

CITY COUNCIL MEETING JANUARY 4, 2024

The meeting will be called to order at 7:30 PM

PLEDGE OF ALLEGIANCE & PRAYER

ROLL CALL

Hawley, Rickert, Simone, Gartner, Salvatore, Peter Buzaid, Emile Buzaid, Coelho, Lapine, Ratchford, Dennis Perkins, VACANT, Palma, Robinson, Britton, McAllister, Duane Perkins, Chianese, Rotello, Giordano, Tomchik

___ PRESENT ___ ABSENT _1_ VACANT

PUBLIC SPEAKING

MINUTES - Minutes for the Special City Council Meetings held December 4 and 14, 2023 & the Regular City Council Meeting held December 5, 2023.

CONSENT CALENDAR

AGENDA

1. COMMUNICATION - Appointment to the City Council
2. COMMUNICATION - Fire Department Appointment: Deputy Fire Marshal - Elizabeth Schiller and Robert Natale
3. COMMUNICATION - Police Department Promotion - Stephen Hilderbrand to Lieutenant
4. COMMUNICATION - Police Department Promotion - Matthew Malone to Lieutenant
5. COMMUNICATION - Police Department Promotion - Christopher Belair to Sergeant
6. COMMUNICATION - Police Department Promotion - Stephen Gruse to Sergeant
7. COMMUNICATION - Police Department Promotion - Michael Iaquinto to Sergeant
8. COMMUNICATION - Police Department Appointments - Charlie Hernandez, Yimelfi Mercado De Mateo as Certified Police Officers
9. COMMUNICATION & RESOLUTION - Charter Revision Commission
10. COMMUNICATION - Appointment to Police Pension Board
11. COMMUNICATION - Appointment to Fire Pension Board
12. COMMUNICATION - Appointments to Government Entities Review Committee (GERC)
13. COMMUNICATION - Appointments to Margerie Trail Advisory Committee
14. COMMUNICATION - Request to Review Civil Service & Workforce Process

- 15. COMMUNICATION - 2022 Year End Re-Appropriations, Transfers and Fund Balances - Finance
- 16. COMMUNICATION - Donation of Funds for Ballistic Vests - Police Department
- 17. COMMUNICATION - Storm Drainage Extension - White St. to Ives St. (Savings Bank of Danbury)
- 18. COMMUNICATION - Release of City Easements to Savings Bank of Danbury
- 19. COMMUNICATION - BRT Brookview Commons LLC Application for Deferral of Assessment Increases
- 20. RESOLUTION - Process to Apply for Grant Funds
- 21. RESOLUTION - ARPA Reallocation of Funds - Finance
- 22. RESOLUTION - 2022 OPM JAG Violent Crime Prevention Grant Extension of Funding - Police Department
- 23. RESOLUTION - Will Eisner Graphic Novel Grants - Library
- 24. RESOLUTION - Libraries Transform Engagement Grant - Library
- 25. RESOLUTION - Peggy Barber Tribute Grant - Library
- 26. REPORTS - Ad Hoc: Chow House (Farrington Park) - Residential License
- 27. REPORTS - Ad Hoc: Main House (Farrington Park) - Residential License
- 28. REPORTS - Ad Hoc: Bear Mountain (Reservation) Cottage - Residential License

DEPARTMENT REPORTS

Police, Fire, Health & Human Services, Public Works, Permit Center, U.N.I.T., Elderly Services, Public Library, Tax Assessor

ADJOURNMENT

Copies of Agenda Items are available in the Legislative Assistant's Office and on the City's website.

CITY COUNCIL SPECIAL MEETING

December 4, 2023 – 8 P.M.

Honorable Mayor, Roberto Alves, called the meeting to order at 8:03p.m.

PLEDGE OF ALLEGIANCE & PRAYER

The Pledge of Allegiance was led by Sean Hatch. Councilman Salvatore led all in prayer.

ROLL CALL

COUNCIL MEMBERS PRESENT: Britton, Peter Buzaid, Emile Buzaid, Chianese, Coelho, Gartner, Giordano, Hawley, LaPine, Masi, McAllister, Palma, Dennis Perkins, Duane Perkins, Ratchford, Rickert, Robinson, Salvatore, Simone.

COUNCIL MEMBERS ABSENT: Rotello, Tomchik

PRESENT: 19, ABSENT: 2

ALSO PRESENT: Les Pinter, Deputy Corporation Counsel; Robin Edwards, Assistant Corporation Counsel; and Elisa Etcheto, Legislative Assistant.

NOTICE OF THE SPECIAL MEETING

The Legislative Assistant read the Notice of the Special Meeting.

CALL TO SERVICE

A motion was made by Councilman Britton, seconded by Councilman Chianese, to accept the call to return to service for the special meeting. The motion carried unanimously.

PUBLIC SPEAKING - None

1. – ELECTION OF CITY COUNCIL PRESIDENT

Mayor Alves opened nominations.

A motion was made by Councilman Chianese, seconded by Councilman Perkins, to nominate Councilman Paul Rotello.

A motion was made by Councilman Salvatore, seconded by Councilwoman Gartner, to nominate Councilman Peter Buzaid.

Mayor Alves closed nominations.

A motion was made by Councilman Salvatore, seconded by Councilwoman Gartner that the nominations be closed, and call for a roll call vote for City Council President. The motion carried unanimously.

Councilman Chianese noted the 18 years of service by Councilman Rotello to the City Council.

Councilman Salvatore explained Councilman Buzaid's service to the city and noted his leadership roles in the community.

Councilman Perkins spoke in favor of Councilman Rotello's nomination, and discussed the importance of procedural knowledge for the position of City Council President.

Councilwoman Gartner noted the importance of having a council president who is open to ideas and moderation and supports Councilman Buzaid for Council President.

Councilman spoke in favor of Councilman Buzaid's nomination due to his experience and knowledge of city government.

ROLL CALL VOTE: 13 Buzaid, 6 Rotello (Chianese, Coelho, Masi, Palma, Dennis Perkins, Duane Perkins).

City Council President Peter Buzaid thanked the council for their support and that he looks forward to serving Danbury

2. RESOLUTION – City Council Regular Meeting Schedule (2024-2025)

A motion was made by Councilman Buzaid, seconded by Councilman Chianese, to accept the resolution with the meeting schedule. Motion Carried unanimously.

3. RESOLUTION – Special Meetings of the City Council

A motion was made by Councilwoman Gartner, seconded by Salvatore, to receive the resolution and to adopt the guidelines for special meetings as set forth in the resolution.

Amendment:

A motion was made by Councilman Chianese, seconded by Councilman Duane Perkins, to amend the motion to allow electronic means to be added as part of the special notice of the special meetings. Motion Carried unanimously.

Councilman Chianese discussed the need for the resolution, dating back to 2005, to include electronic means to save on costs and bring the process up-to-date.

Councilman Perkins supports the addition of electronic means to the resolution.

Motion to Amend:

A motion was made by Councilman Salvatore, seconded by Councilwoman Gartner, to amend the original motion to add “and as amended”. Motion Carried unanimously.

Main Motion with the amendment:

A motion was made by Councilwoman Gartner, seconded by Salvatore, to receive the resolution and to adopt the guidelines for special meetings as set forth in the resolution, and as amended. Motion Carried unanimously.

ADJOURNMENT

Councilman Palma asked that the prayer at each meeting continue to include God.

A motion was made by Councilwoman LaPine, seconded by Councilman E. Buzaid, to adjourn. Motion carried unanimously. The meeting adjourned at 8:25p.m.

Copies of Agenda Items are available in the Legislative Assistant's Office and on the City's website.

Respectfully submitted by, Elisa Etcheto, Legislative Assistant; Attested by City Council President Buzaid.

CITY COUNCIL MEETING
December 5, 2023 - 7:30 P.M.

Honorable Mayor, Roberto Alves, called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE & PRAYER

The Pledge of Allegiance was led by Sean Hatch. Councilwoman Gartner led all in prayer.

ROLL CALL

COUNCIL MEMBERS PRESENT: Britton, Peter Buzaid, Emile Buzaid, Chianese, Coelho, Gartner, Giordano, Hawley, LaPine, McAllister, Palma, Dennis Perkins, Duane Perkins, Ratchford, Rickert, Robinson, Salvatore, Simone, and Tomchik.

COUNCIL MEMBERS ABSENT: Masi, and Rotello.

PRESENT: 19, ABSENT: 2

ALSO PRESENT: Les Pinter, Deputy Corporation Counsel; Robin Edwards, Assistant Corporation Counsel; and Elisa Etcheto, Legislative Assistant.

PUBLIC INPUT:

Karen Palanzo, Resident, 27 Middle River Road, spoke on item #6.

Lynn Waller, Resident, 83 Highland Avenue, spoke on item #2.

Lynn Tabosak, Resident, 110 Hayestown Road, spoke on item #2.

Ken Gucker, Resident, 89 Padanaram Road, spoke on items #2 and #3.

MINUTES - Minutes of the Council Meeting held November 9, 2023

A motion was made by Councilman P. Buzaid, and was seconded by Councilman E. Buzaid, to receive the minutes and waive the reading of the minutes, as all Members have copies, and copies are on file in the Legislative Assistant's Office, and that we also approve the minutes as presented. The motion carried unanimously.

CONSENT CALENDAR

7. **RESOLUTION - ARPA Allocation of Funds - Finance**

Receive the communication and adopt the resolution to reallocate funds for the American Rescue Plan Act in the amount of \$350,000 to the public safety items listed in Exhibit 1-F as presented.

8. RESOLUTION - CT DOT Click It Or Ticket Grant Program - Police

Receive the communication and adopt the resolution authorizing Roberto Alves, Mayor of Danbury, or Chief Patrick Ridenhour as his designee, to accept grant funding not to exceed \$9,700 from the State of Connecticut Department of Transportation, Division of Highway Safety through the "Click It or Ticket Seatbelt Enforcement Program with no city match required as presented.

9. REPORTS - Engineering & Planning: Sewer Main Ext.- 22 DePalma Lane

Receive the reports from the Director of Public Works/City Engineer and the planning commission and adopt their positive recommendations for the sewer main extension at 22 DePalma Lane.

A motion was made by Councilwoman Gartner, and was seconded by Councilman Duane Perkins, to accept the Consent Calendar. The motion carried unanimously.

ADD-ON:

Item # 12 – BRT Brookview Commons Tax Deferral (333 Main Street)

A motion was made by Councilman P. Buzaid, seconded by Councilman Chianese, to add the item provided to everyone and request and consider the modification of the agreement to defer the increase in tax assessment for BRT's Brookview Commons project, and add this item as item 12 on our agenda. The motion carried unanimously.

AGENDA:

1. COMMUNICATION - Police Department Appointment - Russell Tompkins

A motion was made by Councilman Perkins, seconded by Councilman Salvatore, to receive the correspondence and confirm the appoint of Russell Tompkins to the position of Certified Police Officer in the Danbury Police Department. The motion carried unanimously.

2. COMMUNICATION - Request to review Elderly Tax Relief Programs

A motion was made by Councilman Chianese, seconded by Councilman Salvatore, to refer this to an Ad Hoc Committee, consisting of Corporation Counsel, Director of Finance, Tax Assessor, and a representative from the Mayor's Office. So ordered.

The Mayor appointed Councilman Chianese in the chair, along with Councilmen Salvatore and E. Buzaid.

3. COMMUNICATION - CT DECD Community Investment Fund Grant

A motion was made by Councilwoman Robinson to refer this to an Ad Hoc Committee, consisting of Corporation Counsel, Director of Public Works, City Engineer, the Planning Department, and a representative from the Mayor's Office. So ordered.

The Mayor appointed Councilman Britton in the chair, along with Councilmen Perkins and E. Buzaid.

4. COMMUNICATION - Donation from Danbury Kitchen Warehouse - Fire Dept.

A motion was made by Councilman Giordano, seconded by Councilman Duane Perkins, to receive the communication and approve accepting the donation of kitchen cabinets valued at \$8,123.59 and counter tops valued at \$3,250.00, at the Engine number 24 station, as presented with an appropriate letter of thanks to be sent. The motion carried unanimously.

5. COMMUNICATION - Funding Request for Technology Expenses - Danbury Public Schools

A motion was made by Councilman Simone, seconded by Councilman Perkins, to refer this to an Ad Hoc Committee, consisting of Corporation Counsel, City Director of Finance, Superintendent of Schools, Board of Education, Chief Financial Officers, and a representative from the Mayor's Office. So ordered.

The Mayor appointed Councilman Britton in the chair, along with Councilwoman Robinson, and Councilman Palma.

6. COMMUNICATION - Additional Funding Request for Special Education - Danbury Public Schools

A motion was made by Councilman Dennis Perkins, seconded by Councilman Perkins, to refer this to an Ad Hoc Committee, consisting of Corporation Counsel, City Director of Finance, Superintendent of Schools, Board of Education, Chief Financial Officers, and a representative of the Mayor's Office. So Ordered.

The Mayor appointed Councilman Britton in the chair, along with Councilwoman Robinson, and Councilman Palma.

7. RESOLUTION - ARPA Allocation of Funds - Finance

**CONSENTED* - as received.

8. RESOLUTION - CT DOT Click It Or Ticket Grant Program - Police

**CONSENTED* - as received.

9. REPORTS - Engineering & Planning: Sewer Main Ext.- 22 DePalma Lane

**CONSENTED* - as received.

10. REPORTS - Engineering & Planning: Sewer Main Ext - Fairfield Ave. & Morton St.

A motion was made by Councilman McAllister, seconded by Councilman Salvatore, to receive the reports from the Director of Public Works, the City Engineer, and the Planning Commission, and adopt their positive recommendations for the sewer main extension of Fairfield Avenue & Morton Street. 18 Yes, 1 No (Rickert). The motion carried.

11. REPORTS - Engineering & Planning: Water Main Ext. - Fairfield Ave. & Morton St.

A motion was made by Councilman Ratchford, seconded by Councilman Chianese to receive the reports from the Director of Public Works, the City Engineer, and the Planning Commission, and adopt their positive recommendations for the water main extension at Fairfield Avenue & Morton Street. The motion carried unanimously.

Add On 12. BRT Brookview Commons Tax Deferral (333 Main Street)

A motion was made by Councilman Britton, seconded by Councilman Perkins, to refer this to an Ad Hoc Committee, consisting of Corporation Counsel, City Director of Finance, Tax Assessor, and a representative of the Mayor's Office. So ordered.

The Mayor appointed Councilman Salvatore in the chair, along with Councilwoman Gartner and Councilman E. Buzaid.

