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CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING & ZONING DEPARTMENT
(203) 797-4525
(203) 797-4586 (FAX)

October 20, 2015

To: Mayor Mark D. Boughton
Members of City Council

From: Dennis Elpern, Planning Director

Re: Maplewood Healthcare LLC
Application for a Deferral of Assessment Increases
2 Riverview Drive, Danbury, CT (Tax Assessor's Map Number M08011)

We have received an application for a tax deferral, as attached.

The application appears to comply with §18-25 of the Code of Ordinances for Council consideration. Copies of plans received are being forwarded to Jean and Colleen.

Attachment

C: Jean Natale ✓
Colleen LaHood
Bruce Tuomala
Laszlo Pinter



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**APPLICATION
FOR A DEFERRAL OF ASSESSMENT INCREASES
ATTRIBUTABLE TO CONSTRUCTION OR IMPROVEMENTS
WITHIN THE CITY OF DANBURY**

Pursuant to §18-25 of the Code of Ordinances of the City of Danbury, this application must be completed and submitted to the Department of Planning and Zoning by all applicants seeking to secure a deferral of assessment increases on real property or air space for construction or improvements on property located within the City of Danbury.

Address/Location of Property: 2 RIVERVIEW DRIVE, DANBURY, CT

Tax Assessor's Map Number: M08011 Town Clerk Map and Lot Number: 10435

Zoning District: TL-40

Name, Address and Telephone Number of Owner (print):
MAPLEWOOD HEALTHCARE LLC (name) ONE GORHAM ISLAND, WESTPORT, CT 06880 (address) 203.557.4777 (phone)

Name, Address and Telephone Number of Applicant (Agent/Lessee if other than owner) (print):
ANDREW DEERY (as agent) (name) MAPLEWOOD HEALTHCARE LLC ONE GORHAM ISLAND (address) (203) 557-4777 (phone) WESTPORT, CT 06880

Proposed Use of New Construction or Improvements (as permitted in §18-25):
NEW CONSTRUCTION OF MEDICAL OFFICE BUILDING

Present Assessed Value of Property: \$395,900 (LAND ONLY)

Estimated Cost of New Construction or Improvements Subject to Deferral: \$6,500,000

Length of Time and Percent of Assessment Increase Requested for Deferral for the cost of eligible construction or improvements specified above: 7 YEARS AND 100%

Indicate if the applicant agrees to enter into a written agreement with the City fixing the assessment of the real property, air space and all improvements thereon or therein and to be constructed thereon or therein, upon such terms and conditions as are specified by the City. Yes No

Is the property located within the Downtown Revitalization Zone? Yes No
Is the property located within the Main Street Historic District? Yes No

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Required additional information.

Enclose plans and drawings and other required additional information with the Application.

The applicant is advised that all proposed construction and improvements to be undertaken are subject to the eligibility criteria specified in §18-25 of the Code of Ordinances and must comply with all municipal land use regulations and building and health codes.

Signature of Applicant/Agent: Andrew Deery, Licensed Agent Date: 9/23/15

Print Name and Title: ANDREW DEERY, Vice President Real Estate, as agent

FOR DEPARTMENT USE ONLY

The City Council of the City of Danbury:

The Department of Planning and Zoning has reviewed this "Application for a Deferral of Assessment Increases Attributable to Construction or Improvements" and has made the following determination of compliance with §18-25 of the Code of Ordinances.

Yes The real property or property subject to air rights is located within the City of Danbury.

Yes The property or property subject to air rights is current in the payment of taxes owed to the City or taxes owed to the Downtown Special Services District at the time of application.

Yes The applicant proposes to undertake construction or improvements to real property or property subject to air rights for uses eligible in §18-25.

Yes The amount and time period requested for the deferral complies with the limits specified in §18-25.

The following application materials have been submitted for review, as required.

- Application form
- Plans and Drawings

The Department finds that the application does meet the eligibility criteria in §18-25.

The Department finds that the application does not meet the eligibility criteria in §18-25 for the following reasons.

