions and hopefully the answers to the questions which my clients have concerning the conditions set forth in the approval.

Thank you in advance for your cooperation.

Very truly yours,



David L. Grogins

DLG/cab



# CITY OF DANBURY

155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

ENGINEERING DEPARTMENT  
203-797-4641

JOHN A. SCHWEITZER, JR.  
City Engineer

January 28, 1985

Honorable James E. Dyer  
Mayor  
City of Danbury  
Danbury, Connecticut

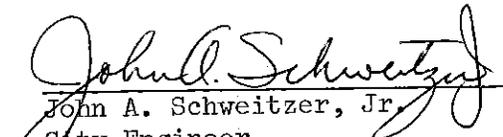
Dear Mayor Dyer:

Scuppo Road.

Dan Garamella and I have discussed the attached January 6, 1985 letter sent to this office from James G. Bornholdt, President of the Racing Brook Meadows II Condominium Association, Inc. Both Dan and I are of the opinion that this matter of road widening at the curve and repaving should be reviewed by the Public Works Committee of the Common Council.

Your referral of these matters to the Common Council would be appreciated.

Very truly yours,

  
John A. Schweitzer, Jr.  
City Engineer

JAS/mem

enclosure

c: Daniel A. Garamella, Dir. Public Works

BOARD OF DIRECTORS  
RACING BROOK MEADOWS II  
CONDOMINIUM ASSOCIATION, INC.  
10 SCUPPO ROAD  
DANBURY, CT. 06811

5  
RECEIVED

JAN 10 1985

Engineering Dept.

January 6, 1985

Danbury Town Hall  
155 Deerhill Ave.  
Danbury, Ct. 06810

ATTN: Mr. Jack Schwitzer, Engineering Dept.

RE: Scuppo Road

Dear Mr. Schwitzer:

As the President of Racing Brook Meadows II Condominium Association, located on Scuppo Road, I am writing to ask for your help.

We would like to know if the Town of Danbury intends to widen the dangerous and narrow "S" curve coming down from Westville Avenue Extension on to Scuppo Road? On numerous occasions both myself and other homeowners have had close calls due to the narrowness of this curve. I feel it would be in the best interest of all the local homeowners to have the curve widened.

Further, will the upper section of the Road be repaved as the other section has been? The patch work which is done periodically never seems to last long before the potholes and bumps reappear.

Your assistance in these matters would be greatly appreciated.

Very truly yours,

  
James G. Bornholdt  
President

Allen K. Barrett  
Mazur Drive  
Danbury, Ct. 06810

January 25, 1984

Corporation Counsel  
City of Danbury  
C/O City Clerk  
155 Deer Hill Avenue  
Danbury, Ct. 06810

Att: Counsel Members

Re: Lot # J 08120 on the City Map

I am interested in purchasing from the City of Danbury Lot # J. 08120 located at the corner of Great Plain Road and Dixon Road.

My intention is to build a one family home on the site, which would comply with the zoning in that area. I feel that this property never has produced any tax revenue for the city and, it seems would really not be of any use to the city in the future. The sale would be beneficial to both my wife and I and the City of Danbury.

We plan to attend the next Counsel Meeting on February 5, 1985, and hope to discuss this matter. Thank you for your consideration.

Yours truly,

*Allen K. Barrett*

Allen K. Barrett



# CITY OF DANBURY

155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

FIRE DEPARTMENT  
19 NEW STREET

JAMES E. DYER, MAYOR

CHARLES J. MONZILLO, CHIEF  
(203) 748-5260

**received**  
1-2-85

December 27, 1984

Mayor James E. Dyer  
155 Deer Hill Avenue  
Danbury, Conn. 06810

Dear Mayor Dyer:

The Fire Department of New York City has a policy of replacing fire apparatus after a certain period and use. Over the last four years, the purchase price of these units has risen \$4,000 from \$6,000 to the present price of \$10,000.

Many cities have purchased the used equipment. A striking example is the city of Providence, Rhode Island. Three years ago that city purchased two Tower Ladders for the price of \$19,000 each. At the New England Fire Chiefs Convention held in Providence, Chief Morse displayed his two purchases; a before and after display. The complete cost, including the purchase price and major overhaul was \$78,000. Considering that the unit brand new would have cost \$225,000, it was quite a bargain for the city. The second unit was in a poorer condition and cost the city of Providence a little over \$100,000. Still a bargain.

Cities and towns all over the country in need of fire equipment, facing the high cost of new apparatus, are turning to purchasing F.D.N.Y. equipment and refurbishing them.

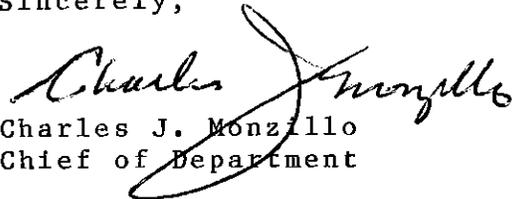
Our visit to the F.D.N.Y. Surplus Center on December 21, 1984 was both enlightening and disappointing. Photos enclosed. Two of the five units on sale were sold prior to our arrival. Viewing the photographs, you can understand why they sell! They work, but they do need some refurbishing. Rather than spend \$130,000 for a new unit, I would recommend that we take the necessary steps that would allow the Fire Department to be able to purchase a unit immediately upon receiving notification that they are available. The estimated cost of refurbishing a used F.D.N.Y. pumper, including painting and body work, would be approximately \$20,000 to \$25,000. For approximately \$35,000 we could relieve our current situation and at the same time insure that there would be equipment available for our Fire Department.

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The trip was worth every moment. We did not use our \$1,000 deposit check because we felt that the three remaining units would have cost more to repair than desired.

I would appreciate an opportunity to discuss this process with you and the City Council.

Sincerely,



Charles J. Monzillo  
Chief of Department

CJM:kod  
NYFDMACK file, page 3  
MAYOR DYER disk 3-84



STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION

24 WOLCOTT HILL ROAD, P.O. DRAWER A  
WETHERSFIELD, CONNECTICUT 06109  
566-5442

Phone \_\_\_\_\_



8

An Equal Opportunity Employer

January 16, 1985

Hon. James E. Dyer  
City of Danbury  
City Hall - 155  
Danbury, Connecticut 06810

Dear Mr. Dwyer:

Subject: File #116-84-(34-190) - 6 E  
For Relocation of Route U.S. 7

This will confirm the letter of offering I left at the office of the City Clerk on January 10, 1985, together with the map of the proposed taking of an easement.

This is for replacement of an existing 60 inch reinforced concrete pipe with a pipe of the same size a few feet away from its present location including the required drainage right of way for installation and maintenance of the pipe.

I am also forwarding you a set of vouchers for execution in connection with this. We require the first 5 copies executed by an authorized signature and the 6th copy is for your files.

The deed will refer to the map I am enclosing just as the vouchers do and the map will be placed on record after approval and completion of the transaction.

I trust this answers all your questions and enables you to place this on the agenda for the council meeting of February 1, 1985.

Please do not hesitate to advise me if an any additional date or clarification is required.

Very truly yours,

*Elias H. Kaplan* (cc)

Elias H. Kaplan  
Senior Property Agent  
Acquisition/Relocation  
Office of Rights of Way

Enclosures

JAN 10 1985

8 ✓



STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION

OWNER: City of Danbury  
ADDRESS: City Hall

PROPERTY FILE: 116-84-6E  
TOWN: Danbury (34-190)

The General Statutes of the State of Connecticut authorize the Transportation Commissioner to acquire all land, buildings, and/or property rights he deems necessary for highway purposes.

Pursuant to Statute and for relocation of Route U.S. 7

The State finds it necessary to acquire from you \_\_\_\_\_ acres of land;

improvements consisting of none;

the following ~~rights and/or~~ easements: drainage right of way as shown on plan

Compensation payable to you for the land to be acquired and all legal damages to any remainder is as follows:

Value of all property in the taking area	\$	_____
Loss of value (damages) to remaining property outside taking area	\$	_____
Total for <sup>easement</sup> <del>property</del> taken and damages, if applicable	\$	<u>150.00</u>

The above sum is hereby offered to you by my agent E. KAPLAN on this date 1/10/85.

This offer is based on the Office of Rights of Way review and analysis of an appraisal(s) of subject property, showing the indicated Fair Market Value as established by a qualified appraiser(s). Personalty not included in this offer is listed on reverse side of this letter.

The agent fully described the procedures necessary to complete the above transactions. The agent also fully explained your entitlements under the Uniform Relocation Act.

Very truly yours,

*[Signature]*  
Donald G. Leavitt *James E Lewis*  
Acting Director  
Office of Rights of Way

Attachments: Taking Map  
Form RW-A1 - Ed. 8/80

Phone 847-7717



91 ✓

# CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

TOWN CLERK'S OFFICE

MICHAEL R. SERI  
Town Clerk

January 30, 1985

Mayor James E. Dyer

Dear Mayor Dyer,

Because of the unexpected growth of the work load in this office, I find it necessary to approach you for additional funds.

