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CITY OF DANBURY
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September 30, 2008

Honorable Mayor Mark D. Boughton
Honorable Members of the Common Council
City Hall
155 Deer Hill Avenue
Danbury, Connecticut 06810

Re: Traffic Improvement
Pocono Lane
Exchange of land

Dear Mayor and Council Members:

In order to address traffic flow problems in the I-84/Newtown Road/Pocono Lane neighborhood, the Common Council previously voted to acquire a strip of land running from Pocono Lane to Mountainview Road. Once acquired, this strip of land will be used for the construction of a new one-way road that will allow residents to avoid the unsignalized intersection of Pocono Lane and Newtown Road and instead allow them to use the signalized intersection at Mountainview and Newtown Roads.

After obtaining the Common Council's approval, we met with engineering department staff as well as the owner of the property and came up with a suitable plan for the new road. The plan includes the acquisition of a 15 foot strip for the road itself, as well as an adjacent 16 foot wide easement area suitable for a sidewalk, signage, snow storage and utilities. The owner Pebble Mortgage, LLC, is prepared to convey the necessary property to the city.

Early in this process the city obtained an appraisal, which disclosed that the value of acquiring easements over this property for roadway and related purposes was fifty-six thousand dollars (\$56,000.00). Pebble Mortgage, LLC has indicated to us that it is willing to accept this sum as compensation for the acquisition, but that it is also willing to accept an exchange of land instead. The land in question is a triangular piece, on the south side of the paved portion of Pocono Lane, near the Newtown Road Cut-off.

Given the expense involved and the possible savings associated with the proposed exchange, we thought it worth returning the matter to the Council for consideration. As of this writing, maps showing the areas in question were being prepared for you.

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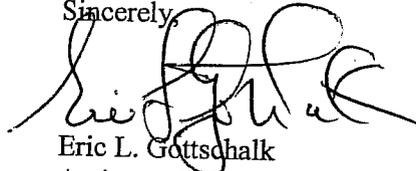
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If you are inclined to approve the exchange, I recommend that you do so subject to receipt of a positive Planning Commission report. If, on the other hand, you would prefer to purchase the property, no additional planning action would be required.

If you have any questions, please contact me.

Sincerely,



Eric L. Gottschalk
Assistant Corporation Counsel

cc: Antonio Iadarola, Director of Public Works
Dennis Elpern, Director of Planning
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