Signed: Kenneth J. Chapman Date: Oct 19, 2015

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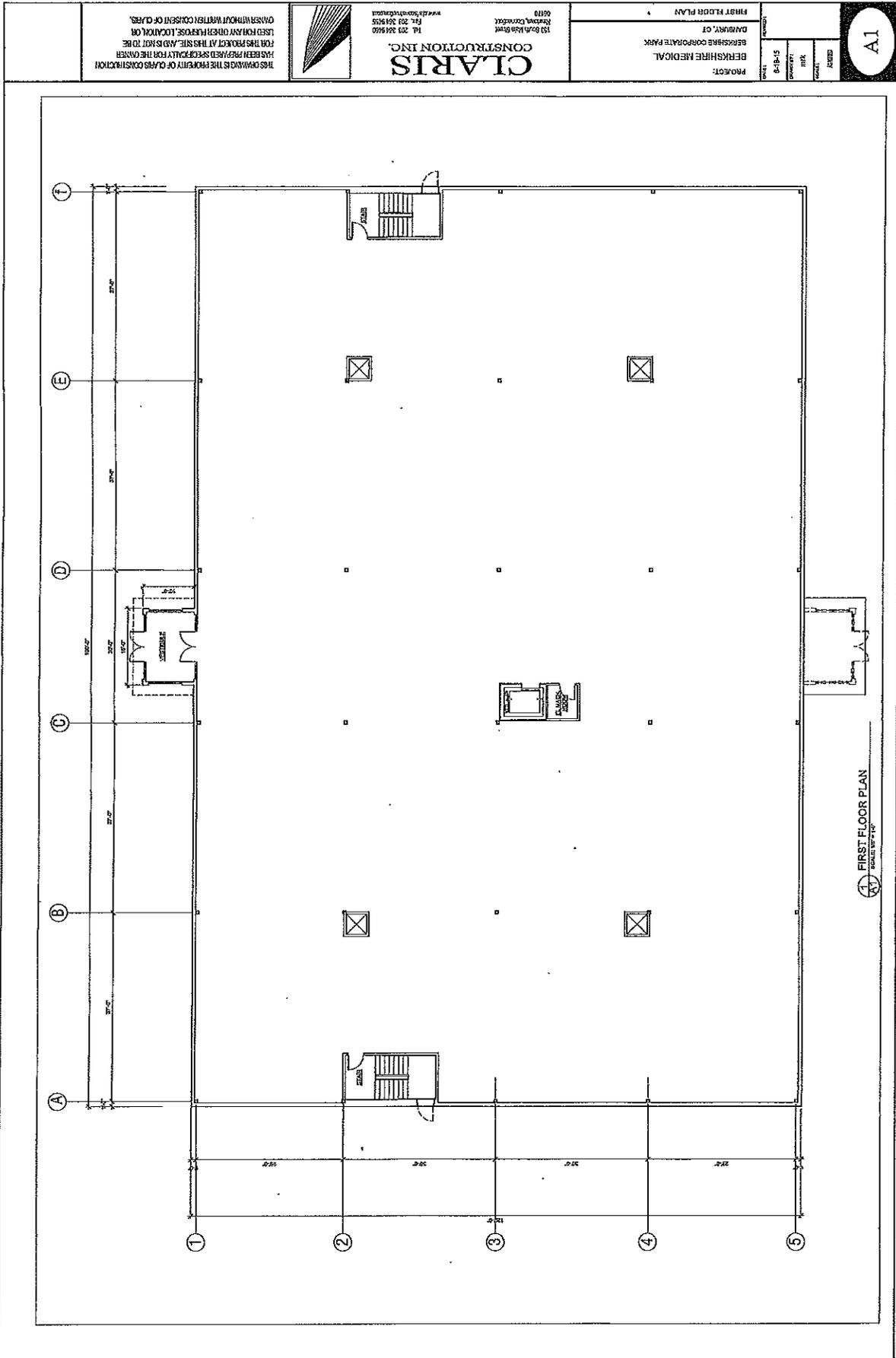
2 RIVERVIEW
8/26/15
Building Perspective