We have completely run out of space to house our land record volumns as well as files for our maps and are behind in having our maps bound into books.

Also, because we are new indexing our deeds by computer we find it necessary to enclose the computer operator in sound proofing partitions so that she can have better concentration.

The state has mandated that we have an inspection of our land records which was completely unforeseen.

I estimate the total amount needed, as outlined below, to be approximately \$9,500.00

Your consideration in these matters will be greatly appreciated.

Sincerely,

*Mike*

Michael R. Seri

MRS:rs

Roller shelves for land records	\$1,200.00
Map files	2,000.00
Binding of maps	3,800.00
Partitions for computer	1,000.00
Inspection of land records	1,500.00
	<hr/>
	\$9,500.00

*certification  
for  
2/2/85*



9

# CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

DEPARTMENT  
OF FINANCE

January 31, 1985 \*

TO: Common Council via  
Mayor James E. Dyer

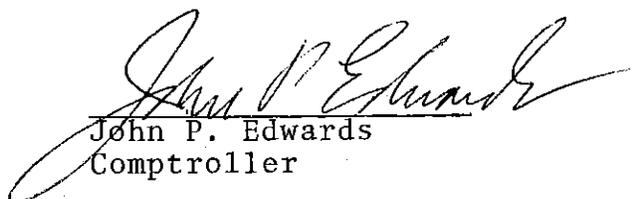
Certification #19

FROM: John P. Edwards

We hereby certify the availability of \$9,500.00 to be transferred from the General Fund fund balance account to the Town Clerk's Office for the following expenses:

Roller shelves for land records	\$1,200.00
Map files	2,000.00
Binding of maps	3,800.00
Partitions for computer	1,000.00
Inspection of land records	1,500.00
	<u>\$9,500.00</u>

Previous balance G.F. - Fund Balance	\$410,457.04
Less pending requests	15,528.00
Less this request	9,500.00
	<u>\$385,429.04</u>

  
John P. Edwards  
Comptroller

JPE/af



10 ✓

# CITY OF DANBURY

155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

DEPARTMENT  
OF FINANCE

January 22, 1985

TO: Common Council via  
Mayor James E. Dyer

Certification #16

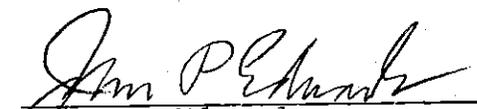
FROM: John P. Edwards

The account for paying retirement administrative costs, 02-01-200, has been extraordinarily active this year and requires additional funds. We recommend an additional \$4,828.00 in order to pay outstanding bills and anticipated expenses.

<u>Expenses incurred to date</u>	
Special actuarial questions responded to at request of auditors	\$ 765
Actuarial fees for plan modification and valuations of pension plans	7,651
Actuarial review - routine quarterly charges	1,772
Physicians' examinations of pension applicants	290
Attorney fee	378
	<u>\$10,856</u>
 <u>Estimated additional cost</u>	
Actuarial services - routine charges, budget projections	\$4,128
Physicians' charges	500
Legal fees	200
	<u>\$4,828</u>

We recommend that these funds be transferred from the unappropriated fund balance and so certify.

Previous balance G.F. - Fund Balance	\$410,457.04
Less this request	4,828.00
	<u>\$405,629.04</u>

  
John P. Edwards  
Comptroller

JPE/af



**CITY OF DANBURY**  
**PUBLIC BUILDINGS DIVISION**

**ROBERT W. WINKELSTERN**  
SUPERINTENDENT OF PUBLIC BUILDINGS

49 OSBORNE STREET  
DANBURY, CT. 06810  
(203) 797-4584

TO: The Honorable Mayor James E. Dyer  
FROM: Robert Winkelstern  
SUBJECT: Humidification of City Hall  
DATE: January 23, 1985

As directed by Dan Garamella, I investigated the cost to install humidification equipment at City Hall. It is expected that by the addition of four steam humidifiers, the relative humidity within City Hall will be maintained at 40%, which is the level recommended for greatest comfort.

The Director of Health, Bill Quinn, and I are in agreement that the addition of humidification should alleviate the respiratory discomfort many of our employees are experiencing.

I, therefore, respectfully request that you place this matter on the agenda of the next Common Council Meeting to provide funds in the amount of \$6700.00 for the installation of humidification equipment. Funds should be placed in the 02-01-224-031000 account.

Robert W. Winkelstern  
Superintendent of Public Buildings

cc: Dan Garamella

RWW/ssd



# CITY OF DANBURY

155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

DEPARTMENT  
OF FINANCE

January 31, 1985

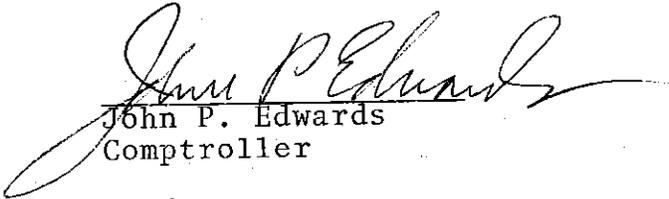
TO: Common Council via  
Mayor James E. Dyer

Certification #18

FROM: John P. Edwards

We hereby certify the availability of \$6,700.00 to be transferred from the General Fund fund balance account to Account #02-01-224-031000 for the installation of humidification equipment at City Hall.

Previous balance G.F. - Fund Balance	\$410,457.04
Less pending requests	8,828.00
Less this request	6,700.00
	<hr/>
	\$394,929.04

  
John P. Edwards  
Comptroller

JPE/af



12

# CITY OF DANBURY

OFFICE OF THE CITY CLERK

**ELIZABETH CRUDGINTON**  
CITY CLERK

DANBURY, CONN. 06810

January 22, 1985

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

It is hereby requested that the amount of \$4,000.00 be appropriated to the Ordinance Account #02-01-112-022000, Printing and Binding, for Fifty (50) updated copies of the Code of Ordinance Books for the City of Danbury.

These copies are kept in the Office of the City Clerk available for sale to Attorneys, Realtors and the General Public. Funds from these sales are deposited in the General Fund.

We are also in need of binders for the Code of Ordinance Books. In September of 1982 we received 50 books and 25 binders at a total cost of \$3,608.90. Since that time, several Ordinances have been adopted and added to our present books by additional supplements provided by Municipal Code Corporation.

It is difficult to determine the exact number of books required from time to time as new Attorneys, Industries etc. come in to the City of Danbury. These books should be available for purchase. Therefore we submit this request for funds in order to accommodate orders for the Code of Ordinance Books.

  
Elizabeth Crudginton  
City Clerk

mr



✓  
12

# CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

DEPARTMENT  
OF FINANCE

January 29, 1985

TO: Common Council via  
Mayor James E. Dyer

Certification #17

FROM: John P. Edwards

We hereby certify the availability of \$4,000.00 to be transferred from the General Fund fund balance account to the Ordinance Account #02-01-112-022000, Printing and Binding, for fifty updated copies of the Code of Ordinance Books for the City of Danbury.

Previous balance G.F. - Fund Balance	\$410,457.04
Less pending request	4,828.00
Less this request	4,000.00
	<u>\$401,629.04</u>

John P. Edwards  
Comptroller

JPE/af



113  
13

# CITY OF DANBURY

DANBURY, CONNECTICUT 06810

**THEODORE H. GOLDSTEIN**  
CORPORATION COUNSEL

**ERIC L. GOTTSCHALK**  
**SANDRA V. LEHENY**  
**TERRY L. SACHS**

ASSISTANT CORPORATION  
COUNSEL

January 31, 1985

PLEASE REPLY TO:  
P. O. Box 1261  
DANBURY, CT 06810

Hon. James E. Dyer, Mayor  
City of Danbury  
155 Deer Hill Avenue  
Danbury, Connecticut 06810

Re: Corporation Counsel Budget  
Outside Office Expenses

Dear Mayor Dyer:

I am in receipt of statements from the several attorneys involved in various matters which exceed the present balance in my Outside Office Expense line item and am obliged to therefore request the transfer of \$50,000 from surplus to said Outside Office Expense Account so as to fully satisfy the obligations of the City of Danbury. I anticipate that no further request will be made by me during the balance of the current fiscal year.

Very cordially yours,

Theodore H. Goldstein  
Corporation Counsel

THG:cr

*certification  
Sh  
JW*



013

# CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

DEPARTMENT  
OF FINANCE

January 31, 1985

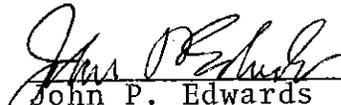
TO: Common Council via  
Mayor James E. Dyer

Certification #20

FROM: John P. Edwards

We hereby certify the availability of \$50,000.00 to be transferred from the General Fund fund balance account to the Corporation Counsel's Outside Office Expense Account.