DEPARTMENT REPORTS - Police, Fire, Health & Human Services, Public Works, Permit Center, U.N.I.T., Elderly Services, Public Library, Tax Assessor

A motion was made by Councilman Rickert, seconded by Councilman Buzaid, to accept the reports and waive the reading of the reports. The motion carried unanimously.

Councilman Chianese recognized the Public Works Department and Tim Nolan for addressing flooding needs.

Mayor Extended All Committees with the following changes:

New Assignments:

Property Tax Abatement for Volunteers: Firefighters, EMTs and Paramedics

Chair – Britton, Chianese, Coelho

Body Care Facility - New Ordinance

Chair – Gartner, Chianese, Palma

Massage Therapy Establishments – New Ordinance

Chair - Gartner, Chianese, Palma

Tattoo & Body Piercing Establishments – New Ordinance

Chair – Gartner, Chianese, Palma

Petition for Acceptance of Private Road – Flintlock Drive

Chair – Chianese, Dennis Perkins, Masi

Deferral of Tax Assessment: 11 Boughton Street

Chair – Britton, Ratchford, Emile Buzaid

Danbury Museum and Historical Society Authority – Ordinance Changes (13A-61)

Chair – Rotello, Gartner E. Buzaid

Danbury Public Schools – Request for Release of Educational Reserve

Chair – Britton, Gartner, E. Buzaid 41 New Street –

41 New Street Lease & Operations

Chair – Chianese, Hawley E. Buzaid

98 Elm Street – Lease & Operations

Chair - Chianese, Hawley E. Buzaid

Sunset:

Public Access Broadcast of Council Meetings

July 5, 2006 Item #8

Alcoholic Beverage Consumption in Public Places: Ordinance Changes

March 2015 Item #3

Littering on Public or Private Property: Ordinance Changes

August 2, 2016 Item #3

Satellite Dish Devices Regulation

August 2, 2016 Item # 1

UNIT Support for Tax Assessor Enforcement

March 3, 2020 Item #2

25 Miry Brook Road Acquisition

May 6, 2021 Item #6

Charles Ives Center Transfer of Property

September 9, 2021 #11

Sewer Line Easement - Airport (Miry Brook Road)

May 4, 2021 Item #6

Request Regarding Revaluation 2022

March 9, 2023 Item #4

Request for Workforce and Civil Service Review

October 3, 2023 Item #1

ADJOURNMENT

A motion was made by Councilman Chianese, seconded by Councilman E. Buzaid, to adjourn. Motion carried unanimously. The meeting adjourned at 8:11 p.m.

Copies of Agenda Items are available in the Legislative Assistant's Office and on the City's website.

Respectfully submitted, Christina Martinez Recording Secretary

Attest, Elisa Etcheto, Legislative Assistant

CITY COUNCIL SPECIAL MEETING

December 14, 2023 – 7 P.M.

Honorable Mayor, Roberto Alves, called the meeting to order at 7p.m.

PLEDGE OF ALLEGIANCE & PRAYER

The Pledge of Allegiance was led by Sean Hatch. Council President Buzaid led all in prayer.

ROLL CALL

COUNCIL MEMBERS PRESENT: Hawley, Rickert, Simone, Gartner, Salvatore, Peter Buzaid, Emile Buzaid, Coelho, Lapine, Ratchford, Dennis Perkins, Palma, Robinson, Britton, McAllister, Duane Perkins, Chianese, Giordano

COUNCIL MEMBERS ABSENT: Masi, Rotello, Tomchik

PRESENT: 18, ABSENT: 3

ALSO PRESENT: Les Pinter, Deputy Corporation Counsel; and Elisa Etcheto, Legislative Assistant.

NOTICE OF THE SPECIAL MEETING

The Legislative Assistant read the Notice of the Special Meeting.

CALL TO SERVICE

A motion was made by Councilman Salvatore, seconded by Councilman Chianese, to accept the call to return to service for the special meeting. The motion carried unanimously.

PUBLIC SPEAKING - None

1. REPORT – AD HOC: CT DECD COMMUNITY INVESTMENT FUND GRANT

A motion was made by Councilman P. Buzaid, seconded by Councilman Duane Perkins, to waive the reading of the report since all members have copies and copies are on file in the Legislative Assistant's office. Motion Carried Unanimously.

Councilman Hawley noted a correction to his first name in the minutes.

A motion was made by Councilman Britton, seconded by Councilman Salvatore, to receive the report of the ad hoc committee of December 13, 2023, and to adopt the resolution as submitted and discussed, inclusive of the drainage study and for the roofing of the Danbury Community Center, both as identified in the amended resolution. 18 Yes. Motion Carried Unanimously

Councilman Chianese asked if the resolution could be amended to require the council to accept the funds if received. Attorney Pinter stated no, and explained that the legislature, through approval of the resolution, grants authority to the Mayor to take all actions necessary for purposes of furtherance of this project, and that the Council had already vetted and approved this application months earlier.

Councilman Duane Perkins expressed his concern with not having enough time to review the changes to the application. Attorney Pinter noted that multiple parties are involved with obligations and application deadlines, and that the changes do not for the most part alter the project.

Councilwoman Robinson asked for clarification of the co-applicant's abilities to provide input on the project. Attorney Pinter pointed out that no documents would be implemented that change the trajectory of the project.

Councilman Palma inquired about property ownership. Mr. Maloney (CCFDC representative) explained the need for a non-profit to utilize tax credits for the preservation of the courthouse. He clarified that the title for the property will be with the non-profit and they will lease the courthouse to the City for \$1 per year for a minimum of 15 years, and that the City will be able to use the courthouse as they see fit. After the 15-year lease, the City will have the right to acquire the property once conveyance costs are paid. He clarified that a non-profit must own the properties where the housing will be built in order for the housing to qualify for low-income tax credits and status. He also noted that the owner of the four parcels surrounding the courthouse will only sell the properties together and state funds are needed to make the large purchase.

Councilman E. Buzaid expressed his constituents' concerns regarding the cost of the courthouse renovation and with more housing on Main Street. Attorney Pinter reiterated that the application and project has been vetted extensively by the Council before.

Councilwoman Robinson asked for clarification regarding the lease. Mr. Maloney explained that the rent is \$1 per year, maintenance costs will be paid by the city because the city is using the courthouse, and that no maintenance costs have been estimated because a lease will be negotiated and presented back to the council for approval.

Councilwoman Gartner inquired about the parking garage at CIFC. Mr. Maloney noted that a separate housing project and the workforce housing on Park Place will require the parking garage.

Councilman Hawley pointed out the importance of the drainage study that will be funded through this application for state monies.

Councilman Chianese asked about the state's recommendations for the application which requires confirmed long-term money for the housing project. Mr. Maloney noted that the commitment to the housing project is still in place but removed from this application.

Councilman Simone asked about the possibility of project overruns. Mr. Maloney said that \$4.6 million will make the courthouse habitable, and suggested that a construction manager at risk be used to guarantee for no overruns.

Councilman Coelho questioned whether the state funds could be used for education needs and future requests. Mayor Alves explained that these funds have a specific use, and that the longer this application takes to be approved, the amount of funds decreases. He also noted that other state grant funds for education will be pursued in the future.

Councilman P. Buzaid urged the council to support the request so that the deteriorating courthouse can be addressed. Councilman Duane Perkins shared his support for the application and noted the need for the work that will be done to downtown and Elmwood Park with these funds.

Councilman Britton asked for a Roll Call Vote.

ADJOURNMENT

A motion was made by Councilwoman Gartner, seconded by Councilman Palma, to adjourn. Motion carried unanimously. The meeting adjourned at 7:50p.m.

Copies of Agenda Items are available in the Legislative Assistant's Office and on the City's website.

Respectfully submitted by, Elisa Etcheto, Legislative Assistant; Attested by City Council President P. Buzaid.

The Danbury Republican Town Committee

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December 20th, 2023

Mayor and Council Leadership
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

Re: Council Vacancy 1st Ward

Dear Mayor and Members of the City Council,

We would like to recommend that Irving Fox of 58 Wedgewood Drive, Danbury, CT 06811 fill the vacancy left by Michael Masi's resignation.

Irving Fox was previously elected and served as a member of the City Council from the 1st Ward from 2013 to 2023 and served as Legislative Leader from 2019 to 2021. He also served on the Board of Education from 2006 to 2011 where he was Chairman from 2010 to 2011.

Mr. Fox is a long-time resident of Danbury. He and Sandra, his wife of 30 years, have raised their 4 children (Ryan, Bradley, Adam and Valerie) in Danbury. He also volunteers at Hat City Youth Sports.

I ask you to please add this to the agenda for the next City Council meeting and appoint Mr. Fox to fill the vacancy created in the 1st Ward from Councilman Michael Masi's resignation.

Sincerely,



Michael J. Coelho

Chairman of the Danbury Republican Town Committee

DRTC, PO Box 2254, Danbury, CT 06813



City of Danbury
OFFICE OF THE MAYOR
155 Deer Hill Avenue • Danbury, Connecticut 06810

Roberto L. Alves
Mayor

r.alves@danbury-ct.gov
203-797-4511

December 18, 2023

Honorable Members of the City Council
City of Danbury

Dear Council Members:

I hereby submit for your confirmation the appointment of the following individuals to the position of Deputy Fire Marshal with the Danbury Fire Department:

Deputy Fire Marshal (DFM) Elizabeth Schiller: DFM Schiller has been working as a Fire Inspector for the City of Bridgeport for the past 3 years, following 23 years as a Firefighter/Engine Crewmember for the Bridgeport Fire Department and 2 years in Fire Administration responsible for payroll. She holds a Bachelor's Degree in Business Information Management from the University of Connecticut. DFM Schiller holds the following certifications: EMT/Basic; Firefighter I; HAZMAT Technician; Fire Investigator; and Fire Inspector. She achieved the rank of number 1 on the current Deputy Fire Marshal Eligibility List.

Deputy Fire Marshal (DFM) Robert Natale: DFM Natale has been working as a Deputy Fire Marshal for the Town of Greenwich for the past 14 years. Prior to becoming a Deputy Fire Marshal, he spent 9 years as a firefighter with the Greenwich Fire Department. He holds the following certifications: EMT/Basic; Firefighter I; Fire Instructor; HAZMAT Technician; Confined Space Technician; Trench Rescue Technician; Pump Operator, and Aerial Operator. DFM Natale achieved the rank of number 4 on the current Deputy Fire Marshal Eligibility List.

I am very proud and honored to present to you these extraordinary candidates who will serve the City well with their wealth of experience and skills. Thank you for your consideration of these appointments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roberto L. Alves".

Roberto L. Alves
Mayor



City of Danbury
OFFICE OF THE MAYOR
155 Deer Hill Avenue • Danbury, Connecticut 06810

Roberto L. Alves
Mayor

r.alves@danbury-ct.gov
203-797-4511

December 21, 2023

Honorable Members of the City Council
City of Danbury

Dear Council Members:

I hereby submit for your confirmation the appointment and promotion of Police Sergeant Stephen Hilderbrand to the position of Police Lieutenant in the Danbury Police Department.

Sergeant Hilderbrand began his career with the Danbury Police Department on December 22, 2014 and was promoted to Police Sergeant on December 9, 2021. Throughout his career, he has received several awards and citations, including: Unit Citations in July 2017 and January 2019; an Exceptional Police Service Award in April 2019 and October 2020; a Lifesaving Medal in January 2020; and The Chief's Achievement Award for his selection as Officer of the Year in April 2022.

Sergeant Hilderbrand is also a Crisis Negotiation Team member, Field Training Officer, Evidence Technician and Crisis Intervention Technician. He holds a Master's Degree in Public Administration from St. Leo University and he is ranked number 2 on the current Police Lieutenant Eligibility List.

Sergeant Hilderbrand's accomplished career and many achievements speak to his talent and to his commitment to the Department. His leadership, skill and dedication will serve the City and Department very well. I am proud and honored to submit his confirmation for this well-deserved promotion.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roberto L. Alves".

Roberto L. Alves
Mayor



City of Danbury
OFFICE OF THE MAYOR
155 Deer Hill Avenue • Danbury, Connecticut 06810

Roberto L. Alves
Mayor

r.alves@danbury-ct.gov
203-797-4511

December 21, 2023

Honorable Members of the City Council
City of Danbury

Dear Council Members:

I hereby submit for your confirmation the appointment and promotion of Police Sergeant Matthew Malone to the position of Police Lieutenant in the Danbury Police Department.

Sergeant Malone began his career with the Danbury Police Department on February 11, 2009 and was promoted to Police Sergeant on September 28, 2021. He holds a Bachelor's degree in Justice and Law Administration from Western Connecticut State University and he is a Certified Police Instructor in the following areas: Firearms; Use of Force; Intoximeter Certification; and Blue on Blue Off - Duty Encounters. He has also contributed to the department in the many roles he has performed, such as: Field Training Officer, Emergency Services Unit (SWAT) Operator; Honor Guard Member; and Motorcycle Traffic Unit Member.

Sergeant Malone has received numerous letters of appreciation and commendation as well as: a Meritorious Citation; the Life Saving Medal in 2016; and the Exceptional Police Service Award in July 2021. Additionally, he has achieved the rank of number one (1) on the current Police Lieutenant Eligibility list.

As the above summary of Sergeant Malone's career highlights demonstrate, he is a highly qualified and skilled individual who will continue to be a tremendous asset to the department and the community in this new role. I am proud and honored to submit his confirmation for this well-deserved promotion.

Thank you for your consideration.

Sincerely,

Roberto L. Alves
Mayor



City of Danbury
OFFICE OF THE MAYOR
155 Deer Hill Avenue • Danbury, Connecticut 06810

Roberto L. Alves
Mayor

r.alves@danbury-ct.gov
203-797-4511

December 21, 2023

Honorable Members of the City Council
City of Danbury

Dear Council Members:

I hereby submit for your confirmation the following appointment and promotion of Police Officer Christopher Belair to the position of Police Sergeant within the Danbury Police Department.

Officer Belair began his career with the Danbury Police Department on August 25, 2008. His involvement in the department demonstrates his commitment and talent. He is a Crisis Intervention Technician, a Field Training Officer, and a member of the Dive Team. Furthermore, Officer Belair holds numerous certifications including, but not limited to: Emergency Medical Technician – Basic; Crisis Intervention; Blood Borne Pathogens Instructor and Air Borne/TB Pathogens Instructor; and Advanced Tactics for Criminal Patrol.

Officer Belair has received a Unit Citation in August 2019; an Exceptional Police Service Award in December 2019 and July 2020; and a Lifesaving Medal in December 2021. Additionally, he has achieved the rank of number one (1) on the current Police Sergeant Eligibility list.

