

LAW OFFICES OF ELIE S. COURY

ATTORNEYS AND COUNSELORS AT LAW  
DANBURY EXECUTIVE TOWER  
30 MAIN STREET  
SUITE 502  
DANBURY, CONNECTICUT 06810

(203) 744-0290  
FAX NO. (203) 778-9002

35

P. O. BOX 27  
DANBURY, CONNECTICUT 06813

ELIE S. COURY  
GREG M. COURY (1958-2003)

June 21, 2004

Members of the Common Council  
City of Danbury  
155 Deer Hill Avenue  
Danbury, CT 06810

RE: REVISION OF REQUEST IN LETTER DATED 4/7/04  
CONCERNING THE CONDEMNATION OF THE SEWER  
EASEMENT OVER CLAREMONT TERRACE

Dear Council Members:

The undersigned represents the Tilbe Estate, the former owners of 8 Claremont Terrace now owned by Nuno Dos Santos and Santos Dos Santos. This property fronts on an unimproved road known as Claremont Terrace in the City of Danbury.

Claremont Terrace was created from real estate purchased by Claremont W. Bodecker on December 2, 1944 by Deed recorded in Volume 217 at Page 155 of the Danbury Land Records. No deed of conveyance from Claremont W. Bodecker was given to the City of Danbury.

My clients received authorization from the Common Council to extend the sanitary sewer. (see letter dated 12/27/02 attached) The Engineering Department of the City of Danbury approved the Easement Map. (see letter dated 8/13/03 attached) We are hereby requesting that the Common Council authorize the condemnation of the sewer easement over Claremont Terrace.

Thank you for your consideration in this matter. Hopefully,

Members of the Common Council

-2-

you will grant this request.

I respectfully request that this matter be presented to the Common Council on the July, 2004 agenda.

Very truly yours,

  
ELIE S. COURY

ESC:mep

Encls:

cc: Eric Gottschalk, Esq.  
William Buckley



# CITY OF DANBURY

155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

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

WILLIAM J. BUCKLEY, JR., P.E.  
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

December 27, 2002

Mr. Roy T. Fredricksen  
Supervising Sanitary Engineer  
Planning & Standards Division  
Bureau of Water Management  
State of Connecticut  
Department of Environmental Protection  
79 Elm Street  
Hartford, CT 06106-5127

Dear Mr. Fredricksen:

Sanitary Sewer Extension  
8 Claremont Terrace (Santos)

Enclosed for your review and approval please find a copy of the plan and profile for the above noted proposed sanitary sewer extension. This project is to be constructed by a private developer to City of Danbury standards and will be turned over to the City upon its completion.

This sanitary sewer extension has been authorized by the Common Council of the City of Danbury. Adequate capacity is available both in the downstream piping and at the sewage treatment plant to handle the anticipated discharge.

If you have any questions or require additional information, please feel free to contact this office.

Very truly yours,

Patricia A. Ellsworth, P.E.  
Assistant City Engineer

encl.

c: William J. Buckley, Jr., P.E.  
Mario Ricoszi, P.E.  
David M. Day, P.E.  
Ralph J. Gallagher, P.E.  
Frank Figueiredo





# CITY OF DANBURY

155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

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

WILLIAM J. BUCKLEY, JR., P.E.  
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

August 13, 2003

Mr. Frank Figueiredo  
Figueiredo's Real Estate  
57 North Street  
Unit 106  
Danbury, Ct 06810

Dear Mr. Figueiredo:

Sanitary Sewer Extension  
Tilbe Estate - Claremont Terrace

The proposed easement map (paper copy) submitted under cover of a copy of the July 25, 2003 letter of transmittal from Sydney A. Rapp, Jr., of Surveying Associates, P.C. to Attorney Elie Coury has been reviewed.

The easement map is acceptable.

We await receipt of the legal documents relative to the transfer of this easement and title to the sanitary sewer extension.

If you have any questions, please give me a call.

Very truly yours,

Patricia A. Ellsworth, P.E.  
Assistant City Engineer

C: William J. Buckley, Jr., P.E.  
David Null, P.E.  
Eric L. Gottschalk, Esq.  
Sydney A. Rapp, Jr., R.L.S.  
Elie Coury, Esq. ✓



# CITY OF DANBURY

155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

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

WILLIAM J. BUCKLEY, JR., P.E.  
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

June 21, 2004

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

Dear Mayor Boughton and Common Council Members:

Claremont Terrace  
Request for Condemnation

We are in receipt of a copy of the June 21, 2004 letter sent to the Common Council by Attorney Elie S. Coury requesting that the Common Council condemn a sanitary sewer easement over Claremont Terrace.

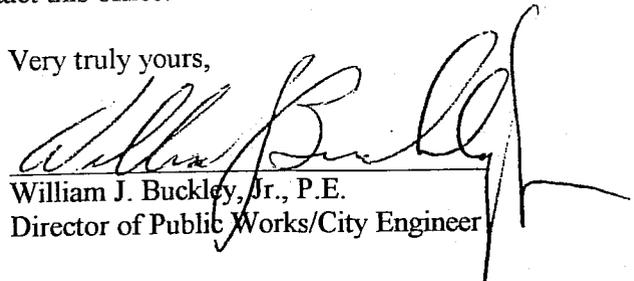
At the July 2, 2002 Common Council meeting, the request by the representative of 8 Claremont Terrace for permission to extend the sanitary sewer to serve 8 Claremont Terrace was approved by the council "subject to the normal eight steps". "Step" number 6 requires that the petitioner convey ownership of any easements needed for future maintenance of the sanitary sewer extension to the City.