Previous balance G.F. - Fund Balance	\$410,457.04
Less pending requests	25,028.00
Less this request	50,000.00
	<u>\$335,429.04</u>

  
John P. Edwards  
Comptroller

JPE/af



✓  
14

**CITY OF DANBURY**  
**DANBURY, CONNECTICUT 06810**  
**JAMES E. DYER, MAYOR**

**Commission on Aging**  
**Municipal Agent**  
80 Main Street

(203) 797-4686  
(203) 797-4687

January 28, 1985

Members - The Danbury Common Council  
The City of Danbury  
155 Deer Hill Avenue  
Danbury, Connecticut

Dear Members of the Common Council,

The Danbury Commission on Aging now has \$6,000 plus in the City Revenue Fund and requests that \$1468 be transferred into the Commission on Aging budget (printing/binding - \$1268) (communications - \$200).

The Comptroller Office indicates that no certification is needed.

They will amend our budget and revenue in a like amount.

Sincerely,

*Leo McShane (for Philip Hadley)*  
Philip Hadley, Chairperson  
The Danbury Commission on Aging



15

**CITY OF DANBURY**  
**DANBURY, CONNECTICUT 06810**  
**JAMES E. DYER, MAYOR**

**Commission on Aging**  
**Municipal Agent**  
80 Main Street

(203) 797-4686  
(203) 797-4687

January 28, 1985

Members - The Danbury Common Council  
The City of Danbury  
155 Deer Hill Avenue  
Danbury, Connecticut

Dear Members of the Common Council,

The Danbury Commission on Aging has \$6,000 in the City Revenue Fund and requests that \$1,410 be transferred into the Commission's Day Care budget (equipment - \$1,060) ( professional service fees - \$350).

The Comptroller Office indicates that no certification is needed.

They will amend our budget accordingly.

Sincerely,

*Philip Hadley (for Philip Hadley)*

Philip Hadley, Chairperson  
The Danbury Commission on Aging



016

# CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

DEPARTMENT  
OF FINANCE

February 5, 1985

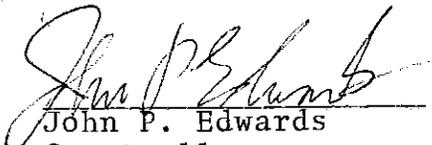
TO: Common Council via  
Mayor James E. Dyer

Certification #21

FROM: John P. Edwards

We hereby certify the availability of \$1,125.00 to be transferred from the General Fund fund balance account to a capital account entitled Airport Snow Removal Equipment. This amount has been adjusted from the original \$1,500.00 as the result of recomputation of federal and state shares.

Previous balance G.F. - Fund Balance	\$410,457.04
Less pending requests	75,028.00
Less this request	1,125.00
	<hr/>
	\$334,304.04

  
John P. Edwards  
Comptroller

JPE/af

116

DANBURY MUNICIPAL AIRPORT  
P.O. Box 2299  
Wibling Road Admin. Bldg.  
Danbury, CT 06810

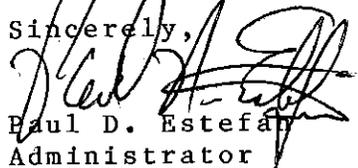
January 21, 1985

Honorable Mayor:

Please find the enclosed letter from the F.A.A. Regional Office. We have been allocated \$45,000.00 for the purchase of snow removal equipment: a spreader and a high speed broom.

The City's share is approximately \$1,500.00. The State and F.A.A. will pay their portions.

I am requesting that this item be placed on the agenda of the next Common Council meeting. I am also requesting that the \$1,500.00 be included in my budget this year to purchase this equipment.

Sincerely,  
  
Paul D. Estefan  
Administrator

enc: above referenced letter



U.S. Department  
of Transportation  
**Federal Aviation  
Administration**

New England Region

16  
12 New England Executive Park  
P.O. Box 510  
Burlington, Massachusetts 01803

JAN 11 1985

Mr. Paul Estefan  
Airport Administrator  
Danbury Municipal Airport  
P.O. Box 2299  
Danbury, CT 06810

Dear Mr. Estefan:

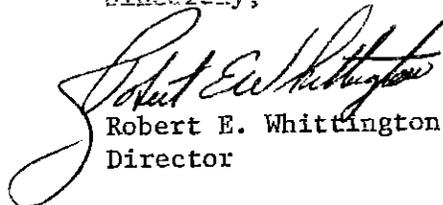
We are pleased to advise that an allocation of Federal funds in the amount of \$45,000 has been made, under the Airport Improvement Program, for the following development at Danbury Municipal Airport:

Acquire snow removal equipment

This notice of allocation is in consideration of your preapplication submittal and is the initial phase of a grant offer. It is made within the funds authorized under the terms of the Airport and Airway Improvement Act of 1982. Issuance of a grant offer is contingent upon all Federal requirements being met, including the approval of the project as finally formulated. Please inform us of any potential delay in the ability to execute this grant by April 30, 1985.

A representative of the Airports Division will be in touch with you to discuss further project requirements.

Sincerely,



Robert E. Whittington  
Director



# CITY OF DANBURY

155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

DEPARTMENT  
OF FINANCE

January 4, 1985

Dear Mayor,

It is time to consider the appointment of the outside independent accountant to perform the city audit for the fiscal year ending June 30, 1985. Would you kindly bring this to the attention of the Common Council.

Sincerely,

John P. Edwards  
Comptroller

JPE/ptw

17



018

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

**JAMES E. DYER**  
MAYOR

February 5, 1985

Honorable Members of the Common Council  
City of Danbury  
Connecticut

Dear Council Members:

I respectfully request your confirmation of the following  
appointment and re-appointment to the Aviation Commission:

Appointment:

Paul V. Curtis, 33 Olympic Drive, Danbury for a term to  
expire on July 1, 1985. Mr. Curtis is employed as a  
Captain for Mobil Oil Company.

Re-appointment:

Christopher Taylor, Ridgebury Road, Danbury for a term to  
expire on July 1, 1987.

Sincerely,

A handwritten signature in cursive script, appearing to read "James E. Dyer".

James E. Dyer  
Mayor

JED:mad

018

Danbury Municipal Airport  
Post Office Box 2299  
Wibling Road Administration Building  
Danbury, Connecticut 06810

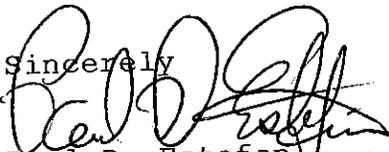
January 31, 1985

Ms. Mary Ann Doran  
City Hall  
155 Deer Hill Avenue  
Danbury, CT 06810

Dear Mary Ann:

Chris Taylor has attended nine of the twelve meetings of the Aviation Commission in 1984.

December 1984	regular Meeting	attended
November "	" " " "	cancelled
October "	regular meeting	attended
September "	" "	"
August "	" "	"
July "	" "	excused
June "	" "	attended
June "	special 19th	"
Mayy "	regular meeting	excused
April "	" "	attended
March "	" "	excused
February "	" "	attended
January "	" "	"

Sincerely  
  
Paul D. Estefan  
Administrator



019

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

**JAMES E. DYER**  
MAYOR

February 5, 1985

Honorable Members of the Common Council  
City of Danbury  
Connecticut

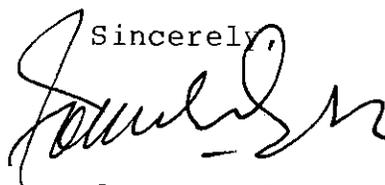
Dear Council Members:

I respectfully request your confirmation of the re-appointments of the following members of the Cultural Commission:

Joan Damia, 113 Clapboard Ridge Road, Danbury for a term to expire on February 1, 1988 and

Edward Wicks, 11 West Redding Road, Danbury for a term to expire on February 1, 1988.

Mrs. Damia missed 3 meetings during the past year and Mr. Wicks missed 4. All absences were due to illness or being out of town.

Sincerely,  


James E. Dyer  
Mayor

JED:mad



020

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

**JAMES E. DYER**  
MAYOR

February 5, 1985

Honorable Members of the Common Council  
City of Danbury  
Connecticut

Dear Council Members:

I respectfully request your confirmation of the following appointments and re-appointments to the Fair Rent Commission:

Appointments:

Mr. George M. Bernard, George Hull Hill Road, Danbury for a term to expire on July 1, 1987. Mr. Bernard is retired and has expressed a willingness to serve on this Commission.

Sylvia Esposito, 6 South Meadow Drive, Danbury as an alternate member of the Commission for a term to expire on July 1, 1986. Mrs. Esposito is employed as a bookkeeper.

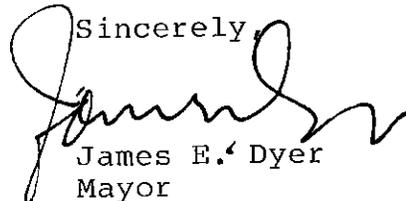
Re-appointments:

Reuben L. Bush, 21 East Pearl Street, Danbury for a term to expire on July 1, 1987 and

Muriel Epstein, 8 Locust Avenue, Danbury for a term to expire on July 1, 1987.

Mr. Bush missed two meetings during the past year and Mrs. Epstein missed one meeting.