It is evident that Officer Belair is a highly qualified and skilled individual who will continue to thrive in this new role and make substantial contributions to the Department and City. I am proud and honored to submit his confirmation for this well-deserved promotion.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roberto L. Alves".

Roberto L. Alves
Mayor



City of Danbury
OFFICE OF THE MAYOR
155 Deer Hill Avenue • Danbury, Connecticut 06810

Roberto L. Alves
Mayor

r.alves@danbury-ct.gov
203-797-4511

December 21, 2023

Honorable Members of the City Council
City of Danbury

Dear Council Members:

I hereby submit for your confirmation the appointment and promotion of Police Officer Stephen Gruse to the position of Police Sergeant in the Danbury Police Department.

Officer Gruse began his career with the Danbury Police Department on March 26, 2018. He has a Bachelor's Degree in Physical Education/Health Education from Long Island University and has been a dedicated and contributing member to the Department. Officer Gruse is a member of the Regional ESU Tactical (SWAT) Team, a Fire Arms Instructor, and a Field Training Officer. He has achieved the rank of number 3 on the current Police Sergeant Eligibility List.

Officer Gruse's dedication, commitment and skill will continue to serve the Department and the City well. I am proud and honored to submit his confirmation for this well-deserved promotion.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roberto L. Alves".

Roberto L. Alves
Mayor



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City of Danbury
OFFICE OF THE MAYOR
155 Deer Hill Avenue • Danbury, Connecticut 06810

Roberto L. Alves
Mayor

r.alves@danbury-ct.gov
203-797-4511

December 21, 2023

Honorable Members of the City Council
City of Danbury

Dear Council Members:

I hereby submit for your confirmation the promotion and appointment of Police Officer Michael Iaquinto to the position of Police Sergeant within the Danbury Police Department.

Officer Iaquinto began his career with the Danbury Police Department on May 30, 2006. Since then he has proven to be a dedicated and talented member of the department as evidenced by the many roles he has undertaken, such as: Member of the Regional ESU Tactical Team (SWAT); Field Training Officer; Community Conditions Unit; and School Resource Officer (SRO) at Danbury High School.

Furthermore, Officer Iaquinto received many awards and citations, including: a Meritorious Citation in November 2007 and October 2010; a Medal of Meritorious Service in April 2011; and the Lifesaving Medal in January 2013. He has achieved the rank of number 4 on the current Police Sergeant Eligibility list.

It is clear that Officer Iaquinto is well prepared for this promotion. He possesses the skill, work ethic and dedication that will enable him to excel in this new role. I am proud and honored to submit his confirmation for this well-deserved promotion.

Thank you for your consideration.

Sincerely,

Robert L. Alves
Mayor



City of Danbury
OFFICE OF THE MAYOR
155 Deer Hill Avenue • Danbury, Connecticut 06810

Roberto L. Alves
Mayor

r.alves@danbury-ct.gov
203-797-4511

December 18, 2023

Honorable Members of the City Council
City of Danbury

Dear Council Members:

I hereby submit for your confirmation the appointment of the following individuals to the position of Certified Police Officer with the Danbury Police Department:

Police Officer Charlie Hernandez: Officer Hernandez has been working as a Police Officer with the Metropolitan Police Department in Washington, D.C. for the past 3 ½ years. He holds an Associate's Degree in Criminal Justice from Monroe College in NY and he holds many certifications, including but not limited to: first aid/CPR/AED, Mental Health First Aid, and Spanish interpreter. He has achieved the rank of number 4 on the current Certified Police Officer Eligibility List.

Police Officer Yimelfi Mercado De Mateo: Officer Mercado De Mateo has been working as a police officer with the NYPD for the past 2 years. Prior to becoming a Police Officer, she worked as a Police Cadet with the NYPD for 2 years as part of an internship. Officer Mercado De Mateo holds a Bachelor's Degree in Criminal Justice from John Jay College in NYC. She is certified in CPR/AED and is fluent in Spanish. She has achieved the rank of number 5 on the current Certified Police Officer Eligibility List.

I am very proud and honored to present to you these extraordinary candidates who will serve the City well with their wealth of experience and skills. Thank you for your consideration of these appointments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roberto L. Alves".

Roberto L. Alves
Mayor



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

AGENDA ITEM SUMMARY

DATE: January 4, 2024
TO: Mayor and the City Council
FROM: Farley Santos, Community Relations & Constituent Services Advisor
Office of the Mayor
RE: Charter Revision Commission

Honorable Mayor and City Council,

Your approval is requested to establish the formation of a Charter Revision Commission.

Farley Santos, Community Relations & Constituent Services Advisor

Office of the Mayor



CITY OF DANBURY

OFFICE OF THE MAYOR
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ROBERTO L. ALVES
MAYOR

(203) 797-4511
FAX: (203) 796-1666
r.alves@danbury-ct.gov

December 26, 2023

The Honorable City Council
155 Deer Hill Avenue
Danbury, CT 06810

RE: Charter Revision Commission

Dear City Council Members,

I am requesting your approval to review and consider the resolution attached, which establishes the formation of a Charter Revision Commission. This resolution would allow the Commission to make recommendations for important changes to the City's Charter that affect the City of Danbury's government.

The following individuals will be appointed to the Charter Revision Commission:

Peter Buzaid
2 Ervie Drive
Danbury, CT 06811

Michael Safranek
24 Jackson Drive
Danbury, CT 06811

MaryJean Rebeiro
8 Coach Hill Road
Danbury, CT 06811

Ellen Van Dyke Bell
21 Driftway Road
Danbury, CT 06811

Brigid Guertin
114 East Pembroke Road
Danbury, CT 06811

Justin Chan
27 Hickory Street
Danbury, CT 06810

Wilson Hernandez
71 Davis Street
Danbury, CT 06810

P. J. Prunty
6 Society Hill Road
Danbury, CT 06811

Mini Santosh
4 Margerie View Drive
Danbury, CT 06811

I request Council approval on this item for the purpose of updating the Charter, creating efficiencies, and reviewing City functions and essential policies of City government, setting forth the institutions and processes of the City's operations and broadly defining the authority and responsibility of City entities and elected officials.

Please see the attached resolution for your consideration.

Sincerely,

Roberto L. Alves
Mayor



RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

_____ A.D. 2024

RESOLVED BY THE CITY COUNCIL OF THE CITY OF DANBURY

WHEREAS, pursuant to the provisions of Chapter 99 Section 7-188 of the Connecticut General Statutes ("C.G.S."), the City Council of the City of Danbury is authorized to initiate the process of charter revision by a two-thirds vote of all of its members; and

WHEREAS, the last revisions to the Danbury Municipal Charter were **approved** by the electors of the City of Danbury on November 3, 2009; and

WHEREAS, during the intervening time the City of Danbury has grown and evolved in such a manner that makes review and revision of the Danbury Municipal Charter ("Charter") appropriate and in the best interests of the citizens of the City of Danbury; and

WHEREAS, pursuant to the provisions of Section 7-190 of the C.G.S., within thirty days after the action to amend the charter has been initiated by the City Council, the City Council shall appoint a Charter Revision Commission ("Commission"), which Commission shall proceed to amend the existing Charter; and

WHEREAS, pursuant to the provisions of Section 7-190 of the C.G.S., the Commission may consider changes to the Charter and such other items as it deems desirable or necessary; and

WHEREAS, pursuant to the provisions of Section 7-190 of the C.G.S., the City Council shall specify by resolution when the Commission shall submit its draft report, which such report shall be not later than sixteen months from the date of its appointment.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DANBURY THAT the process of charter revision, as provided for in Chapter 99 of the C.G.S., be and hereby is initiated and that within the next thirty days the City Council shall designate the members of a Charter Revision Commission, shall identify those issues that the City Council considers appropriate for consideration by the Commission and shall establish the timetable for consideration of all issues related to charter revision and a deadline for submission of a draft report by the Commission.

NOW, THEREFORE BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF DANBURY THAT:

1. The process of charter revision is hereby initiated; and

2. The following nine (9) persons are hereby appointed to serve as members of the Charter Revision Commission: Peter Buzaid, Michael Safranek, Mary Jean Rebeiro, Ellen Van Dyke Bell, Brigid Guertin, Justin Chan, Wilson Hernandez, P.J. Prunty, and Mini Santosh.
3. The Charter Revision Commission, appointed herein, shall be authorized and directed to consider any and all revisions that it deems necessary and desirable and in the best interests of the citizens of the City of Danbury; and
4. The following anticipated timetable is established for completion of the Charter revision process: Commencement of the process on January 4, 2024, submission of a draft report by the Charter Revision Commission not later than sixteen months thereafter. Submission of the final proposal to the voters shall occur within fifteen months of the Council's approval of the proposed amendments, or as set forth by C.G.S. Section 7-191(e).



City of Danbury
OFFICE OF THE MAYOR
155 Deer Hill Avenue • Danbury, Connecticut 06810

Roberto L. Alves
Mayor

r.alves@danbury-ct.gov
203-797-4511

December 26, 2023

The Honorable City Council
155 Deer Hill Avenue
Danbury, CT 06810

Dear Council Members,

I hereby request your confirmation of the appointment of Council President Peter Buzaid to fill the current vacancy on the Police Pension Board. This seat has previously been held by a City Council member.

Thank you for your consideration.

Sincerely,

Roberto L. Alves
Mayor



City of Danbury
OFFICE OF THE MAYOR
155 Deer Hill Avenue • Danbury, Connecticut 06810

Roberto L. Alves
Mayor

r.alves@danbury-ct.gov
203-797-4511

December 26, 2023

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

Dear Council Members,

I hereby request your confirmation of the appointment of Councilwoman Holly Robinson to fill the current vacancy on the Fire Pension Board. This seat has previously been held by a City Council member.

Thank you for your consideration.

Sincerely,

Roberto L. Alves
Mayor



City of Danbury
OFFICE OF THE MAYOR
155 Deer Hill Avenue • Danbury, Connecticut 06810

Roberto L. Alves
Mayor

r.alves@danbury-ct.gov
203-797-4511

December 20, 2023

The Honorable City Council
155 Deer Hill Avenue
Danbury, CT 06810

Dear Council,

In accordance with Section 2-259 of the Code of Ordinances, it is necessary at this time of year to engage in the review of government entities scheduled for June 30, 2024. The agencies of the City to be reviewed are:

- (1) The Tarrywile Park Authority.
- (2) The Danbury Parks and Recreation Commission.
- (3) The Aviation Commission.
- (4) The Design Review Board.
- (5) The Danbury Housing Partnership.

Therefore, I submit the appointment of Council Members Paul Rotello, Diane LaPine, Elmer Palma to serve on the Government Entities Review Committee. Additionally, I request your confirmation of the reappointment of the following citizens to this panel:

Alan T. Boyce (R)
9 Lawncrest Road
Danbury, CT 06810

Mark S. Chory (D)
14 Eastwood Road
Danbury, CT 06811

Mr. Boyce is a Danbury native and retired from Chemtura Corporation of Middlebury as their Manager of Financial Consolidation. He is an active member of Citizen Hose Company #6, and a past president of the Immanuel Lutheran Church. Mr. Boyce has served on the Government Entities Review Committee for over 20 years.

Mr. Chory is a native of Danbury and a local banker. He has been active in our community as past member of the Board of Education, is a member of the Danbury Parking Authority, the Wooster Hose Company #5, and the Lebanon-American Club. Mr. Chory has served on the Government Entities Review Committee for over 20 years.

Thank you for your consideration.

Sincerely,

Roberto L. Alves
Mayor



ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT
CITY COUNCIL

_____ A.D. 2024

Be it ordained by the City Council of the City of Danbury:

That Sec. 2-259 of the Code of Ordinances of Danbury, Connecticut, is hereby amended to read as follows:

Sec. 2-259. Schedule of termination of government entities.

(a) The following governmental entities are terminated, effective June 30, 2025, unless reestablished in accordance with section 2-267:

- (1) The Commission for Persons with Disabilities.
- (2) The Danbury Aquifer Protection Agency.
- (3) The Fair Rent Commission.
- (4) The Board of Ethics.

(b) The following governmental entities are terminated, effective June 30, 2026, unless reestablished in accordance with section 2-267:

- (1) The Stanley Lasker Richter Memorial Park Authority.
- (2) The Conservation Commission.
- (3) The Environmental Impact Commission.
- (4) The Danbury Museum and Historical Society Authority.
- (5) The Danbury Main Street Partnership.
- (6) The Still River Alliance Commission.

(c) The following governmental entities are terminated, effective June 30, 2027, unless reestablished in accordance with section 2-267:

- (1) The City of Danbury Cultural Commission.
- (2) The Commission on Aging.
- (3) The Parking Authority of the City of Danbury.
- (4) The Lake Kenosia Commission.
- (5) The Flood and Erosion Control Board of the City of Danbury.
- (6) The Youth Commission.

(d) The following governmental entities are terminated, effective June 30, 2028, unless reestablished in accordance with section 2-267:

- (1) The Tarrywile Park Authority.
- (2) The Danbury Parks and Recreation Commission.
- (3) The Aviation Commission.
- (4) The Design Review Board.
- (5) The Danbury Housing Partnership.



City of Danbury
OFFICE OF THE MAYOR
155 Deer Hill Avenue • Danbury, Connecticut 06810

Roberto L. Alves
Mayor

r.alves@danbury-ct.gov
203-797-4511

December 26, 2023

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

Dear Council Members,

I hereby submit for your confirmation the appointment of two new members to the Margerie Reservoir Trail Advisory Committee. The new members representing the City will be:

Kenneth Gucker
89 Padanaram Road
Danbury, CT 06811

Councilwoman Holly Robinson
4 Circle Drive East
Danbury, CT 06811

The aforementioned members will join current members Antonio Iadarola, Director of Public Works/City Engineer and David Day, Public Utilities Superintendent as representatives of the City of Danbury on the committee.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roberto L. Alves".

Roberto L. Alves
Mayor

CITY OF DANBURY

155 Deer Hill Avenue

Danbury, CT 06810

City Council

14



December 6, 2023

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

Dear Council Members:

Danbury has a population of approximately 86,518 residents with population that has grown by an average of 1.4 percentage points per year for the last fifty years. Population growth in the City has consistently outpaced both Fairfield County and the State. Population projections conducted by the Connecticut Economic Resource Center suggest that this growth will continue through 2040 with Danbury adding as many as 8,000 residents over the next eighteen years.¹

During the 2022-2023 Annual Budget Committee meetings, discussions centered on challenges faced by various city departments in their efforts to maintain the quality of public services. Of particular concern was the cumbersome nature of the Civil Service hiring process. It appears that we may be approaching a critical juncture where worker productivity may struggle to sustain the diverse range of services vital to our city's residents.