The sanitary sewer main was installed by the petitioner. Our department oversaw the installation which was acceptable. We have also received an acceptable easement map. It is our understanding that the petitioner has been unable to obtain rights to the easement and subsequently transfer the required easement to the City.

We have no objection to the Common Council authorizing the Corporation Counsel's office to proceed with the condemnation of said sanitary sewer easement.

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

Very truly yours,



William J. Buckley, Jr., P.E.  
Director of Public Works/City Engineer

Encl.  
C: Eric L. Gottschalk, Esq.  
Dennis Elpern

LAW OFFICES OF ELIE S. COURY

ATTORNEYS AND COUNSELORS AT LAW  
DANBURY EXECUTIVE TOWER  
30 MAIN STREET  
SUITE 502  
DANBURY, CONNECTICUT 06810

(203) 744-0290

FAX NO. (203) 778-9002

RECEIVED

JUN 21 2004

ENGINEERING DEPT.

P. O. BOX 27

DANBURY, CONNECTICUT 06813

ELIE S. COURY

GREG M. COURY (1958-2003)

June 21, 2004

Members of the Common Council  
City of Danbury  
155 Deer Hill Avenue  
Danbury, CT 06810

RE: REVISION OF REQUEST IN LETTER DATED 4/7/04  
CONCERNING THE CONDEMNATION OF THE SEWER  
EASEMENT OVER CLAREMONT TERRACE

Dear Council Members:

The undersigned represents the Tilbe Estate, the former owners of 8 Claremont Terrace now owned by Nuno Dos Santos and Santos Dos Santos. This property fronts on an unimproved road known as Claremont Terrace in the City of Danbury.

Claremont Terrace was created from real estate purchased by Claremont W. Bodecker on December 2, 1944 by Deed recorded in Volume 217 at Page 155 of the Danbury Land Records. No deed of conveyance from Claremont W. Bodecker was given to the City of Danbury.

My clients received authorization from the Common Council to extend the sanitary sewer. (see letter dated 12/27/02 attached) The Engineering Department of the City of Danbury approved the Easement Map. (see letter dated 8/13/03 attached) We are hereby requesting that the Common Council authorize the condemnation of the sewer easement over Claremont Terrace.

Thank you for your consideration in this matter. Hopefully,

RECEIVED  
JUN 21 2004

ENGINEERING DEPT.

-2-

Members of the Common Council

you will grant this request.

I respectfully request that this matter be presented to the Common Council on the July, 2004 agenda.

Very truly yours,

  
ELIE S. COURY

ESC:mep

Encls:

cc: Eric Gottschalk, Esq.  
William Buckley



# CITY OF DANBURY

155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

RECEIVED

JUN 21 2004

ENGINEERING DEPT.

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

WILLIAM J. BUCKLEY, JR., P.E.  
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

August 13, 2003

Mr. Frank Figueiredo  
Figueiredo's Real Estate  
57 North Street  
Unit 106  
Danbury, Ct 06810

Dear Mr. Figueiredo:

Sanitary Sewer Extension  
Tilbe Estate - Claremont Terrace

The proposed easement map (paper copy) submitted under cover of a copy of the July 25, 2003 letter of transmittal from Sydney A. Rapp, Jr., of Surveying Associates, P.C. to Attorney Elie Coury has been reviewed.

The easement map is acceptable.

We await receipt of the legal documents relative to the transfer of this easement and title to the sanitary sewer extension.

If you have any questions, please give me a call.

Very truly yours,

Patricia A. Ellsworth, P.E.  
Assistant City Engineer

C: William J. Buckley, Jr., P.E.  
David Null, P.E.  
Eric L. Gottschalk, Esq.  
Sydney A. Rapp, Jr., R.L.S.  
Elie Coury, Esq. ✓



# CITY OF DANBURY

155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

RECEIVED  
JUN 21 2004  
ENGINEERING DEPT.

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

WILLIAM J. BUCKLEY, JR., P.E.  
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

December 27, 2002

Mr. Roy T. Fredricksen  
Supervising Sanitary Engineer  
Planning & Standards Division  
Bureau of Water Management  
State of Connecticut  
Department of Environmental Protection  
79 Elm Street  
Hartford, CT 06106-5127

Dear Mr. Fredricksen:

Sanitary Sewer Extension  
8 Claremont Terrace (Santos)

Enclosed for your review and approval please find a copy of the plan and profile for the above noted proposed sanitary sewer extension. This project is to be constructed by a private developer to City of Danbury standards and will be turned over to the City upon its completion.

This sanitary sewer extension has been authorized by the Common Council of the City of Danbury. Adequate capacity is available both in the downstream piping and at the sewage treatment plant to handle the anticipated discharge.

If you have any questions or require additional information, please feel free to contact this office.

Very truly yours,

Patricia A. Ellsworth, P.E.  
Assistant City Engineer

encl.

c: William J. Buckley, Jr., P.E.  
Mario Ricozzi, P.E.  
David M. Day, P.E.  
Ralph J. Gallagher, P.E.  
Frank Figueiredo

