



32-Sept

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CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

September 22, 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:

Request for Acceptance Cannondale Drive

At the September 9, 2004 Common Council meeting, the petition from owners of properties along Cannondale Drive requesting that Cannondale Drive be accepted as a city street was forwarded to our office for a report within 30 days (reference item 32 of the meeting minutes).

The road was field inspected on September 22, 2004 and City records were reviewed. The following comments are offered:

- A. The subdivision was proposed and developed around 1964/1965.
- B. Field Inspection Issues
 1. New curbing is required along sections of the road.
 2. A retaining wall in front of Lot No. I16098 is in very poor condition (portions of the wall have actually collapsed). A determination will need to be made as to whether this wall is located within the road right of way or on private property. If the wall is within the road right of way, it will need to be removed and the shoulder area regraded before the City accepts the road. If the wall is on private property, any portions of the wall that have fallen onto the road right of way will need to be removed.
 3. There are several wet spots along the road and in the cul de sac. A drainage system will need to be installed to handle runoff. Rights to drain and easements will need to be acquired from downstream property owners, as warranted.
 4. The cul de sac needs to be improved/enlarged to properly allow for school buses, snow plows and other vehicles to safely turn around.
 5. The basketball hoop installed within the road right of way will need to be removed.

6. Trees along the road and at the intersection of Cannondale Drive and Southern Boulevard will need to be trimmed for sight distance and snow plowing reasons.

C. Miscellaneous Information

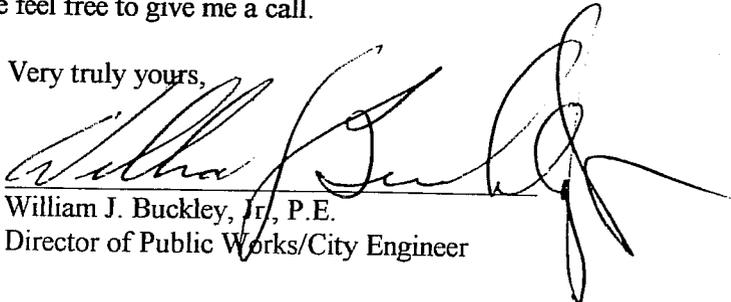
1. The road right of way per the subdivision map that is on file in the Danbury Land Records is 50' wide which is adequate and acceptable.
2. An road as-built drawing will need to be prepared by a licensed land surveyor hired by the property owners in order for us to verify that no other structures or facilities are located within the road right of way that will need to be removed/improved before the City accepts the road.
3. Section 17-34 of the Code of Ordinances requires that the property owners provide the City with all deeds, certificates of title and easements at no cost to the City. An attorney will need to be hired by the property owners to prepare said legal documents. A title search will need to be done to determine who the present owner(s) of the road is and to determine if that owner is still available to provide the transfer of property, etc.

D. Assessment Methodology Option

1. Sections 2-143.1 through 2-143.12 of the Code of Ordinances provide an alternative method for having the road improved and accepted by the City besides the method described in Section 17-34. Sections 2-143.1 through 2-143.12 provide an opportunity for the property owners to have the City make the improvements required to the road and to assess the full cost of the improvements and all related engineering, legal and other work against the benefiting properties through the normal assessment process. If this method is the method selected by the Common Council, we will add this to the list of projects for which preliminary cost estimates and preliminary assessments are calculated for a mail survey before a public hearing is scheduled.

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

Very truly yours,



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

C: Mario Ricozzi, P.E.
Eric L. Gottscjalk, Esq.
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