We request the City Council conduct a comprehensive assessment of workforce planning, encompassing best practices related to sourcing, recruitment, selection, training, promotion, and numeration of perspective employees. In doing so, it should actively explore innovative avenues for securing state and federal funding to minimize costs to taxpayers.

Furthermore, we call upon Council to conduct a thorough examination of Danbury's Civil Service hiring process, under statute, with the aim of identifying less burdensome alternatives that could enhance efficiency and service quality.

Truly,

Duane E. Perkins
Councilman - 5th Ward

Paul Rotello
Councilman - 6th Ward

Benjamin Chianese
Councilman - 6th Ward

¹ City of Danbury 2023 Plan of Conservation and Development, effective January 1, 2023.



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

AGENDA ITEM SUMMARY

DATE: January 4, 2024
TO: Mayor and the City Council
FROM: Dan Garrick, Director
Finance
**RE: 2022 Year End Re-Appropriations, Transfers and Fund Balances -
Finance**

Honorable Mayor and City Council,

As you are aware, the City's independent auditors, RSM US, are currently performing the audit of the City's financials for year ending June 30, 2022.

Over the next several weeks, the audit fieldwork will be completed, reports reviewed, prepared and then the audit reports will be issued after the final meeting with the RSM US and the audit committee. I am submitting as we typically do at this stage of the audit, requests for reappropriations, budget transfers, and strategic recommendations for assignments of fund balances.

Dan Garrick, Director

Finance



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810-7769

DANIEL GARRICK
DIRECTOR OF FINANCE

(203) 797-4650
FAX: (203) 796-1526

MEMORANDUM

TO: Mayor Roberto Alves and the City Council

FROM: Dan Garrick, Director of Finance

DATE: December 21, 2023

SUBJECT: 2022 Year End Re-Appropriations/Budget Transfers/Assigned Fund Balances

As you are aware, the City's independent auditors, RSM US, are currently performing the audit of the City's financials for year ending June 30, 2022.

Over the next several weeks, the audit fieldwork will be completed, reports reviewed, prepared and then the audit reports will be issued after the final meeting with the RSM US and the audit committee. I am submitting as we typically do at this stage of the audit, requests for reappropriations, budget transfers, and strategic recommendations for assignments of fund balances.

Any amounts within the General, Enterprise, and Internal Service Funds encumbered but unspent at the end of the fiscal year must be re-appropriated to the following fiscal year. The City Council is requested to approve the re-appropriations/reserve for encumbrances to properly account for the outstanding purchases at year end. Based on preliminary financial statements sent to our auditors, I hereby certify the availability of the following to be re-appropriated per the attached listing:

General Fund:	\$ 162,594.17
Water Fund:	\$ 86,588.73
Sewer Fund:	\$ 481,607.01
Internal Service Fund/Risk Mgt:	\$ 68,372.35

Any transfer from one department, commission, board, or division to another requires City Council approval. I hereby certify the availability and request approval of the attached budget transfers for \$253,069 that is necessary to close the 2021/2022 fiscal year.

In continuation of promoting prudent fiscal practices, I am recommending the following assignments of fund balance for fiscal year ending June 30, 2022 as follows:

- **\$3,500,000** - Assigned Fund Balance: Capital Projects
This is our typical assignment for Capital Projects as determined in future budgets.
- **\$500,000** - Assigned Fund Balance: Debt Service
This will allow for debt service on notes that may be slightly higher than budgeted for the current fiscal year and fund anticipated increases in future budgets.
- **\$475,000** - Assigned Fund Balance: Litigation
Litigation costs can vary significantly from one year to the next due to the number and type of legal matters. This request replenishes the litigation fund which was established several years ago and make funds available as needed, including the current request from Corporation Counsel.
- **\$2,000,000** - Assigned Fund Balance: Tax Appeals
There are over sixty pending tax assessment appeals. This will set aside funds for any possible settlements.
- **\$1,000,000** - Assigned Fund Balance: Pension
This will replenish this account and will be used to fund anticipated increases in pension costs in the future budgets.

The recommendations will be reflected in the June 30, 2022 audited financial statements upon approval of the City Council. The timing of such recommendations is important to the City's financial planning as we strategically address several concerns to strengthen the City's overall financial position.

The City has strategically established reserves for outstanding liabilities, as recommended by the GFOA (Government Finance Officers Association) and our auditors from RSM US to ensure future financial stability. The bond rating agencies have consistently recognized the City of Danbury for its adherence to strong financial management practices and for maintaining fundamental financial flexibility. They acknowledge that the City will take the necessary action to adequately fund reserves to ensure our sound financial position.

Please feel free to contact me should you require any additional information prior to the Council meeting. Thank you.

**City of Danbury
Re-Appropriations
6/30/2022**

Fund	Account	Encumbered Balances 06/30/22
002	002.1230-5300.2040 (Purch Svcs Outside Svcs)	14,250.00
002	002.1280-5300.2040 (Purch Svcs Outside Svcs)	799.00
002	002.1350-5500.2405 (Maintenance & Repair Buildings & Structures)	1,616.00
002	002.1371-5500.2405 (Maintenance & Repair Buildings & Structures)	3,870.00
002	002.2000.100-5600.2575 (Materials & Supplies Industrial Chemicals)	52,564.20
002	002.2010.100-5500.2495 (Maintenance & Repair Other)	1,105.00
002	002.2010.100-5700.2740 (Equipment Communication)	1,791.00
002	002.2010.100-5700.2755 (Equipment Public Safety)	5,330.00
002	002.2010.100-5700.2795 (Equipment Other)	2,045.00
002	002.2030-5600.2695 (Materials & Supplies Miscellaneous)	5,056.25
002	002.2030-5700.2740 (Equipment Communication)	2,344.00
002	002.2030-5700.2765 (Equipment Technology)	17,445.71
002	002.3010-5500.2405 (Maintenance & Repair Buildings & Structures)	18,334.00
002	002.3030-5300.2040 (Purch Svcs Outside Svcs)	2,650.00
002	002.3040-5300.2010 (Purch Svcs Professional Svcs)	14,940.00
002	002.3041-5300.2040 (Purch Svcs Outside Svcs)	8,195.00
002	002.5001-5870.3290 (Contributions/Grants Danbury Council of Veterans)	7,910.30
002	002.7000.100-5700.2700 (Equipment Office)	2,348.71
002 Total		162,594.17
003	003.9802-5700.2780 (Equipment Services-T&D Mains)	2,141.91
003	003.9804-5300.2125 (Purch Svcs Oper/Super/Engineering-Source)	46,087.94
003	003.9805-5500.2455 (Maintenance & Repair Pumping Equipment)	3,649.80
003	003.9806-5300.2195 (Purch Svcs Misc Services)	3,053.04
003	003.9806-5500.2405 (Maintenance & Repair Buildings & Structures)	2,317.33
003	003.9806-5500.2460 (Maintenance & Repair Water Treatment Equipment)	1,291.19
003	003.9807-5500.2465 (Maintenance & Repair Distrib/Reservoirs/Standpipe)	6,585.50
003	003.9807-5500.2470 (Maintenance & Repair Meters)	13,223.89
003	003.9807-5600.2640 (Materials & Supplies Meter)	2,926.13
003	003.9810-5500.2415 (Maintenance & Repair Automotive Equipment)	5,312.00
003 Total		86,588.73
004	004.9501-5300.2010 (Purch Svcs Professional Svcs)	283,945.76
004	004.9501-5300.2040 (Purch Svcs Outside Svcs)	130,450.37
004	004.9502-5500.2435 (Maintenance & Repair Sewage System)	65,260.88
004	004.9502-5700.2745 (Equipment Sewer)	1,950.00
004 Total		481,607.01
014	014.8008-5800.2880 (Insurance Auto Deductible)	68,372.35
014 Total		68,372.35

Year End Budget Transfer Request		
Dept	Account	Transfer To/(From)
Ordinances	002.1030-5300.2095 (Purch Svcs Legal & Public Notices)	4,814.00
Labor Negotiations	002.1330-5300.2010 (Purch Svcs Professional Svcs)	1,591.00
Fire Department	002.2010.100-5030.1000 (Overtime Salaries)	246,664.00
Risk Management	002.8008-5350.2214 (Interfund Svc Exp Risk/Benefit Svcs)	(253,069.00)



CITY OF DANBURY
DANBURY, CONNECTICUT 06810

DEPARTMENT OF POLICE
375 MAIN STREET

PATRICK A. RIDENHOUR, CHIEF
MICHAEL R. STURDEVANT, DEPUTY CHIEF
(203) 797-4614

December 18, 2023

MEMORANDUM

To: Members of the City Council
Mayor Roberto Alves

From: Patrick A. Ridenhour, Chief of Police

Subject: **Request to Accept Donation**

Permission is requested to accept a donation of \$2,500.00 from Patricia Ireland to be used toward the purchase of ballistic vests in conjunction with the Danbury Police Department Union.

Patrick A. Ridenhour
Chief of Police

PAR:mrl
Attach.



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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

ANTONIO IADAROLA, P.E.
DIRECTOR OF PUBLIC WORKS/
CITY ENGINEER

December 20, 2023

Honorable Roberto Alves, Mayor
City Council
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

Dear Mayor Alves and City Council Members:

Storm Drainage Extension
Savings Bank of Danbury
285-287 and 289 Main Street
3 Post Office Street
Assessor's Lots Nos. I14251, I14434

The Public Works Department has received the attached request to extend the storm drainage in White Street from the intersection of Main Street to Ives Street in order to handle the storm drainage from the above noted site.

We are requesting that this storm drainage extension request be included on the City Council January 2024 meeting agenda for the City Council's consideration and action.

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

Sincerely,

Antonio Iadarola, P.E.
Director of Public Works/City Engineer

Encls.

C: Laszlo L. Pinter, Esq.
Sharon Calitro

December 19, 2023

VIA ELECTRONIC MAIL

Antonio Iadarola, P.E.
Director of Public Works/City Engineer
155 Deer Hill Avenue
Danbury, CT 06810

Re: Savings Bank of Danbury-Application for Extension of Storm Water Main

Dear Mr. Iadarola:

Our firm represents the Savings Bank of Danbury in connection with its intended development in downtown Danbury. In connection with said development, the Bank requires an extension of the Storm Water Main as reflected in the attached application dated December 19, 2023 which I am advised has been formally submitted earlier today. The Bank respectfully requests that the City of Danbury act expeditiously on its application so that it can proceed with the approval of its intended development which is currently before the appropriate commissions.

I look forward to working with you and your team to secure the required approvals and complete the construction of the Bank's new facility.

Very truly yours,


Joseph Biraglia

JB/ac
Enclosures
C: Laszlo L. Pinter, Esq.

CITY COUNCIL - CITY OF DANBURY

APPLICATION FOR EXTENSIONS OF

STORM ~~SANITARY~~ SEWER MAIN X WATER MAIN _____

12/19/23
Date

The applicant submits for consideration an application for extension of sanitary sewer and/or water facilities for property

Located at (street address) White Street TO Ives Street

Assessor's Lot No.: F14434, I14251

Zone: C-CBD, Downtown Reutilization Zone

Intended Use:	Retail	_____	*Single Family Residential	<u>N/A</u>
	Office	<u>X</u>	*Multiple Family Residential	<u>N/A</u>
	Mixed Use	_____	Number of Efficiency Units	_____
	Industrial	_____	Number of 1 Bedroom Units	_____
			Number of 2 Bedroom Units	_____
			Number of 3 Bedroom Units	_____
			Total Number of Units	_____

Name of Property Owner: SAVINGS BANK OF DANBURY

Address: 220 MAIN ST. DANBURY CT.

Name of Applicant/Agent: SAVINGS BANK OF DANBURY

Address: 220 MAIN ST. DANBURY CT.

Owner Telephone No.: 203-770-4419 Applicant Telephone No.: DAMP

[Signature]
Signature of Property Owner
Agent for the Savings Bank of Danbury

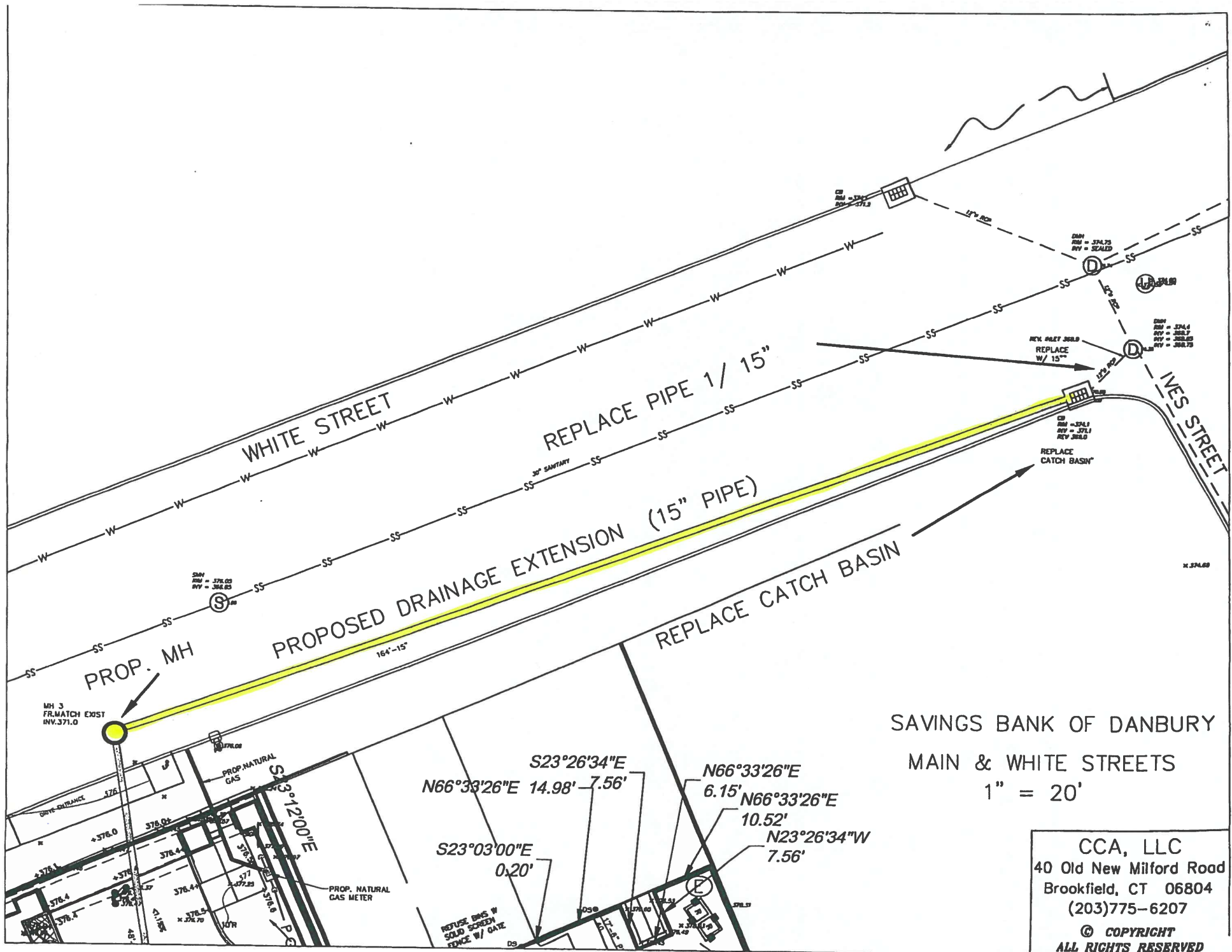
[Signature]
Signature of Applicant/Agent

*APPLICANT MUST SEE CITY ENGINEER PRIOR TO SUBMITTING APPLICATION.

