



9

CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
(203) 797-4525
(203) 797-4586 (FAX)

February 25, 2008

To: Mayor Mark Boughton
Members of Common Council

From: Planning Commission

Re: 8-24 Referral/February CC Agenda Item #16 – Request for Water Extension for Shelter Rock Business Center LLC, 22 Shelter Rock La.

The Planning Commission has received a request from the Common Council for a report pursuant to CT General Statutes/Sec 8-24, regarding the above referenced item.

At the February 20, 2008 meeting, the Planning Commission made a motion to give this a positive recommendation because it is within the proposed water service area as shown in the Plan of Conservation and Development. This positive recommendation is subject to (1) the approval of the final design, benefit assessment determination and financing provisions, construction, installation and inspection requirements of the City of Danbury and the Departments of Engineering and Public Utilities, and (2) submission of all required legal documents in form and content acceptable to Corporation Counsel.

Arnold E. Finaldi Jr.
Chairman

AEF/jr

Attachment

c: Engineering Dept.
Corporation Counsel



9-1

CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ENGINEERING DEPARTMENT
(203) 797-4641
FAX (203) 796-1586

FARID L. KHOURI, P.E.
CITY ENGINEER

February 22, 2008

Honorable Mark D. Boughton
Common Council
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

Dear Mayor Boughton and Common Council Members:

Request for a Water Main Extension
22 Shelter Rock Lane
Shelter Rock Business Center, LLC

As per Sec. 21-21 of the Code of Ordinances, at the February 6, 2008 Common Council meeting, the January 8, 2008 Application for Extension of Water requesting permission to extend the City of Danbury existing water system in Shelter Rock Lane through property located at 22 Shelter Rock Lane was referred to our department for a report (reference item 16 of the meeting minutes).

This department has no objection to the proposed water main extension (with new fire hydrant).

We recommend that this request for a water main extension be approved **subject to the standard eight steps/conditions** (copy attached for your reference).

If the Common Council is of the opinion that an ad hoc meeting or additional information is warranted relative to this request, I will be available to attend that meeting or please feel free to call me.

If you have any questions, please feel free to contact this office.

Very truly yours,

Farid L. Khouri, P.E.
City Engineer

Encl.

C: Antonio Iadarola, P.E.,
Laszlo L. Pinter, Esq.
Dennis Elpern
David M. Day, P.E.

APPENDIX A

CONDITIONS AND RESTRICTIONS
TYPICAL SANITARY SEWER AND WATER EXTENSIONS
COMMON COUNCIL
CITY OF DANBURY

1. The petitioner shall bear all costs relative to the installation of said sanitary sewer/water extension.
2. The petitioner shall submit as-built drawings of this extension prepared by a licensed Connecticut Land Surveyor for approval by the City Engineer.
3. Detailed engineering plans and specifications are to be approved by the City Engineer and the Superintendent of Public Utilities prior to the start of construction.
4. If required, a warranty deed in a form satisfactory to the Corporation Counsel shall be executed by the petitioner conveying to the City all right, title, interest and privileges required hereunder and said deed shall be held in escrow for recording upon completion of installation.
5. That upon completion of installation, title to said sewer/water line within City streets and any necessary documents be granted to the City in a form which is acceptable to the City Engineer and Corporation Counsel.
6. The petitioner shall convey ownership of any easements to all or such portions of the sanitary sewer/water lines as the City Engineer's Office determines are of potential benefit to other landowners in the City.
7. No Certificate of Occupancy shall be issued until the above requested forms, documents, plans, etc. are received and the City owns the extended sanitary sewer/water lines.
8. **This approval shall expire eighteen (18) months following the date of the Common Council action. The Common Council may, at its option, renew this approval for another eighteen months period. A letter to the Common Council requesting a time extension is warranted.**