Sincerely



James E. Dyer  
Mayor

JED:mad



021

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

**JAMES E. DYER**  
MAYOR

February 5, 1985

Honorable Members of the Common Council  
City of Danbury  
Connecticut

Dear Council Member:

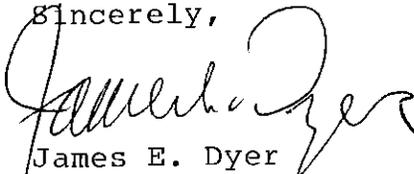
I respectfully request your confirmation of the following re-appointments to the Handicapped Commission:

Carol A. Ferreri, 18 Robinson Avenue, Danbury for a term to expire on March 1, 1988

Ernest Goldstein, 16H Ta'Agan Point Road, Danbury for a term to expire on March 1, 1988 and

Mary Young, 14 Crest Road, Danbury for a term to expire on March 1, 1988.

Sincerely,



James E. Dyer  
Mayor

JED:mad

No paperwork was  
found in the file.

Sorry for the  
inconvenience, we  
will continue to  
update files if  
information becomes  
available.



023

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

**JAMES E. DYER**  
MAYOR

February 5, 1985

Honorable Members of the Common Council  
City of Danbury  
Connecticut

Dear Council Members:

I respectfully request your confirmation of the following appointments and re-appointments to the Commission on the Permanent Status of Women:

Appointments:

Mrs. Lila Leopold, 1 Jackson Drive, Danbury for a term to expire on April 1, 1987. Mrs. Leopold is employed at Darby Animal Hospital.

Charlotte Barrows, 55 Hospital Avenue, Danbury for a term to expire on April 1, 1987. Mrs. Barrows is an office supervisor at Consolidated Controls Corporation.

Deborah Goodman, Orchard Street, Danbury for a term to expire on April 1, 1986. Mrs. Goodman is Regional Director of American Heart Association.

Re-appointments:

Kathy A. Bondur, 34 Farview Avenue, Danbury for a term to expire on April 1, 1986. Mrs. Bondur missed three meetings during the past year.

Ileana Velaquez, 4 Golden Heights, Danbury for a term to expire on April 1, 1986. Ms. Velaquez missed four meetings during the past year.

Sincerely,

A handwritten signature in cursive script, appearing to read "James E. Dyer".

James E. Dyer  
Mayor

JED:mad



024

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

**JAMES E. DYER**  
MAYOR

February 5, 1985

Honorable Members of the Common Council  
City of Danbury  
Connecticut

Dear Council Members:

I respectfully request your confirmation of the following appointments and re-appointments to the Youth Commission:

Appointments:

Mr. Edward Cowan, 31 Hickory Street, Danbury for a term to expire on April 1, 1986. Mr. Cowan is crew supervisor at Connecticut Light & Power Company.

Barbara Feinson, 47 Juniper Ridge Road, Danbury for a term to expire on April 1, 1986. Mrs. Feinson is director of the Volunteer Bureau of Danbury.

Ellen Sharon Salvador, 5 Jackson Drive, Danbury for a term to expire on April 1, 1988. Mrs. Salvador has expressed an interest in serving on this Commission.

John A. Mahoney, 5 Griffing Avenue, Danbury for a term to expire on April 1, 1988. Mr. Mahoney is a member of the Police Department.

Re-appointments:

Peter W. Philip, 20 Country Ridge Road, Danbury for a term to expire on April 1, 1988.

Glenda Armstrong, 3 South Cove Road, Danbury for a term to expire on April 1, 1988.

Sharon Fusco, 136 Hammersmith Apartments, Danbury for a term to expire on April 1, 1987.

All three re-appointments have excellent attendance records.

Sincerely,

James E. Dyer  
Mayor



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

**JAMES E. DYER**  
MAYOR

February 5, 1985

Honorable Members of the Common Council  
City of Danbury  
Connecticut

Dear Council Members:

I respectfully request your confirmation of the appointment of Stanford Smith, 7 West Wooster Street, Danbury as a member of the Richter Park Authority for a term to expire September 1, 1986.

Mr. Smith is employed at Davis and Geck, active in Pop Warner football and is Vice President of the NAACP.

Sincerely,

James E. Dyer  
Mayor

JED:mad



26

# CITY OF DANBURY

DANBURY, CONNECTICUT 06810

THEODORE H. GOLDSTEIN  
CORPORATION COUNSEL

ERIC L. GOTTSCHALK  
SANDRA V. LEHENY  
TERRY L. SACHS

ASSISTANT CORPORATION  
COUNSEL

January 31, 1985

PLEASE REPLY TO:  
P. O. Box 1261  
DANBURY, CT 06810

Hon. James E. Dyer, Mayor  
City of Danbury  
155 Deer Hill Avenue  
Danbury, Connecticut 06810

Re: Highway Projects

Dear Mayor:

In the course of the several highway projects undertaken by the City of Danbury it will be necessary to go upon private property to partially reconstruct driveways which exit upon public highways together with curbs which front upon said highways. In the past we have sought, at some effort, to secure easements from property owners which would allow us to do this work which is of a benefit to them. This has required a fair amount of time and energy.

Accordingly, and following the language of Connecticut General Statutes § 13a-60a, I have prepared and enclose herewith for submission to the Common Council for action by it a proposed ordinance for its consideration and action.

Very cordially yours,

Theodore H. Goldstein  
Corporation Counsel

THG:cr

c: Mrs. Constance A. McManus, Pres.  
Common Council

Attachment



# CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

February 5, 1985

## PUBLIC WORKS COMMITTEE REPORT

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

Re: Flooding problem at 1 South Cove Road.

The Public Works Committee studied a flooding problem at One South Cove Road. It appears that during heavy rains some water runs off the parking lot from the Danbury Town Park into this property. When this occurs a septic system on the property is flooded and then needs to be pumped at a cost to the owner.

Director of Public Works, Daniel Garamella, reported that the present drain in the parking lot was somewhat clogged. It has been cleaned. The elimination of the night time congregation of vehicles and varying sized groups will help in keeping this drain clear. He also reported that in the Spring he will re-examine this area to ascertain if any further action is necessary such as the expansion of the present basin or the addition of another.

The Public Works Committee recommends no further action be taken at this time, but wait until the proposed remedies are, in fact, successful.

Respectfully submitted

Joseph DaSilva Chairman  
Joseph DaSilva

Constance McManus  
Constance McManus

Anthony Cassano  
Anthony Cassano

Mounir Farah  
Mounir Farah

Carole Torcaso  
Carole Torcaso

John Esposito  
John Esposito

Gene Erquez  
Gene Erquez



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# CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

February 5, 1985

## PUBLIC WORKS COMMITTEE REPORT

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

Re: Long Ridge Road Widening Parcels.

The Public Works Committee reviewed an offer to accept road widening parcels at the Clayson property on Long Ridge Road. These are the parcels of land required by the Planning Commission to be turned over to the City for possible future road widening. City Engineer J. Schweitzer, reported that this property would be of benefit to the City.

The Public Works Committee recommends acceptance of the road widening parcels at the Clayson property on Long Ridge Road.

Respectfully submitted

Joseph DaSilva Chairman  
Joseph DaSilva

Constance McManus  
Constance McManus

Anthony J. Cassano  
Anthony Cassano

Mounir Farah  
Mounir Farah

Carole Torcaso  
Carole Torcaso

John Esposito  
John Esposito

Gene Briquez  
Gene Briquez



# CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

February 5, 1985

## PUBLIC WORKS COMMITTEE REPORT

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

Re: Ken Oaks Drive Cul-de-sac.

The Public Works Committee reviewed a request to accept the Cul-de-sac at the end of Ken Oaks Drive, into the City Highway system. An on-site inspection was performed. Superintendent of Highways, E. Fusek informed the committee that Public Works trucks do use this area as a turn around in the performance of their routine duties and in snow plowing. They have been doing this for many years.

The Public Works Committee recommends the acceptance of the cul-de-sac on Ken Oaks Drive as part of the City highway system, contingent upon receipt of all necessary drainage rights as may be required by the Office of the Corporation Counsel.

Respectfully submitted

Joseph DaSilva Chairman  
Joseph DaSilva

Constance McManus  
Constance McManus

Anthony Cassano  
Anthony Cassano

Mounir Farah  
Mounir Farah

Carole Torcaso  
Carole Torcaso

John Esposito  
John Esposito

Gene Enriquez  
Gene Enriquez



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# CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

February 5, 1985

## PUBLIC WORKS COMMITTEE REPORT

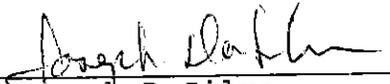
Honorable Mayor James E. Dyer  
Honorable Members of the Common Council

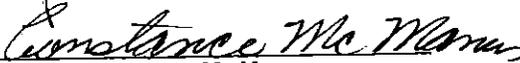
Re: Guard Rail at Canterbury Court.