OK

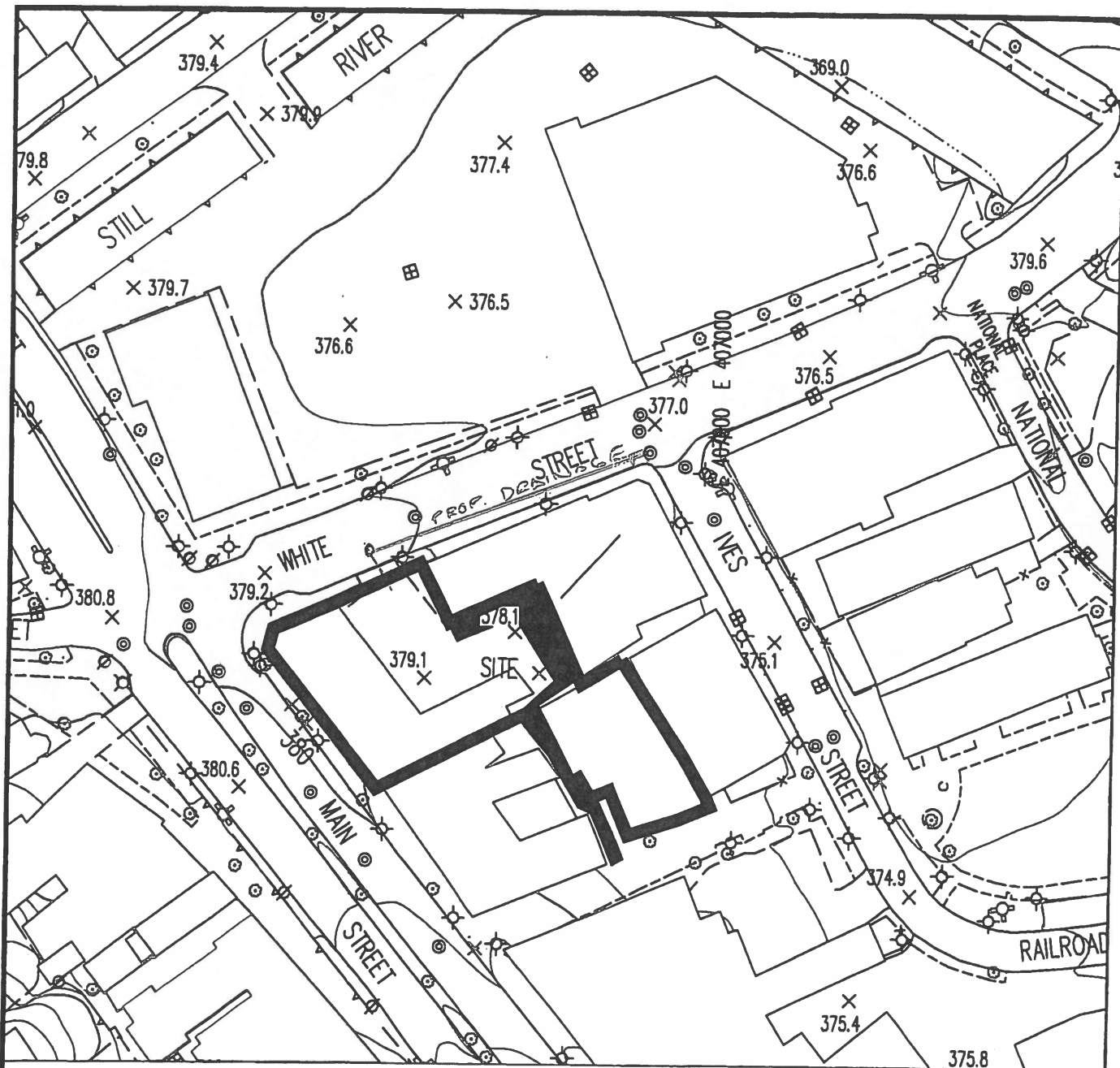
PLEASE NOTE: 3 copies of schematic or preliminary engineering plans are required to be submitted with this application.

PLEASE SEE ATTACHED INSTRUCTIONS.



SAVINGS BANK OF DANBURY
 MAIN & WHITE STREETS
 1" = 20'

CCA, LLC
 40 Old New Milford Road
 Brookfield, CT 06804
 (203)775-6207
 © COPYRIGHT
 ALL RIGHTS RESERVED



VICINITY MAP

SCALE: 1"=100'±

PROJECT: SAVINGS BANK OF DANBURY.



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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

ANTONIO IADAROLA, P.E.
DIRECTOR OF PUBLIC WORKS/
CITY ENGINEER

December 20, 2023

Honorable Roberto Alves, Mayor
City Council
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

Dear Mayor Alves and City Council Members:

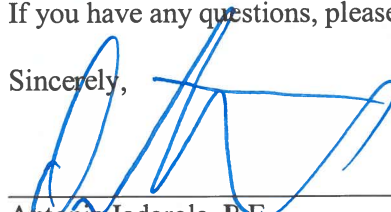
Easements Release
Savings Bank of Danbury
285-287 and 289 Main Street
3 Post Office Street
Assessor's Lots Nos. I14251, I14250, I14245, I14434

The Public Works Department has received the attached request to authorize release of seven utility easements on the above noted property that were granted to the City of Danbury in 1987 as part of the downtown redevelopment projects.

We are requesting that this easement release request be included on the City Council January 2024 meeting agenda for the City Council's consideration and action.

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

Sincerely,



Antonio Iadarola, P.E.
Director of Public Works/City Engineer

Encls.

C: Laszlo L. Pinter, Esq.
Sharon Calitro

December 19, 2023

VIA ELECTRONIC MAIL

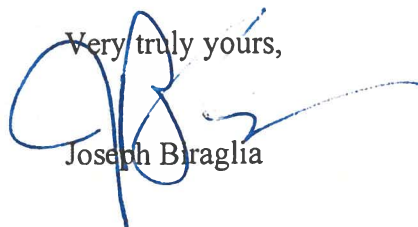
Antonio Iadarola, P.E.
Director of Public Works/City Engineer
155 Deer Hill Avenue
Danbury, CT 06810

Re: Savings Bank of Danbury-Utility Easements

Dear Mr. Iadarola:

Our firm represents the Savings Bank of Danbury in connection with its intended development in downtown Danbury. In connection with said development, the Bank requires the release and/or assignment of the City's rights in the easements reflected on the enclosed document entitled Utility Easements each of which are reflected on Map #8631 recorded in the City of Danbury Town Clerk's office. It is the Bank's understanding that the City of Danbury has not exercised or transferred any of the rights set forth in said instruments as of this date. In connection with said release, the Bank will agree to work with the relevant utilities to secure alternate easements to the extent that same are required in connection with its development and, if required, to provide utility services to those properties that would have benefited from the easements reflected on the enclosed Utility Easement document referenced above. The Bank respectfully requests that the City of Danbury act expeditiously on this request so that it can proceed with the approval of its intended development which is currently before the appropriate commissions.

I look forward to working with you and your team to secure the required approvals and complete the construction of the Bank's new facility.

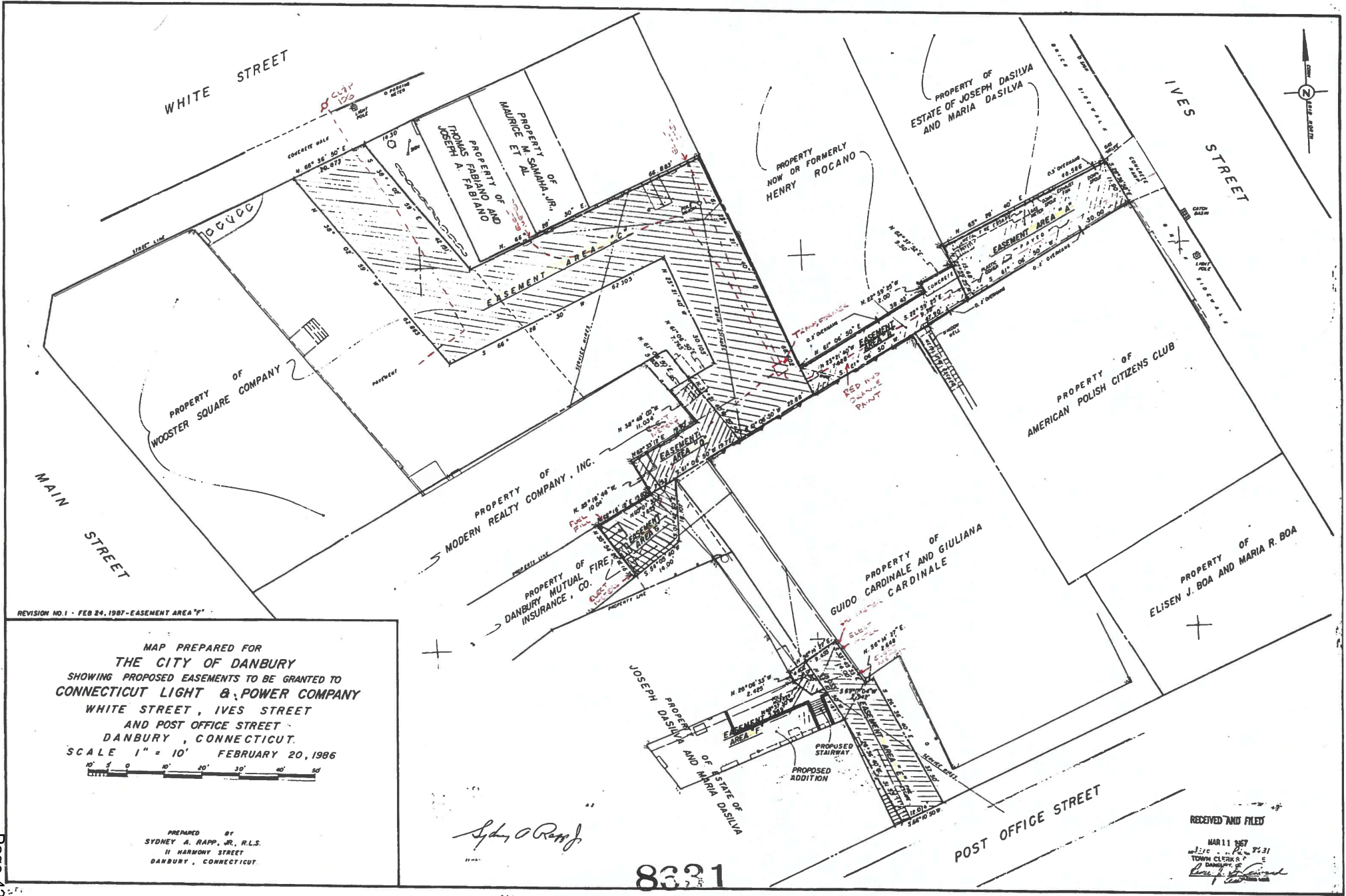
Very truly yours,

Joseph Biraglia

JB/ac
Enclosures
C: Laszlo L. Pinter, Esq.

Utility Easements
Savings Bank of Danbury
TC Map #8631

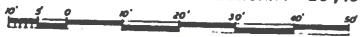
EASEMENT	Volume	Page	Grantor	Grantee	Description
A	835	1017	Maria DaSilva	City of Danbury	Condemnation - Utility Easement*
B	826	802	Union Trust Co. - Executor Trustee	City of Danbury	Henry Rocano (Will of) - Utility Easement*
C	858	811	The Wooster Square Company	City of Danbury	Utility Easement*
D	858	807	Modern Reality Associates, Inc.	City of Danbury	Robert S. Feinson - Utility Easement*
E	813	707	Guido and Giuliana Cardinale	City of Danbury	Utility Easement*
F	835	1013	Maria DaSilva	City of Danbury	Condemnation - Utility Easement*
G	829	482	Danbury Mutual Fire Insurance Co	City of Danbury	Utility Easement*

* "...the perpetual right to construct, maintain, replace and rebuild on, across, over and under the land of the Grantor which is described in Schedule A, attached hereto and made a part hereof, (1) an electrical distribution system to provide electric, signal and street lighting service; (2) a natural gas distribution system; (3) a communication system (including but not limited to supplying telephone and cable television service), including any and all fixtures and other appurtenance used in providing the aforesaid services."



REVISION NO. 1 - FEB 24, 1987 - EASEMENT AREA "A"

MAP PREPARED FOR
 THE CITY OF DANBURY
 SHOWING PROPOSED EASEMENTS TO BE GRANTED TO
 CONNECTICUT LIGHT & POWER COMPANY
 WHITE STREET, IVES STREET
 AND POST OFFICE STREET
 DANBURY, CONNECTICUT.
 SCALE 1" = 10' FEBRUARY 20, 1986



PREPARED BY
 SYDNEY A. RAPP, JR., R.L.S.
 11 HARMONY STREET
 DANBURY, CONNECTICUT

Sydney A. Rapp

8331

RECEIVED AND FILED
 MAR 11 1987
 TOWN CLERK'S OFFICE
 DANBURY, CT
[Signature]

PROJECT 25-1A



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING & ZONING DEPARTMENT
www.danbury-ct.gov

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

To: Mayor Roberto Alves
City Council Members

From: Sharon B. Calitro, AICP, Planning Director

SBC

Date: December 20, 2023

Re: BRT Brookview Commons, LLC
Application for a Deferral of Assessment Increases pursuant to Code or Ordinances
Section 44-63
Tax Assessor Map Number I13034

We have received an application for a Deferral of Assessment Increases from BRT Brookview Commons, LLC, owner of the property located at 333 Main Street. The parcel is zoned C-CBD and is within the Downtown Revitalization Overlay Zone.

