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CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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

June 12, 2008

To: Mayor Mark Boughton
Members of Common Council

From: Planning Commission

Re: 8-24 Referral/May '08 CC Agenda Item #18: Request for Sewer Extension
- 7 & 9 Zinn Rd.

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 May 21, 2008 meeting, the Planning Commission made a motion to give this a negative recommendation because these lots are located outside of the existing sewer service boundary area as noted in the 1987 Comprehensive Sewerage Study. And although this Study recommends any extensions be approved by the Common Council, there has been no request to adjust the boundary, so the Commission is not really in the position to consider this request.

Arnold E. Finaldi Jr.
Chairman

AEF/jr

Attachment

c: Engineering Dept.
Director of Public Works
Corporation Counsel



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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

June 23, 2008

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

Dear Mayor Boughton and Members of the Common Council:

RE: Request for Sanitary Sewer Extension
7 and 9 Zinn Road

At the May 6, 2008 Common Council meeting, the application for sanitary sewers to serve the above noted properties (Tax Assessor Lots F09020 and F09021) was referred to the Engineering Division of the Public Works Department for a report (reference item 18 of the meeting minutes).

I have discussed this request with the Superintendent of Public Utilities, David M. Day, P.E., as both lots have single dwellings, share one septic system and wish to separate their services. I also investigated the existing septic system with Peter Dunn, the City's Sanitarian/Health Inspector. Health Department issues will limit future repairs or replacement of the existing septic system. Also, please note that test holes were performed by the Health Department and it was determined that the area will be considered an "area of special concern" per Health Department code. These two lots are also within 100-200 feet of watershed land and will require waivers from the Health Department if a new septic system is to be installed.

The nearest City sanitary sewer system is located at the intersection of Zinn Road and South Meadow Drive (150-300 +/- feet away). The proposal to extend two separate low pressure services to the existing City sanitary sewer service system is not acceptable. We would, however, allow the extension of a single low pressure force main in Zinn Road. Each of the properties would connect to said low pressure force main. This has been discussed with the applicants' engineer.

As part of your consideration of this request, please keep in mind that the two lots proposed to be served by this sanitary sewer extension are located outside the Sewer Service Area Limit as denoted in the City's current Comprehensive Sewage Study (see attached map).

Based on the limited opportunity to repair and replace the septic systems and the close proximity to water system watershed, we recommend approval of this extension. Please note that by approving this request, you are also approving the extension of the Sewer Service Area Limit, and our office will modify the necessary maps of the Sewer Service Area. If you make the determination to approve this requested sanitary sewer extension, the approval should be subject to the standard eight (8) steps/conditions, a copy of which is enclosed for your reference.

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

Sincerely,



Farid L. Khouri, P.E.
City Engineer

Encls.

- C: Antonio Iadarola, P.E., Director of Public Works
- David M. Day, P.E., Superintendent of Public Utilities
- Dennis Elpern, Director of Planning
- Laszlo L. Pinter, Esq., Deputy Corporation Counsel