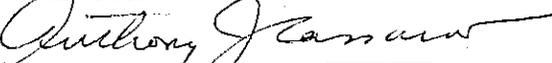
The Public Works Committee reviewed a petition to install a guard rail next to property at 1 Canterbury Court. The Committee performed an on-site inspection of the scene and discussed the matter with Public Works Department personnel. The committee voted to deny this petition at this time for the following reasons: Aunt Hack Road in this area is too narrow to accommodate the addition of a guard rail. Making the road narrower at this point would cause a safety hazard as well as a problem in holding a build up of snow after plowing. Placement of a guard rail on private property causes City liability which the committee does not wish to recommend. It was further noted that the responsibility for a guard rail in this area most properly belonged to the developer of the property and that there are some large stones on the border of the property which can be added to in order to form a barrier for errant vehicles.

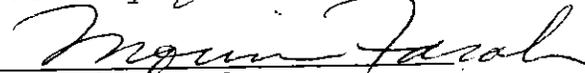
The committee voted 5-1 for denial. Mr. Cassano voted in the negative.

Respectfully submitted

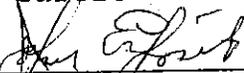
  
Joseph DaSilva Chairman

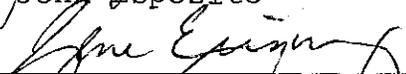
  
Constance McManus

  
Anthony Cassano

  
Mounir Farah

  
Carole Torcaso

  
John Esposito





# CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

February 5, 1985

## PUBLIC WORKS COMMITTEE REPORT

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

Re: Valley View Drive.

The Public Works Committee studied a request to accept Valley View Drive as a City Highway. An on-site inspection was performed by the committee. The committee reviewed the inspection report, citing necessary repairs for acceptance. It was found that almost all of the specifications necessary have been met. A few minor repairs need yet to be completed, but are not possible during the winter season.

The committee decided to recommend acceptance of this road with the following stipulations: A letter of credit or cash in the amount of \$5,000 be held until the few repairs, as stipulated by the Engineering Department, are completed.

The Public Works Committee recommends Valley View Drive be accepted as a City Highway with the stipulation as stated above.

Respectfully submitted

Joseph DaSilva Chairman  
Joseph DaSilva

Constance McManus  
Constance McManus

Anthony Cassano  
Anthony Cassano

Mounir Farah  
Mounir Farah

Carole Torcaso  
Carole Torcaso

John Esposito  
John Esposito

Gene Enriquez  
Gene Enriquez



## RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

February 5, 1985 A. D., 19

RESOLVED by the Common Council of the City of Danbury:

THAT - VALLEY VIEW DRIVE be accepted as a public highway in the City of Danbury subject to the following conditions:

That a Deed and Certificate of Title, in forms satisfactory to the office of the Corporation Counsel, be delivered to the City of Danbury.

A letter of credit or cash in the amount of \$5,000 be held until the few repairs, as stipulated by the Engineering Department are completed.



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# CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

REPORT

February 5, 1985

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

Re: Committee to review amending Ordinance giving Veterans property tax exemptions.

The Committee met on Monday, December 17, 1984 at 7:00 P.M. with committee members Carole Torcaso, John Esposito, Donald Sollose attending. Robert Godfrey, and Louis Charles attending ex-officio. Mr. Robert Fahan, Commander of the V.F.W. Post 149, Mr. Paul Ricci and Mr. Dominic Liccursi attending for the V.F.W.

Public Act #82-318 of the Connecticut Statutes was reviewed. This act enables municipalities to allow veterans an additional \$1,000 exemption from property tax (Assessment) if qualified under income requirements.

Mr. Robert Fahan stated that the Veterans support this amendment. The number of Veterans falling within the income requirements is not known, but the number was thought to be very small as compared to the numbers qualified under the present Ordinance allowing a \$1,000 exemption to veterans.

Councilman Godfrey gave the committee a draft of an Ordinance and it was forwarded to Assistant Corporation Counsel Eric Gottschalk, for review.

Councilman Esposito made a motion that the committee recommend to the Common Council that the present Ordinance granting Veterans Tax exemptions, be amended to accommodate Public Act #82-318 of the Connecticut Statutes. Mr. Sollose seconded the motion which was passed unanimously.

Respectfully submitted

*Carole Torcaso*  
Carole Torcaso, Chairperson

*John Esposito*  
John Esposito

*Donald Sollose*  
Donald Sollose



33

# CITY OF DANBURY

DANBURY, CONNECTICUT 06810

THEODORE H. GOLDSTEIN  
CORPORATION COUNSEL

ERIC L. GOTTSCHALK  
SANDRA V. LEHENY  
TERRY L. SACHS

ASSISTANT CORPORATION  
COUNSEL

January 9, 1985

PLEASE REPLY TO:

DANBURY, CT 06810

Mrs. Carole A. Torcaso  
Common Council, City of Danbury  
155 Deer Hill Avenue  
Danbury, Connecticut

Re: Section 18-15 - Additional Exemptions  
for Veterans of Low and Moderate Income

Dear Carole:

Please find enclosed a revised draft of the proposed ordinance prepared by Councilman Godfrey. I also return herewith his draft. I have made corrections in form only, nothing of substance. If you have any questions, please feel free to contact me.

Sincerely,

Eric L. Gottschalk  
Assistant Corporation Counsel

ELG:cr

Enclosures

c: Councilman Robert Godfrey



**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, Connecticut is hereby amended by adding a section to be numbered 18-15 which said section reads as follows:

"Sec. 18-15 Additional exemption for veterans of low and moderate income.

"(a) Recognizing the extraordinary contributions and sacrifices of veterans in the national security and defense, the Common Council of the City of Danbury hereby approves and adopts the provisions of Connecticut General Statutes sec. 12-81f.

"(b) Any veteran entitled to an exemption from property tax in accordance with subdivision (19) of section 12-81 of the Connecticut General Statutes shall be entitled to an additional exemption from such tax in the amount of one thousand dollars, provided the total of such veteran's adjusted gross income as determined for purposes of the federal income tax plus any other income of such veteran not included in such adjusted gross income, individually, if unmarried, or jointly, if married, in the calendar year ending immediately preceding the assessment date with respect to which such additional exemption is allowed, is not more than fourteen thousand dollars if such veteran is married or not more than twelve thousand dollars if such veteran is not married.

"(c) Any such veteran submitting a claim for such additional exemption shall be required to file an application on a form prepared for such purpose by the assessor, not later than the assessment date with respect to which such additional exemption is claimed. Each such application shall include a copy of such veteran's federal income tax return, or in the event such a return is not filed such evidence related to income as may be required by the assessor, for the tax year of such veteran ending immediately prior to the assessment date with respect to which such additional exemption is claimed.

"(d) The provisions of this section shall apply to assessments made on or after October 1, 1985."

*Copy of Code*

33 3

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF DANBURY:

The Code of Ordinances of the City of Danbury is amended by the addition of the following:

Sec. 18-15 Additional exemption for veterans of low and moderate incomes.

(a) Recognizing the extraordinary contributions and sacrifices of veterans in the national security and defense, and the burden of taxation on fixed assets without regard to income, the Common Council of the City of Danbury hereby approves and adopts the provisions of Connecticut General Statutes sec. 12-81f.

(b) Any veteran entitled to an exemption from property tax in accordance with subdivision (19) of section 12-81 of the Connecticut General Statutes shall be entitled to an additional exemption from such tax in the amount of one thousand dollars, provided the total of such veteran's adjusted gross income as determined for purposes of the federal income tax plus any other income of such veteran not included in such adjusted gross income, individually, if unmarried, or jointly, if married, in the calendar year ending immediately preceding the assessment date with respect to which such additional exemption is allowed, is not more than fourteen thousand dollars if such veteran is married or not more than twelve thousand dollars if such veteran is not married.

(c) Any such veteran submitting claim for such additional exemption shall be required to file an application on a form prepared for such purpose by the assessor, not later than the assessment date with respect to which such additional exemption is claimed. Each such application shall include a copy of such veteran's federal income tax return, or in the event such return is not filed such evidence related to income as may be required by the assessor, for the tax year of such veteran ending immediately prior to the assessment date with respect to which such additional exemption is claimed.

(d) The provisions of this section shall apply to the October 1, 1985 assessment date, and all assessment dates thereafter.



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# CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

February 5, 1985

## PUBLIC WORKS COMMITTEE REPORT

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

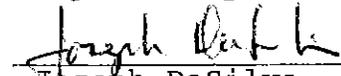
Re: Acceptance of land on Boulevard Drive.

The Public Works Committee studied a request from Sunrise Lake-Merrimac Associates to accept a parcel of property on Boulevard Drive. This property will contain a newly built road that will replace the present section of Boulevard Drive in that area.

An on-site inspection of the property was conducted by the committee. Public Works Department personnel reported that the proposed new section of road will be of benefit to the City as it improves the intersection of Boulevard Drive and Kenosia Avenue. The new roadway intersects at almost a 90 degree angle as opposed to the present very sharp angle necessary for a left turn. This provides a higher safety factor for traffic in this area.