The proposed use of the parcel is for permanent residential use (apartments) with retail space fronting on Main Street. The request is for a 7-year deferral at 100 percent.

The application is attached. It meets the eligibility criteria in Section 44-63 of the Code of Ordinances. Please refer to Department comments as specifically noted on the application above my signature.

Attachments

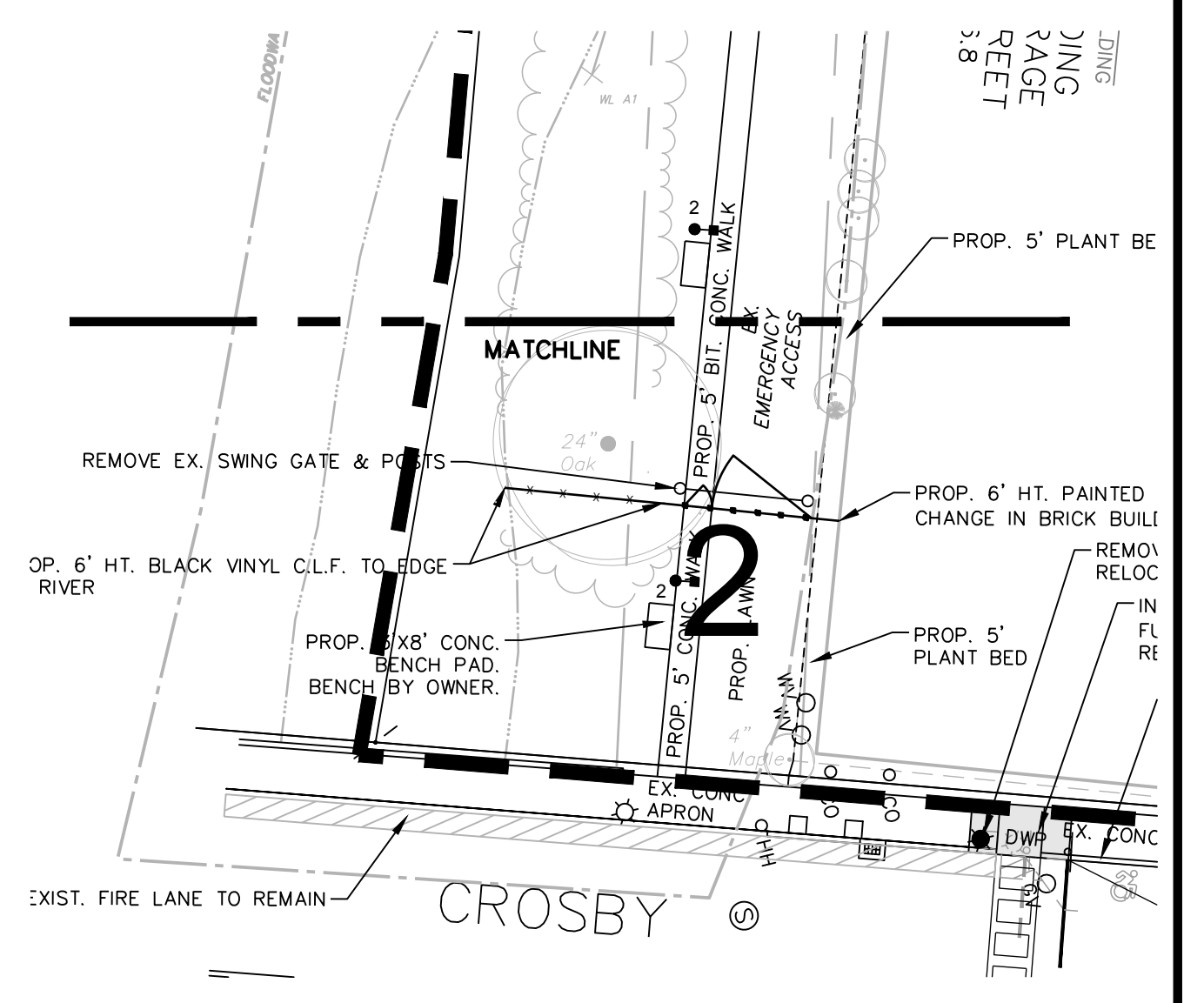
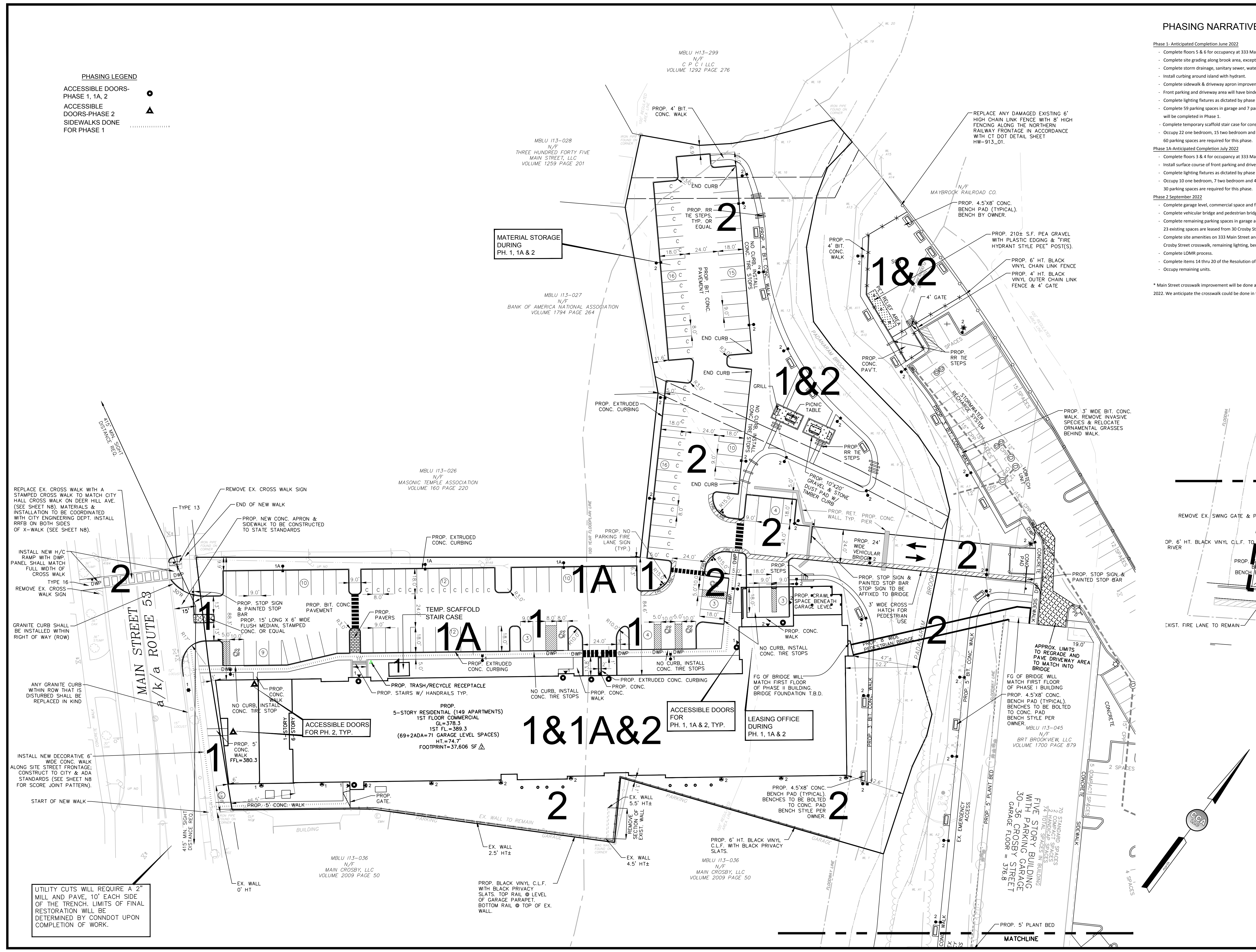
c: Elisa Etcheto, Legislative Assistant
Dan Garrick, Finance Director
Taylor O'Brien, Mayor's Chief of Staff
Farley Santos, Community Services Coordinator
Donna Murphy, Tax Assessor
Les Pinter, Deputy Corporation Council
Dan Casagrande, Assistant Corporation Counsel
Robin Edwards, Assistant Corporation Counsel
Dan Bertram, BRT Brookview Commons LLC

PHASING LEGEND

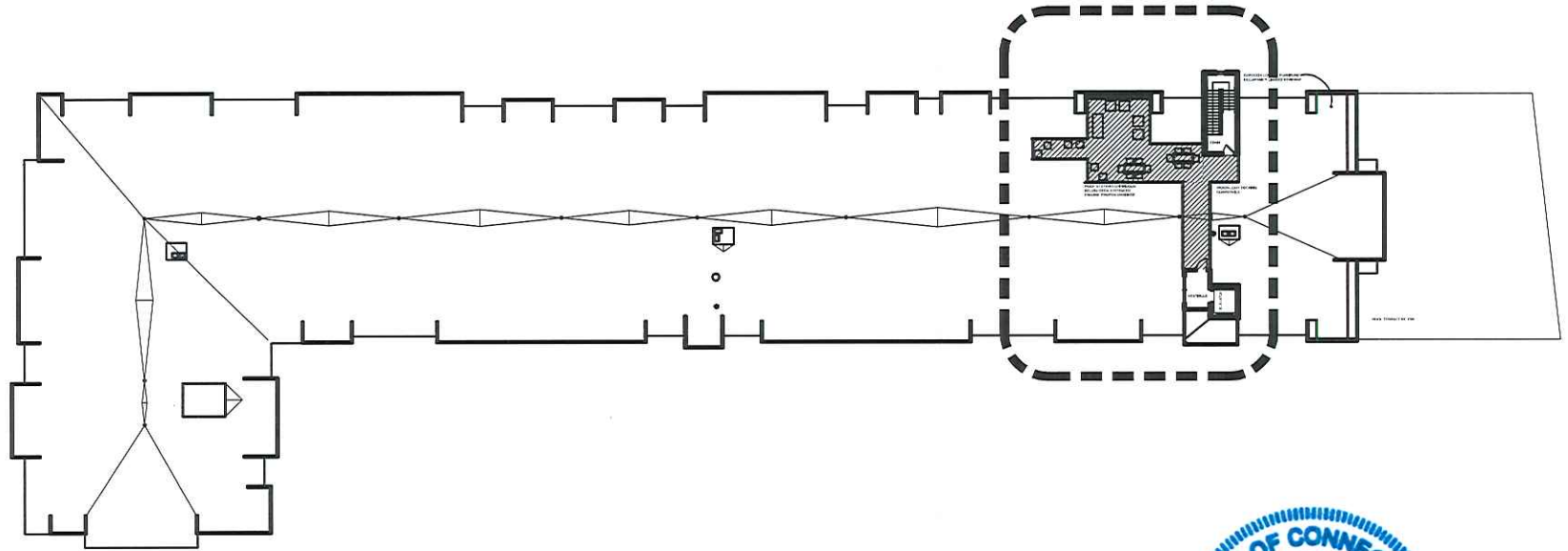
- ACCESSIBLE DOORS- PHASE 1, 1A, 2
- ACCESSIBLE DOORS-PHASE 2
- SIDEWALKS DONE FOR PHASE 1