RIVERVIEW MEDICAL CENTER

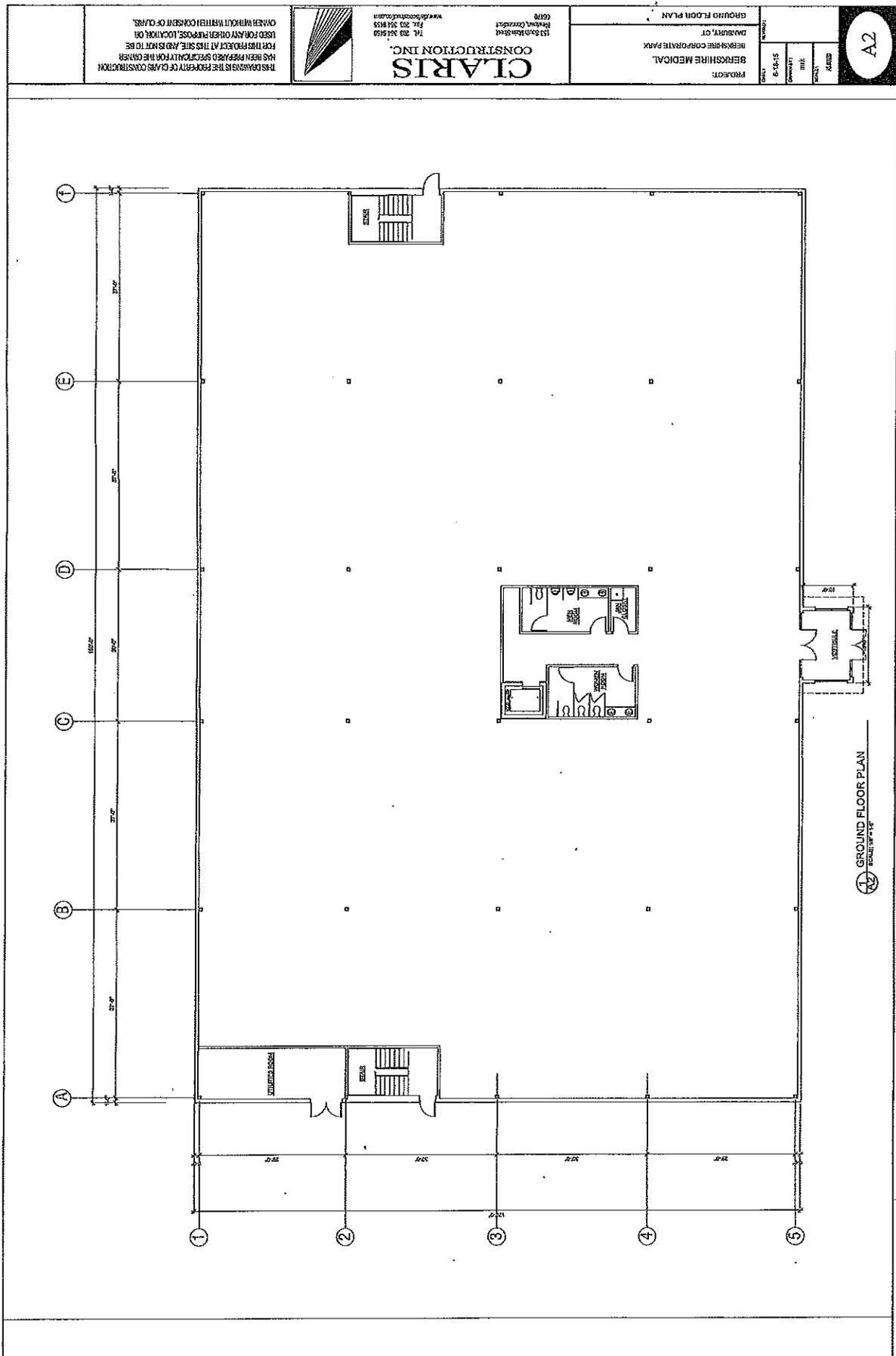


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CLARIS CONSTRUCTION INC.
 153 South Main Street
 Shelton, Connecticut
 Tel: 203 354 8155
 www.clarisconstruction.com

PROJECT: BERKSHIRE MEDICAL
 CLIENT: BERKSHIRE CORPORATE PARK
 LOCATION: DANBURY, CT
 DRAWING: GROUND FLOOR PLAN

DATE: 6-19-15
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

A2

GROUND FLOOR PLAN

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A3

PROJECT: BERKSHIRE MEDICAL
 BERKSHIRE CORPORATE PARK
 DANBURY, CT

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