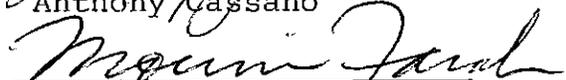
The Public Works Committee recommends acceptance of the land proposed on the attached map of 9/27/1984. This acceptance to be contingent of the completion of the new roadway in a manner acceptable to the Public Works Department and the proper landscaping of the existing roadway which will no longer be in use.

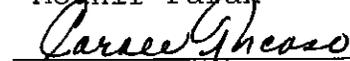
Respectfully submitted

  
Joseph DaSilva Chairman

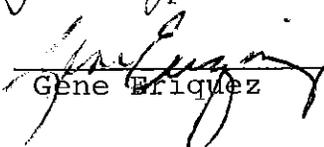
  
Constance McManus

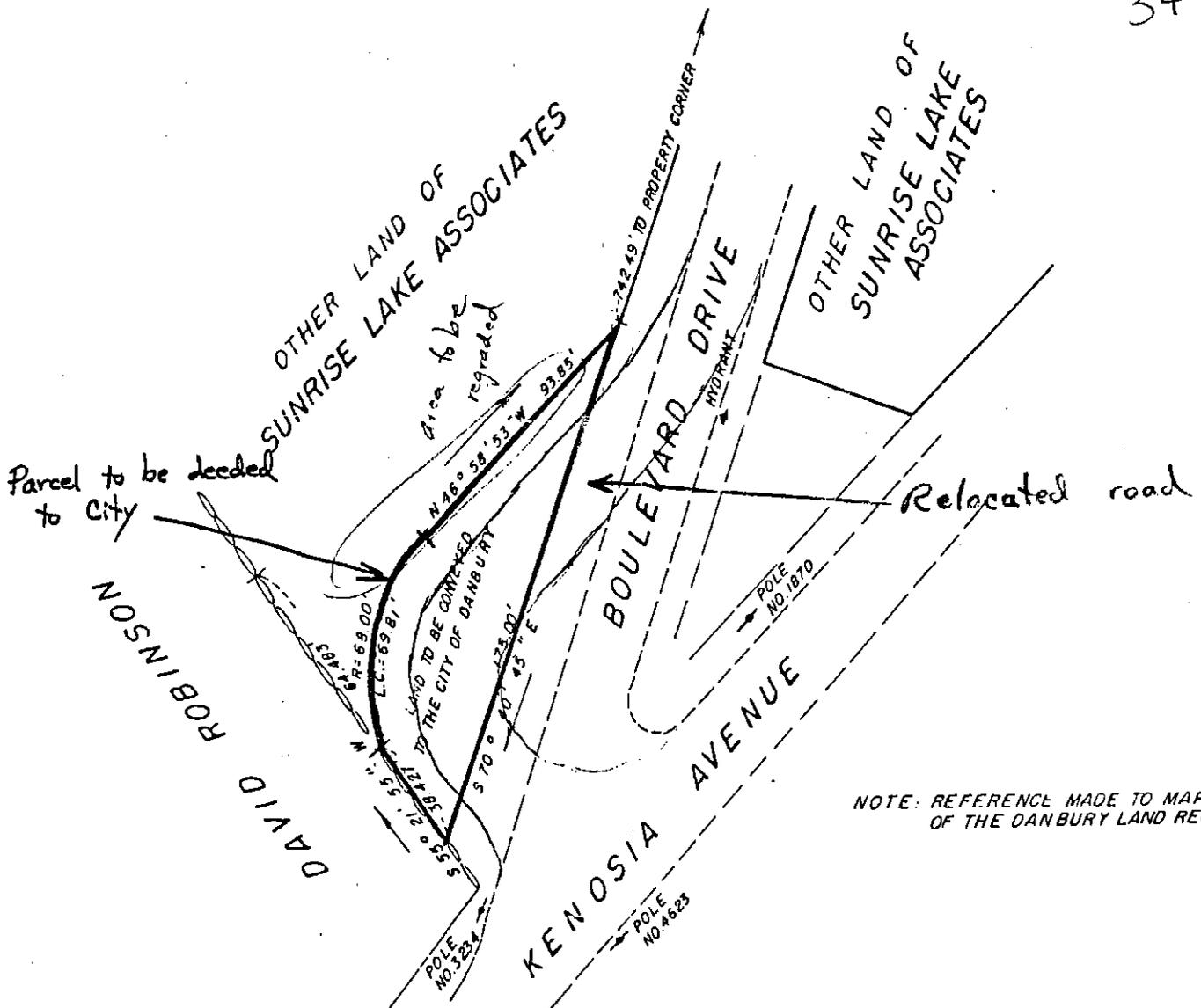
  
Anthony Cassano

  
Mounir Farah

  
Carole Torcaso

  
John Esposito

  
Gene Enriquez



NOTE: REFERENCE MADE TO MAP NO. 6598 OF THE DANBURY LAND RECORDS.

AREA = 4,652 SQ. FT.

MAP SHOWING LAND TO BE CONVEYED TO CITY OF DANBURY BY

SUNRISE LAKE ASSOCIATES

BOULEVARD DRIVE KENOSIA AVENUE

DANBURY, CONNECTICUT

SCALE 1"=40'

SEPT 27, 1984



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY TO BE SUBSTANTIALLY CORRECT AND IN ACCORDANCE WITH THE STANDARD OF ACCURACY OF A CLASS 4.2 SURVEY AS DEFINED ON PAGE 2 OF THE CODE OF RECOMMENDED PRACTICE FOR ACCURACY OF SURVEYS AND MAPS.

*Stacy A. Rapp*

STATE OF CONNECTICUT  
 LAND SURVEYOR  
 No. 7400  
 SYDNEY A. RAPP, JR. R. L. S. NO. 7400  
 125 HARTFORD STREET  
 HARTFORD, CONNECTICUT

**CITY OF DANBURY**

155 DEER HILL AVENUE

**DANBURY, CONNECTICUT 06810**

COMMON COUNCIL

February 5, 1985

REPORT & ORDINANCE

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

Re: Ordinance regarding Insurance Contracts.

The Common Council Ad Hoc Committee appointed to review the request for an Ordinance regarding Insurance Contracts met on January 24, 1985 at 7:05 P.M. in room 432 at City Hall.

Members of the committee present were Council members G. Eriquez, B. Johnson, and J. Durkin. Others in attendance included T. Fabiano, Risk Manager for the City of Danbury.

Mr. Fabiano explained that the Ordinance would include the Superintendent of Schools or his/her designee as a member of the Board of Review when the City seeks to purchase insurance coverage that includes insuring the interests of the Danbury Board of Education. As a courtesy, this practice is presently being followed.

This change would formalize the inclusion of the Superintendent of Schools or his/her designee as a full voting member of the Board of Review when insurance purchases for the City are contemplated for such matters as:

Property - Liability - General - Auto - Excess - Worker's Compensation.

However, the Danbury Board of Education would continue to be responsible for the purchase of their own individual insurances, such as:

Basic Hospital - Medical, Surgical - Dental - School Board Liability.

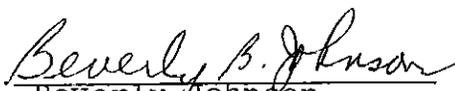
It was noted by J. Durkin that Assistant Corporation Counsel has approved the language of the proposed ordinance change.

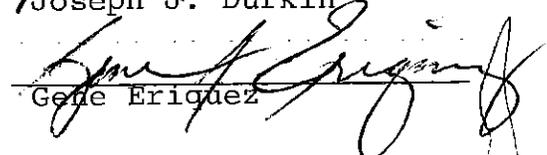
G. Eriquez commented that the change merely allows the Superintendent of Schools or his/her designee the right to be included in the selection process of prospective insurers that would have a direct effect on the Danbury Board of Education.

Mr. Eriquez moved to recommend to the full Council that the Ordinance be adopted and scheduled for a public hearing. Motion seconded by B. Johnson and passed unanimously. Ordinance to be deferred for public hearing.

Respectfully submitted

  
Joseph J. Durkin Chairman

  
Beverly Johnson

  
Gene Eriquez



# CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

February 5, 1985

REPORT

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

The Committee appointed to review the Redevelopment Agency's recommendation of John A. Errichetti as developer for the redevelopment parcel in downtown Danbury, met on January 21, 1985 at 8:00 P.M. in the Council Chambers.

In attendance at the meeting were members of the Redevelopment Agency Jack Sullivan, Boyd Lossee and Paul Garavel, Redevelopment Director Gene Barrett, Redevelopment Attorney James Maloney and from the City's Corporation Counsel Office, Attorneys Theodore Goldstein and Eric Gottschalk. Several Council Members attended in an ex-officio capacity.

During the meeting, those Redevelopment Agency members who had supported the choice of John Errichetti as developer, informed the committee of the reasons for their decision. Agency members John Addressi and Lawrence Reifberg were unable to attend the meeting but Mr. Addressi submitted a letter that evening and Mr. Reifberg addressed the Council at a constituents meeting the following evening and also submitted his remarks in writing.