PHASING NARRATIVE

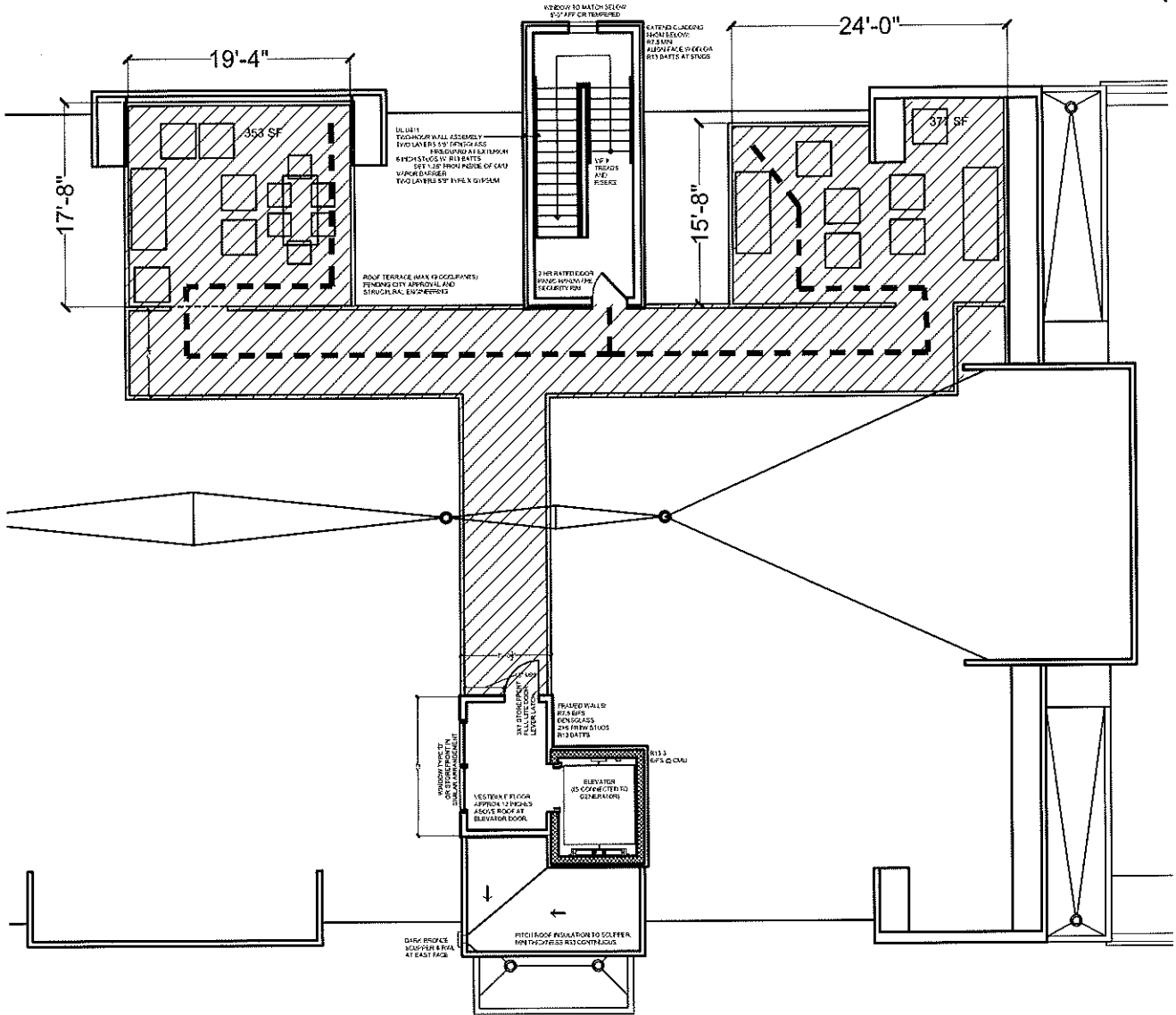
- Phase 1-Anticipated Completion June 2022**
- Complete floors 5 & 6 for occupancy at 333 Main Street and Leasing office.
 - Complete site grading along brook area, except the area around the bridge, on 333 Main Street and the dog park area on 30 Crosby Street.
 - Complete storm drainage, sanitary sewer, water main and services, gas, electric and communication utilities for building at 333 Main Street.
 - Install curbing around island with hydrant.
 - Complete sidewalk & driveway apron improvements along Main Street in front of site.
 - Front parking and driveway area will have binder course of asphalt.
 - Complete lighting fixtures as dictated by phase number.
 - Complete 59 parking spaces in garage and 7 parking spaces to the left and right of the parking garage entrance. A total of 66 spaces will be completed in Phase 1.
 - Complete temporary scaffold stair case for construction access only.
 - Occupy 22 one bedroom, 15 two bedroom and 4 efficiency units on floors 5 & 6.
 - 60 parking spaces are required for this phase.
- Phase 1A-Anticipated Completion July 2022**
- Complete floors 3 & 4 for occupancy at 333 Main Street.
 - Install surface course of front parking and driveway area. Complete 53 exterior parking spaces.
 - Complete lighting fixtures as dictated by phase number.
 - Occupy 10 one bedroom, 7 two bedroom and 4 efficiency units on floors 3 & 4.
 - 30 parking spaces are required for this phase.
- Phase 2-September 2022**
- Complete garage level, commercial space and floor #2 for occupancy at 333 Main Street.
 - Complete vehicular bridge and pedestrian bridge.
 - Complete remaining parking spaces in garage and exterior parking spaces. 198 spaces are proposed on 333 Main Street.
 - 23 existing spaces are leased from 30 Crosby Street to 333 Main Street.
 - Complete site amenities on 333 Main Street and 30 Crosby Street. These include remaining sidewalks, dog park, Rooftop Experience, Crosby Street crosswalk, remaining lighting, benches and all landscaping.
 - Complete LOMR process.
 - Complete items 14 thru 20 of the Resolution of Approval with Conditions dated 6/5/2019.
 - Occupy remaining units.
- * Main Street crosswalk improvement will be done at time of City/State milling and overlay project. This project is scheduled for 2022. We anticipate the crosswalk could be done in the Fall of 2022.



05/18/2022 DATE REVISIONS PER CITY COMMENTS DESCRIPTION	
PHASING PLAN PREPARED FOR BRT BROOKVIEW COMMONS, LLC MBLU I13-034 333 MAIN STREET DANBURY, CONNECTICUT	
	Date: 03/22/2022 Scale: 1"=30' Proj. No: 05-926.10 File No: 2856 Acad No: 05926.10SP Sheet: PHI Drawn by: SCS/NY
40 Old New Milford Road Brookfield CT 06804 (203)775-6207 www.ccaengineering.com	



PROJECT:	BROOKVIEW PH II	<h1>ROOF TOP EXPERIENCE LOCATION DIAGRAM</h1>	 WWW.SEVENTY2ARCHITECTS.COM
DATE:	AUGUST 26, 2022		
SCALE:	NOT TO SCALE		
DRAWING NO:	A-SK-56 REV2		

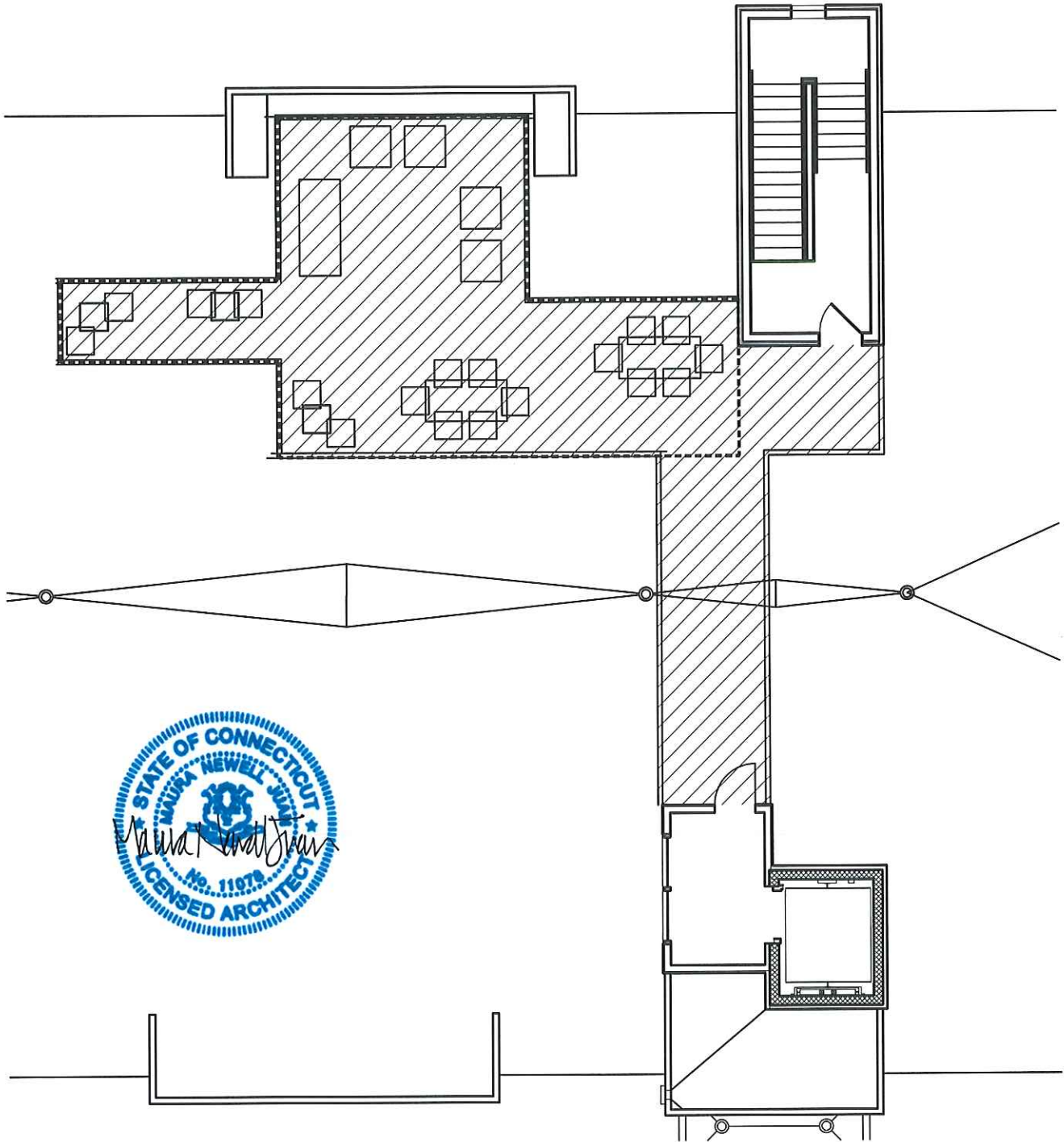



PROJECT:	BROOKVIEW PH II
DATE:	MARCH 28, 2022
SCALE:	NOT TO SCALE
DRAWING NO.:	A-SK-57 REV2

ROOF TOP EXPERIENCE
CONCEPT LAYOUT



WWW.SEVENTY2ARCHITECTS.COM



PROJECT:	BROOKVIEW PH II	ROOF TOP EXPERIENCE CONCEPT LAYOUT	 WWW.SEVENTY2ARCHITECTS.COM
DATE:	AUGUST 26, 2022		
SCALE:	NOT TO SCALE		
DRAWING NO:	A-SK-57 REV3		



BROOKVIEW COMMONS PHASE II
VIEW 1 FROM MAIN STREET
JUNE 1, 2020





BROOKVIEW COMMONS PHASE II
VIEW 2 FROM MAIN STREET
JUNE 1, 2020





BROOKVIEW COMMONS PHASE II
BRIDGE TO PHASE 1
JUNE 1, 2020





CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

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

CERTIFIED COPY OF REVISED SITE PLAN APPROVAL WITH CONDITIONS
DATED JUNE 9, 2022
APPROVED ON JUNE 22, 2022

APPLICATION FOR REVISED SITE PLAN APPROVAL

Brookview Commons, Phase II
May 2022 Revision
333 Main Street (Tax Assessor Lot #113034)
Planning Code SE 767

WHEREAS, the Danbury Planning Commission received an application on May 4, 2022 from BRT Brookview Commons, LLC, property owner, hereinafter referred to as the "applicant(s)", for approval of a Revised Site Plan Application to permit a directional change of the vehicular bridge from two-way traffic flow to a one-way traffic flow from Brookview Commons Phase II (333 Main Street) into Brookview Commons Phase I (30 Crosby Street) for the previously approved Brookview Commons, Phase II project, located at 333 Main Street; and

WHEREAS, there are no changes proposed to the width of the bridge, the project site or the building footprint.

WHEREAS, the Danbury Planning Commission approved a Grant of Special Exception/Site Plan on June 5, 2019 to permit a mixed-use commercial/residential development, consisting of 149 residential units and 1,800 square feet of retail and, additionally, the Commission approved a revised site plan in 2020 to change the renderings and finish materials, furthermore, the Department of Planning and Zoning approved a revised site plan application on May 26, 2022 for minor changes to the site related to landscaping, site lighting, and a detailed phasing plan; and

WHEREAS, staff has determined that the change to the traffic flow is considered a substantive change to the operation and functionality of the site and therefore should be presented to the Commission for approval and as a result, and in accordance with Section 10.D.7 of the Zoning Regulations, the applicant has submitted the proposed changes to the Commission for consideration and approval; and

WHEREAS, the plans and documents submitted by the Applicant, as referenced below, have been received and reviewed by the Planning Commission and, in conjunction with the submitted Application for Revised Site Plan Approval, are hereinafter referred to as the "Application" and shall be considered the record of said Application; and

WHEREAS, in accordance with Section 8-7d of the Connecticut General Statutes (“C.G.S.”), the Planning Commission conducted a duly advertised Public Hearing that opened on June 1, 2022 and closed on June 1, 2022; and

WHEREAS, in addition to the Application, the record also includes testimony and related correspondence and staff reports on file in the Department of Planning and Zoning; and

WHEREAS, the Application has been reviewed by the City of Danbury Department of Planning and Zoning and the City Traffic Engineer; and

WHEREAS, all materials, plans and documents submitted by the applicant in support of the Application and reviews conducted or permits issued by the aforementioned City departments or Commissions are incorporated into the record of this Application and have been reviewed and considered by the Planning Commission and found to be credible and reliable; and

BE IT FURTHER RESOLVED, that the City of Danbury Planning Commission, after review of said Application, materials, receipt of Staff comments and consideration of all information incorporated into the record, hereby **approves with conditions** said Application for Revised Site Plan Approval, SE 767 (Tax Assessor Lot #113034); and

BE IT FURTHER RESOLVED, the conditions of said approval are as follows.

1. The project shall be developed in accordance with the map titled “Brookview Commons Phase II, 333 Main Street”, Subtitled ‘Bridge Circulation Plan’, prepared by CCA, LLC, dated 4/8/22.
2. The applicant shall comply with the all other conditions outlined in the original Grant of Special Exception and Site Plan (SE 767) approved by the City of Danbury Planning Commission on June 5, 2019 and the Department of Planning and Zoning approval dated May 26, 2022, except as modified herein.

The following actions shall be taken prior to any land disturbance or alteration related to site improvements shown on the approved plans and issuance of any permits.

3. The City of Danbury Zoning Enforcement Officer (“ZEO”) shall verify that development of the site as proposed and approved and shown on the site plans comply with City of Danbury Zoning Regulations.
4. The applicant shall file the Site Plan Approval on the City of Danbury Land Records and upon recording, the Applicant shall provide a copy of the receipt to the Department of Planning and Zoning. The Department shall then provide evidence to the ZEO that the Site Plan Approval has been duly recorded.

I DO HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND ACCURATE COPY OF THE REVISED SITE PLAN APPROVAL GRANTED BY THE CITY OF DANBURY PLANNING COMMISSION ON JUNE 15, 2022, FOR BRT BROOKVIEW COMMONS LLC, 333 MAIN STREET (113034), SE # 767.


JoAnne V. Read, Secretary to the
PLANNING COMMISSION

NOTE: AT THE TIME OF THE DPZ LETTER TO CITY COUNCIL ON 12.20.2023, IN ADDITION TO ANY OUTSTANDING REQUIREMENT PURSUANT TO #2 OF THIS APPROVAL, THE DPZ HAS NO RECEIPT OF THE REQUIRED RECORDING OF THIS APPROVAL PER CONDITION #4 ABOVE.



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING & ZONING DEPARTMENT
www.danbury-ct.gov

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

**APPLICATION
FOR
DEFERRAL OF ASSESSMENT INCREASES ATTRIBUTABLE TO
CONSTRUCTION OR IMPROVEMENTS WITHIN THE CITY OF DANBURY**

Pursuant to §44-63 of the Code of Ordinances of the City of Danbury, this application must be completed and submitted to the Department of Planning & Zoning by all applicants seeking to secure a deferral of assessment increases on real property or air space for construction or improvements on property located within the City of Danbury.

