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CITY OF DANBURY

OFFICE OF THE MAYOR
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DANBURY, CONNECTICUT 06810

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MAYOR

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March 26, 2012

Honorable City Council
155 Deer Hill Avenue
Danbury, CT 06810

Re: Proposed Land Swap and Driveway installation - Newtown Road/Public Works Facility

Dear Council Members:

55 Newtown Road, LLC (the Hawley Companies) is proposing some improvements to a location and property adjacent to Newtown Road, near the intersection of Old Newtown Road and Newtown Road. These proposed improvements involve a suggested "swap" of two triangular pieces of land, as well as some associated driveway installation and access rights.

One piece, owned by the City toward the front would be deeded to Hawley for additional land it needs for a driveway and access off Newtown Road to its proposed retail development immediately to the East of the subject site. The other piece, owned by Hawley at present, would be deeded to the City in order that the proposed driveway could be installed as a straightaway, without having to curve around inaccessible property to the rear of the City's sand storage shed. Hawley would require a driveway easement from the City for use to its adjacent retail facility. The attached map details the proposed swap and adjacent land development plan they have.

As noted below, the anticipated widening of Newtown Road, together with reconfiguration of the intersection lighting at Newtown and Old Newtown Roads and the proposed driveway to the south, will be a marked benefit not only to the public at large, but also to the City's ability to access its Public Works facility and improve the safe ingress and egress from that facility.

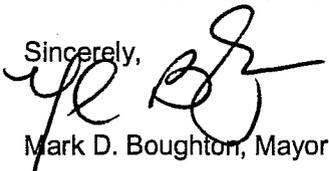
Separately, but directly related to this proposal, is a concept to improve land to the east and rear of the subject site(s) by removal of fill and offer of that material to the City for its use. This additional proposal would be returned to you for consideration once the primary proposal has been considered and in process. This second proposal would likely involve not only the offer of fill but also the grant of some temporary access to and use of that site from the City to Hawley, so that they could do make greater utilization of their (retail) development in the front.

Hawley will commission and pay for necessary appraisals so that you can properly determine values as you consider these items.

Two final notes: first, the State of Connecticut has approved the reconfiguration of the Old Newtown Road and Newtown Road intersection to allow better traffic flow; second, the proposed (new) driveway built once the "swap" occurs will allow access from Newtown Road not only to the (new) Hawley retail site, but to get to the sand storage shed and to the rear of the Public Works facility.

Please refer this item to committee and to appropriate departments and the Planning Commission for review. Feel free to contact Public Works for technical questions or issues.

Sincerely,



Mark D. Boughton, Mayor