The Redevelopment Agency gave a presentation which included an historical summary and addressed the issues which have surfaced in the public forum. Attorney Maloney stated that, in his opinion, the Redevelopment Agency's process had complied with the law. Attorney Goldstein defined the parameters of the Common Council's authority in the procedure.

The committee met again on January 24, 1985 at 7:30 P.M. in the Council Chambers. Also in attendance were John Errichetti and his development team of Robert Nocera, Scott Ziegler, Michael Stein, Joseph DiLullo and Michael Bobick, Attorneys Goldstein, Gottschalk and Maloney, Gene Barrett, Members of the Redevelopment Agency and Council Members.

After a presentation by the Errichetti team and discussion by the committee members, the committee voted unanimously to recommend that the Council approve the attached Resolution.

Respectfully submitted

*Constance McManus*  
Constance McManus, Chairperson

*Joseph DaSilva*  
Joseph DaSilva

*John Esposito*  
John Esposito

*Thora Skoff*  
Thora Skoff

*Robert Godfrey*  
Robert Godfrey

*Bernard Gallo*  
Bernard Gallo

*Edward Torian*  
Edward Torian

PARKING

Each phase of the redevelopment will fulfill the parking requirements of that development and accommodate displaced existing parking spaces as required.

Parking, to meet the criteria specified, will be created through the construction of parking structures a maximum of two levels with the top or 2nd level, at the grade of Patriot Drive and the lower level above the known flood plain.

DEVELOPMENT STRATEGY

1. Based on the developer's with "Plaza on the Green" and "Exchange Place Towers" we know a market can be created for additional retail spaces once residential units are built. These two locations are in the heart of the Central Business District in Waterbury. The newly constructed retail space had to compete with existing local merchants but had to pay a higher rental rate. These retailers have, however, done very well.
2. We think that the best approach to the housing is to build market rate units for rental with the option of converting to condominiums at a later date in Phase I. Absorption of the rental units should be quicker creating an early demand for the retail. Phase II becomes condominiums - transient rent.
3. Marketing for the project will be aimed towards the young professional. We would be providing a roof top common area in Phase I which would include an exercise area and other amenity space. Because of the growth which Danbury is presently experiencing, the demand for this type of space will increase. Including office space on the site will help to strengthen the demand for this type of housing as well.
4. Marketing will commence immediately should we be selected as the developer in order to pre-lease as much space as possible. We should be looking for two or three larger institutions to take a large part of the office space. Retail shops would be more of the type which the housing will support. Might possibly include a small grocery store.
5. We would put together a brochure which could be used in the marketing of the entire space including the residential units.
6. Maintenance of the open/public space will be a priority to enhance the visual aspect of the project. Security will also be a consideration in order to ensure a safe environment for patrons, residents, and employees.

- \* WHY DOES THE REDEVELOPMENT AGENCY DENY ASKING FOR A SPECIFIC PARKING NUMBER IN THE IFB?
- \* WHY WOULD THE REDEVELOPMENT AGENCY SUPPORT A PLAN WHICH GIVES DANBURY LESS PUBLIC-USE PARKING THAN IT PRESENTLY HAS?
- \* WHY WOULD THE CHAIRMAN OF THE DEVELOPER SELECTION COMMITTEE SUGGEST THAT THE DOWNTOWN ALREADY HAS TOO MUCH PARKING AND THAT PERHAPS THE IFB ASKED THE DEVELOPER TO PROVIDE MUCH MORE THAN IS NEEDED?
- \* WHY DOES THE MAYOR, THE REDEVELOPMENT AGENCY AND THE COMMON COUNCIL SUPPORT A PLAN THAT WILL TAKE PARKING OUT OF PUBLIC CONTROL?
- \* WHY ARE OUTRAGEOUS PARKING RATES WITH OPEN-ENDED INCREASES NOT AN ISSUE TO EITHER THE REDEVELOPMENT AGENCY OR THE COUNCIL?
- \* WHY DOES MR. LOSEE, CHAIRMAN OF THE DEVELOPER SELECTION COMMITTEE, CONTEND THAT ERRICHETTI'S DEVELOPMENT WILL NOT COST THE TAXPAYERS ANYTHING FOR PARKING, YET IT WILL BE THE TAXPAYER WHO WILL BE PAYING THE INCREASED RATES?
- \* WHY IS THIS CITY'S ADMINISTRATION UNCONCERNED OVER THE LOSS OF 350 PUBLIC-USE PARKING SPACES FOR THE FIRST TWO PHASES OF THE ERRICHETTI PROJECT -- WITH NO GUARANTEE OF FUTURE REPLACEMENT?
- \* WHY DOESN'T THE SHANLEY APPRAISAL'S REUSE PRICE OF \$585,000 BASED ON 1921 CARS COINCIDE WITH ERRICHETTI'S AGREEMENT TO PROVIDE ONLY 1545 CARS MEANING, LESS PUBLIC-USE PARKING = LESS PUBLIC IMPROVEMENTS = A HIGHER REUSE PRICE THAN \$585,000?
- \* WHY IS ERRICHETTI BEING SOLD THIS LAND FOR \$550 per UNIT INSTEAD OF THE GOING RATE OF \$10,000 - \$12,000 per UNIT?
- \* WHY DOES THE ERRICHETTI PROPOSAL HAVE NO PARKING (REPLACEMENT OR NEW) SHOWN FOR THE 5TH PHASE?
- \* WHY DOES THE REDEVELOPMENT AGENCY EXPECT US TO BELIEVE THAT THE PARKING SHORTAGES AND INCONSISTENCIES THROUGHOUT THE ERRICHETTI PROPOSAL ARE ALL TYPOGRAPHICAL ERRORS?
- \* WHY IS THE COMMON COUNCIL IGNORING THE RAMP REPORT WHICH TERMS THE PARKING PLAN "DISASTEROUS"?
- \* WHY DID MR. LOSEE SAY THAT THE PARKING AUTHORITY WAS ASKED TO REVIEW THE PROPOSALS WHEN NO SUCH REQUEST WAS MADE?
- \* WHY DID THE MAYOR LOBBY THE STATE TO GAIN POWER FOR THE PARKING AUTHORITY TO FLOAT ITS OWN BONDS FOR THE LIBRARY PLACE PARKING STRUCTURE, AND THEN VIEW THIS AS A FAULT OF THE NOLAN PLAN?

WHY DID THE DEVELOPER SELECTION COMMITTEE IGNORE THE NEGATIVE REPORTS ON ERRICHETTI'S BID BY GENE BARRETT, DIRECTOR OF THE REDEVELOPMENT AGENCY, AND IT'S CONSULTANT, REAL ESTATE RESEARCH?

- \* WHY WERE THE AESTHETIC REQUIREMENTS OF THE IFB TOTALLY DISREGARDED IN THE SELECTION OF THE DESIGNATED DEVELOPER?
- \* WHY, IF THE IFB RULES ARE SO FLEXIBLE NOW, WERE THEY NOT FLEXIBLE DURING THE BIDDING PROCESS, THUS ENCOURAGING MORE BIDDERS TO SUBMIT PROPOSALS?
- \* WHY DID THE REDEVELOPMENT AGENCY FEEL THEY HAD TO DISCREDIT THE LOSING BIDDER TO GAIN ACCEPTANCE FOR THE WINNING BIDDER?
- \* WHY WAS NET WORTH SUCH AN ISSUE WHEN CONSTRUCTION BONDING ENSURES THE COMPLETION OF A PROJECT AS REQUIRED FOR ALL CITY CONSTRUCTION?
- \* WHY HAVE THE REDEVELOPMENT AGENCY OFFICIALS BENT THE IFB RULES TO FAVOR THE ERRICHETTI BID?
- \* WHY DID THE REDEVELOPMENT AGENCY EMPHASIZE ERRICHETTI'S EXPERIENCE WITHOUT MENTIONING THAT HIS ONLY MULTI-USE PROJECT HAS NOT BEEN COMPLETED?
- \* WHY HAS THE REDEVELOPMENT AGENCY IGNORED MR. ERRICHETTI'S TRACK RECORD WITH SIMILAR PROJECTS SUCH AS THE \$25 MILLION HILTON HOTEL PROJECT WHICH WILL NOT BE BUILT UNLESS HIS FIRM RECEIVES A \$4.5 MILLION UDAG GRANT FOR THE 650-CAR PARKING STRUCTURE?
- \* WHY DID THE MAYOR PROMISE TAX REVENUES FROM THE MALL TOWARDS DOWNTOWN IMPROVEMENTS, ONLY TO IGNORE THOSE PROMISES NOW?
- \* WHY WOULD MAYOR DYER SUPPORT A DEVELOPER WHO USES OUT-OF-AREA LABOR?
- \* WHY WAS MR. ERRICHETTI BROUGHT TO MAYOR DYER'S OFFICE LAST FEBRUARY BY THE STATE COMMISSIONER OF HOUSING?
- \* WHY DID MAYOR DYER DENY MEETING MR. ERRICHETTI?
- \* WHY DID THE MAYOR ORIGINALLY DENY LOBBYING FOR THE ERRICHETTI PROPOSAL?
- \* WHY DID THE EXECUTIVE DIRECTOR OF THE REDEVELOPMENT AGENCY ORIGINALLY OPPOSE ERRICHETTI'S SELECTION IN HIS DEVELOPER EVALUATION REPORT, BUT AFTER MEETING WITH THE MAYOR SHORTLY BEFORE THE VOTE, CHANGE HIS POSITION ENTIRELY?
- \* WHY DID THE MAYOR THREATEN TO SELL THE LAND OFF IN PARCELS IF ERRICHETTI DID NOT GET APPROVAL?
- \* WHY IS IT SO IMPERATIVE TO GET THIS PROJECT APPROVED AND UNDERWAY BEFORE THIS NOVEMBER'S ELECTION, DESPITE NUMEROUS UNANSWERED QUESTIONS AND OBJECTIONS?
- \* WHY DID MAYOR DYER SAY THAT THE DOWNTOWN SHOULD BE ONLY A RESTAURANT DISTRICT?

