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CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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

September 30, 2009

To: Mayor Mark Boughton
Members of Common Council

From: Planning Commission

Re: 8-24 Referral/September '09 CC Agenda Item #10 – Request for Sewer & Water Extensions for Victorian Associates LLC, 120-130 Osborne St. (#J12091, #J12092 & #J12093).

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 September 16, 2009 meeting, the Planning Commission made a motion to give this a positive recommendation subject to compliance with the standard City Engineering Dept. conditions and submission of plans and documents satisfactory to Corporation Counsel's office.

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 DIVISION
(203) 797-4641
FAX (203) 796-1586

FARID L. KHOURI, P.E.
CITY ENGINEER

September 2, 2009

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 Sanitary Sewer and Water Main Extensions
Victorian Associates, LLC
120-130 Osborne Street

As per Sec. 16-6.1 of the Code or Ordinances, at the September 1, 2009 Common Council meeting, the application for extensions of sanitary sewer and water mains to serve the above noted property (Tax Assessor's Lot Nos. J12091, J12092 and J12093) was referred to our office for a report (reference item 10 of the meeting minutes).

The proposed sanitary sewer and water main extensions are acceptable to the Engineering Department.

If you make the determination to approve the requested sanitary sewer and water main extensions, the approval should be subject to the standard 8 conditions (copy enclosed) with an additional 9th condition that allows the sanitary sewer and water mains to be accepted by the City in two phases.

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

Very truly yours,

Farid L. Khouri, P.E.
City Engineer

Encl.

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

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.**