WHY DID MAYOR DYER INSIST THAT HIS TOP AIDE'S RESIGNATION HAD NOTHING TO DO WITH THE REDEVELOPMENT AGENCY'S DEVELOPER DESIGNATION VOTE, WHEN IN FACT IT WAS DIRECTLY RELATED?

- \* WHY WAS MR. STEINBERG NOT INFORMED OF THE REPORT WHICH THE AGENCY RELEASED TO THE COMMON COUNCIL?
- \* WHY WERE ALL MEMBERS OF THE REDEVELOPMENT AGENCY ASKED TO ADDRESS THE COMMON COUNCIL AT THEIR JANUARY 21st MEETING EXCEPT AGENCY MEMBER ROBERT STEINBERG?
- \* WHY IS THE COUNCIL IGNORING THE OVERWHELMING NEGATIVE PUBLIC REACTION TO THE ERRICHETTI PLAN?
- \* WHY ARE THE CONCERNS OF ALL EXISTING DOWNTOWN BUSINESSES NOT BEING CONSIDERED?
- \* WHY IS THE COMMON COUNCIL UNCONCERNED OVER HOWLAND'S IMMINENT DEPARTURE SHOULD THE ERRICHETTI PLAN GO THRU?
- \* WHY IS THE COUNCIL WILLING TO ACCEPT "TRADEOFFS"?
- \* WHY DOES THE COUNCIL THINK IT WILL BE ANY EASIER TO CONTROL THIS PROJECT SIX MONTHS FROM NOW, AFTER THEY HAVE ACCEPTED ERRICHETTI AND HIS PLAN?

\* \* \* \* \*

These questions and concerns need some straight answers before this project is allowed to proceed any further. The Mayor and Common Council, as elected officials, are responsible for protecting the best interests of all citizens of the City of Danbury. What is before them now is more than a legislative decision, it is our city's future.

It's easy to put off difficult decisions, hoping that major problems which exist will just disappear, however, they won't. These problems must be resolved at the onset, before our city is given away.

With all Danbury's dynamic growth, vast resources and potential, proper development is essential and hinges on this project and on the decision now before the city government. There is no good reason for the Common Council to approve this agreement with the existing level of doubt and uncertainties surrounding it.

Let this Council stand firm and guard Danbury's great history and potential.



# JOHN ERRICHETTI ASSOCIATES

37

REAL ESTATE DEVELOPMENT (203) 756-4685  
34 PROSPECT ST., P.O. BOX 825, WATERBURY, CT 06725-0825

February 5, 1985

Mr. Eugene P. Barrett  
Executive Director  
Danbury Redevelopment Agency  
142 Deer Hill Avenue  
Danbury, CT 06810

RE Downtown Danbury Revitalization Project

Dear Mr. Barrett:

This is written to confirm certain points expressed by myself and my associates during our presentation of January 25, 1985 to the Danbury Common Council Committee reviewing your agency's recommendation of January 3, 1985 concerning the redevelopment of Parcel A in Downtown Danbury.

First, my organization shall indeed provide all of the parking spaces as stated in our proposal to the Agency in response to your Invitation For Bids dated May 22, 1984 as amended. In my remarks I indicated that should the City of Danbury desire parking spaces in addition to the spaces proposed by us, I would be pleased to negotiate for the development of such additional spaces. Such negotiations do not pertain to the spaces required by the terms of the bid itself.

Second, in regards to the letter from The Nocera Company to Mrs. Constance McManus, Danbury Common Council president, dated January 24, 1985, and in specific connection with the issue of parking spaces to be made available on a "phase by phase basis", please be assured that I am entirely cognizant that the IFB required that the developer must provide "sufficient on site parking in each phase of the project for 125% of the number of vehicles required for the type and extent of the improvements to be located in each phase... and for additional public use parking within each phase equal to 100% of the number of spaces of municipal parking lost due to the planned development." The Nocera Company letter discussed the practical development of the parcel. From that pragmatic point of view, the use of the expression "phases" addressed only the construction planning of the project. We believe this is consistent with the requirements of the IFB. For example, while Phase I, from a construction point of view, may consist of a building and its directly associated amenities, such as parking space for the users of that particular building, from a technical and legal point of view, a phase may consist not only of that building and its associate areas, but may also include sufficient additional areas and parking space, albeit they are not necessarily contiguous, to meet the IFB requirements. In other words, the actual phasing of the project, as such phasing is to officially establish

Eugene P. Barrett

February 5, 1985

the pre-development process, may produce individual legal "phases" of the project consisting of two or more portions of Parcel A. One such portion devoted to the development use contemplated by the IFB and our bid. The other such portion devoted to the replacement parking requirements.

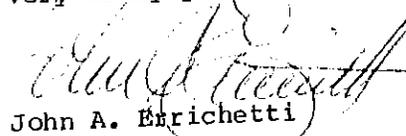
Third, I believe that it is also appropriate to restate our position in regard to the derivation of our parking computations. As noted in The Nocera Company letter, our bid supplied 125% of the parking to meet the zoning requirement for the development actually proposed in our bid, and also made provisions to replace the municipal parking lost due to that proposed development. It should be clearly recognized, however, that as our bid indicated that the entire site will not be actually built upon; not all of the existing parking spaces currently within Parcel A will be lost to such development.

This explains the difference between the total number of spaces that seem to be estimated to be on the Parcel A site and our preliminary estimate that only 335 of those spaces will actually be lost to the development. As we have stressed repeatedly, should the development as actually approved by the pre-development/master agreement process require adjustments to the 335 spaces principally based on the results of the technical studies required by Sections 4.1(1b.) and 4.2 under the Pre-Development Steps of the August 6, 1984 IFB, then indeed an adjustment in the amount of these 335 spaces is justified, and the number of replacement spaces will be adjusted correspondingly, thereby assuring that the parking space requirements set forth in the IFB are fully adhered to.

In regard to this same matter, I have had occasion to review the memorandum from your agency to the Mayor and Common Council of the City of Danbury dated January 21, 1985. In particular, I have reviewed the Agency's analysis concerning the parking requirements as set forth in our bid for the downtown project. I am pleased to advise that I concur in the analysis concerning parking set forth in that memo.

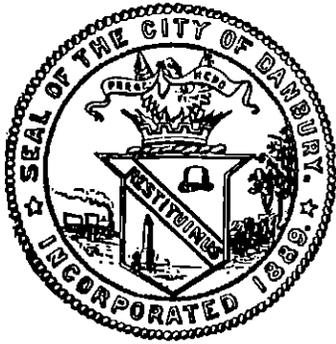
I hope that this correspondence puts to final rest all of the various discussions concerning parking on the site as proposed by my organization. I look forward to working with the City of Danbury and the Danbury Redevelopment Agency in the construction of this most exciting project.

Very truly yours,



John A. Barichetti

JAE:db



# RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

\_\_\_\_\_ A. D., 19

RESOLVED by the Common Council of the City of Danbury:

(1) THAT the City of Danbury enter into a certain "Pre-Development/ Master Agreement" with John A. Errichetti pertaining to the "Midtown-East Neighborhood Development Project", and in specific regard to the Redevelopment Agency of the City of Danbury's downtown revitalization program, also referred to as "Parcel A", said "Pre-Development/Master Agreement" referenced in the Redevelopment Agency's Resolution of January 3, 1985 as submitted to the Common Council on January 3, 1985, of said "Pre-Development/Master Agreement" in form as on file in the office of the City Clerk; and

(2) THAT James E. Dyer, Mayor of the City of Danbury be, and he hereby is, authorized and directed to execute said "Pre-Development/Master Agreement", on behalf of the City of Danbury, in final form as approved by the Corporation Counsel of the City of Danbury; and

(3) THAT the preliminary reuse price for said "Parcel A" in the amount of Five Hundred and Eighty-five Thousand Dollars (\$585,000.00) be, and hereby is approved, subject to the subsequent final action and approval by the Common Council of the City of Danbury in accordance with the process established in said "Pre-Development/Master Agreement", in particular reference to Section 4 (5) thereof.