Address/Location of Property: 333 Main Street, Danbury

Tax Assessor's Map Number: 113034 Town Clerk Map and Lot Number: 6196

Zoning District: C-CBD

Name, Address and Telephone Number of Owner (print):

BRT Brookview Commons, LLC 50 Newtown Road, Danbury, CT 06810 (203) 748-5100
(name) (address) (phone)

Name, Address and Telephone Number of Applicant/Agent/Lessee if other than owner (print):

(name) (address) (phone)

Proposed Use of New Construction or Improvements (as permitted in §44-63): Permanent Residential Use

Present Assessed Value of Property: \$18,486,160

Estimated Cost of New Construction or Improvements Subject to Deferral: \$15,900,000+

Length of Time and Percent of Assessment Increase Requested for Deferral for the cost of eligible construction or improvements specified above: 7 years - 100%

Indicate if the applicant agrees to enter into a written agreement with the City fixing the assessment of the real property, air space and all improvements thereon or therein and to be constructed thereon or therein, upon such terms and conditions as are specified by the City. Yes No

Is the property located within the Downtown Revitalization Zone? Yes No
Is the property located within the Main Street Historic District? Yes No

Required additional information.

Enclose plans and drawings and other required additional information with the Application.

The applicant is advised that all proposed construction and improvements to be undertaken are subject to the eligibility criteria specified in §44-63 of the Code of Ordinances and must comply with all municipal land use regulations and building and health codes.

Signature of Applicant/Agent: [Signature] Date: 12/12/2023

Print Name and Title: Daniel E. Bertram, Duly Authorized

FOR DEPARTMENT USE ONLY

The City Council of the City of Danbury:

The Department of Planning & Zoning has reviewed this "Application for a Deferral of Assessment Increases Attributable to Construction or Improvements" and has made the following determination of compliance with §44-63 of the Code of Ordinances.

- The real property or property subject to air rights is located within the City of Danbury.
- The property or property subject to air rights is current in the payment of taxes owed to the City or taxes owed to the Downtown Special Services District at the time of application.
- The applicant proposes to undertake construction or improvements to real property or property subject to air rights for uses eligible in §44-63.
- The amount and time period requested for the deferral complies with the limits specified in §44-63.

The following application materials have been submitted for review, as required.

- Application form
- Plans and Drawings **SEE ATTACHED**
- The Department finds that the application does meet the eligibility criteria in §44-63.
- The Department finds that the application does not meet the eligibility criteria in §44-63 for the following reasons.

COMMENT: CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL APPROVED FINAL PLANS

AND PROJECT SHALL COMPLY WITH ALL FINAL SPECIAL EXCEPTION/SITE PLAN

APPROVAL CONDITIONS.

Signed: [Signature] Date: 12/20/2023

2022

Brookview Commons Phase 2 Improvements

1 General Requirements	\$ 815,616.00
2 Site Work	\$ 1,248,984.00
3 Concete Covered Parking	\$ 2,490,314.40
4 Masonry	\$ 968,400.00
5 Metals	\$ 126,000.00
6 Wood & Plastics	\$ 1,951,750.80
7 Thermal	\$ 985,635.90
8 Doors & Windows	\$ 651,564.00
9 Finishes	\$ 1,371,954.60
10 Specialties	\$ 198,936.00
11 Equipment	\$ 345,600.00
12 Furnishings	\$ 502,200.00
13 Special Construction	\$ -
14 Conveying Systems	\$ 359,136.00
15 Mechanical	
Heating / Ventilation	\$ 1,034,136.00
Plumbing	\$ 1,185,318.00
Fire Protection	\$ 453,424.50
16 Electrical	
Electrical	\$ 1,163,592.00
Fire Alarm System	\$ 70,200.00
	\$ 15,922,762.20



248 MAIN ST. #3B DANBURY, CT 06810
T: (203) 791-8175 F: (203) 791-0808

MEP ENGINEER:
GT CONSULTING ENGINEERS
1767 Central Park Avenue #176
Yonkers, NY 10710
T: (914) 509-6381

STRUCTURAL ENGINEER:
SCS STRUCTURAL CONSULTING SERVICES, P.C.
67 FEDERAL ROAD, SUITE 401, BROOKFIELD, CT 06804
TEL: 203.740.7578 FAX: 203.775.5670

PROJECT:
BROOKVIEW COMMONS PH. 2
333 MAIN STREET
DANBURY CT 06810

ISSUED FOR PERMIT & BID

NO.	REVISION	DATE
1	FOR CONSTRUCTION	10/5/2020
2	DRAFTSTOPPING	3/4/2021

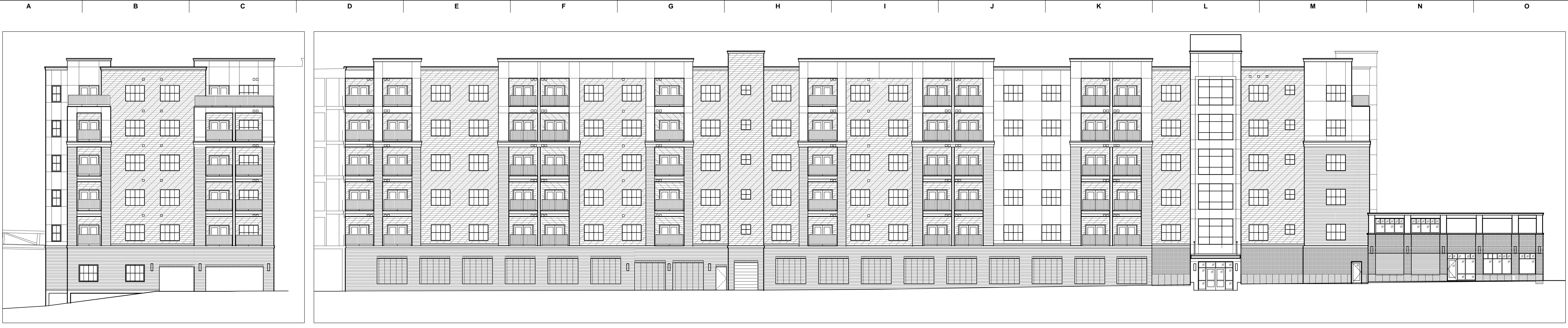
SHEET TITLE:
AS-BUILT ELEVATIONS
8/17/2022

SCALE:
1/16" = 1'-0"

DATE:
JUNE 8, 2020

SHEET NO.

A300



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



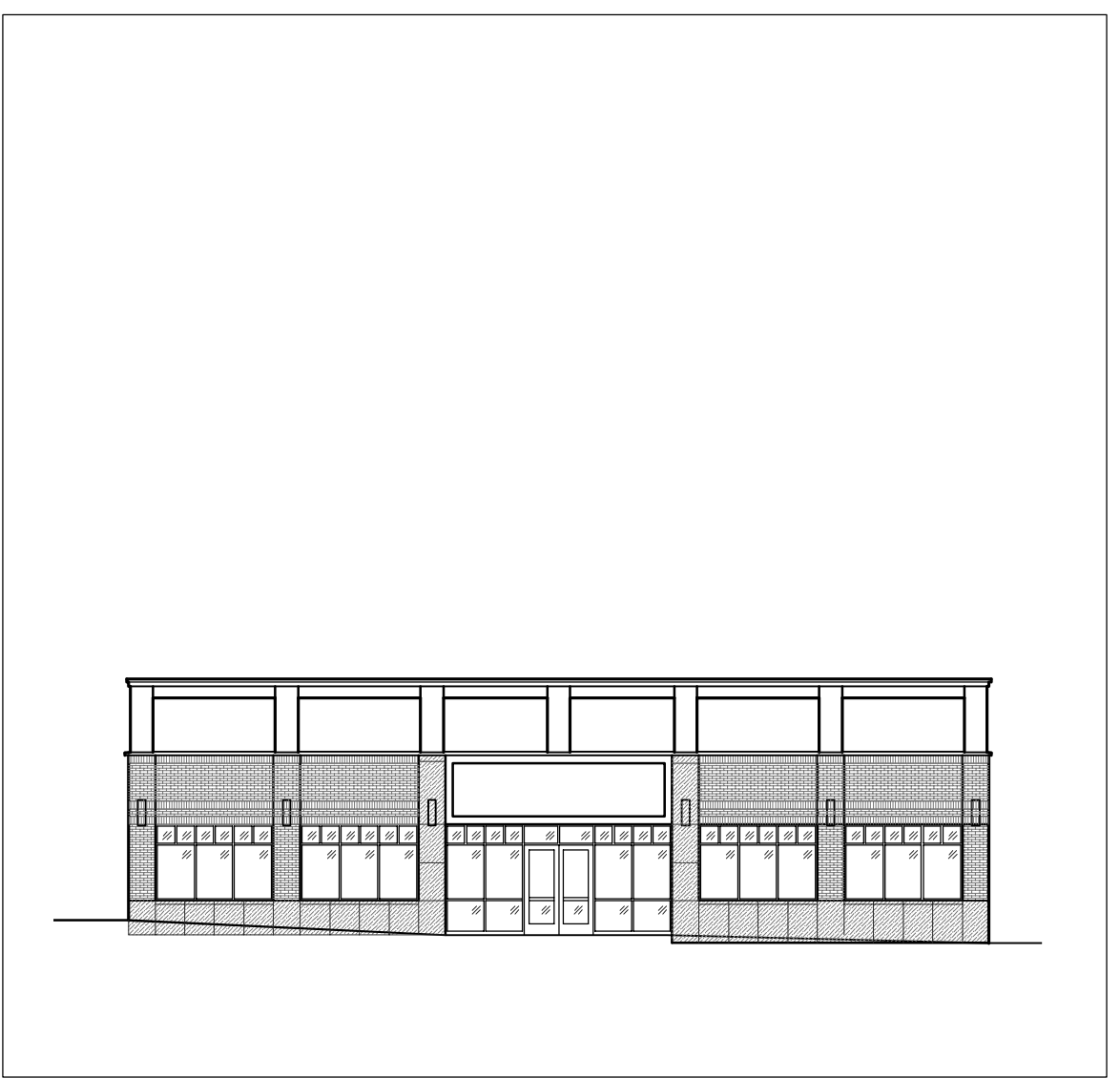
2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 REAR/SET-BACK WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 TERRACE WEST ELEVATION
SCALE: 1/16" = 1'-0"



5 STREET-FRONT WEST ELEVATION
SCALE: 1/16" = 1'-0"



6 EAST ELEVATION
SCALE: 1/16" = 1'-0"

MEP ENGINEER:

1767 Central Park Avenue #176
Yonkers, NY 10710
T:(914) 509-6381

STRUCTURAL ENGINEER:

67 FEDERAL ROAD, SUITE 408, BROOKFIELD, CT 06804
TEL: 203.740.7578 FAX: 203.775.5670

PROJECT:

BROOKVIEW COMMONS PH. 2
333 MAIN STREET
DANBURY CT 06810

ISSUED FOR PERMIT & BID



NO.	REVISION	DATE
1	FOR CONSTRUCTION	10/5/2020

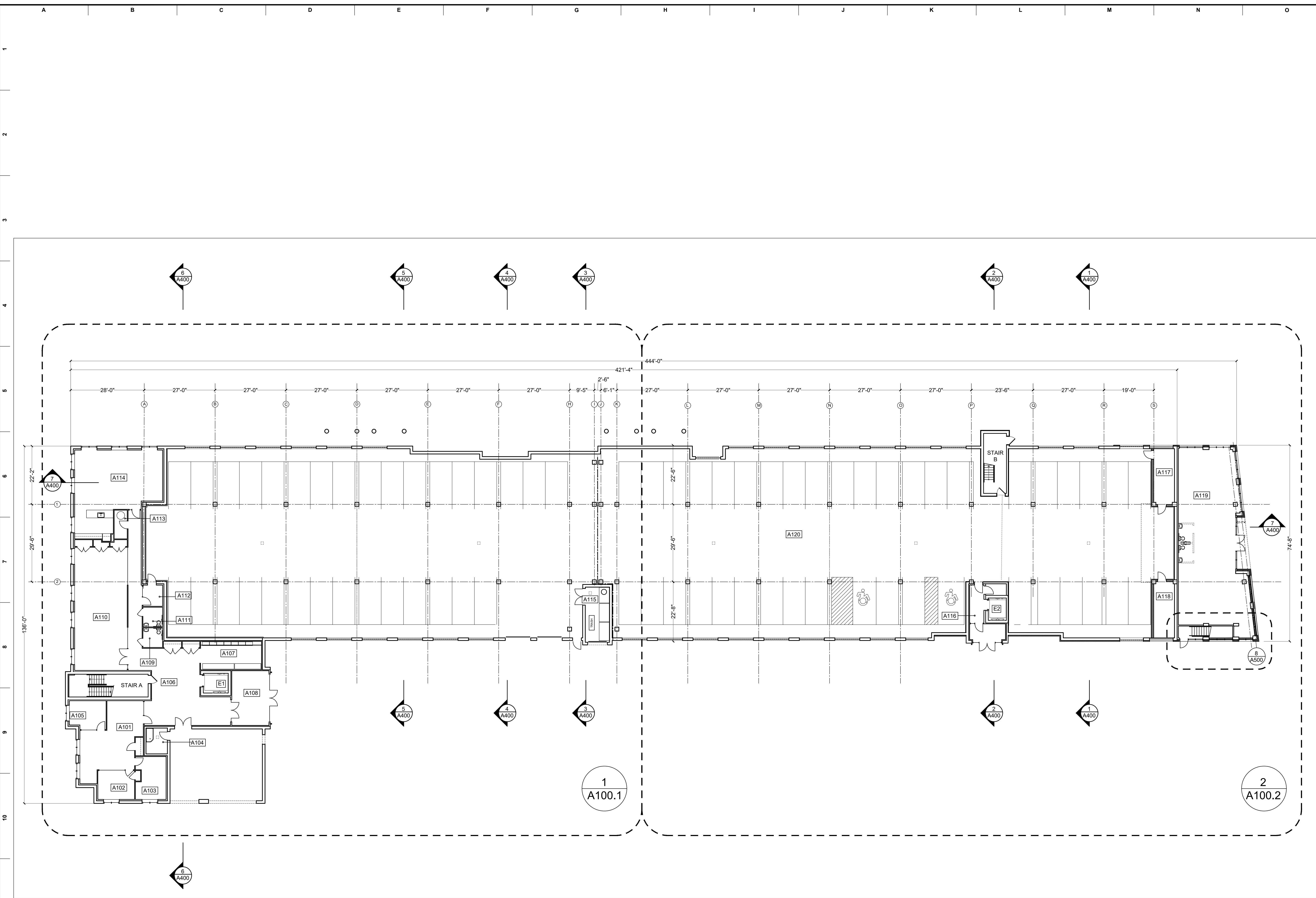
SHEET TITLE:
**FIRST FLOOR PLAN
PARKING LAYOUT**

SCALE:
1/16" = 1'-0"

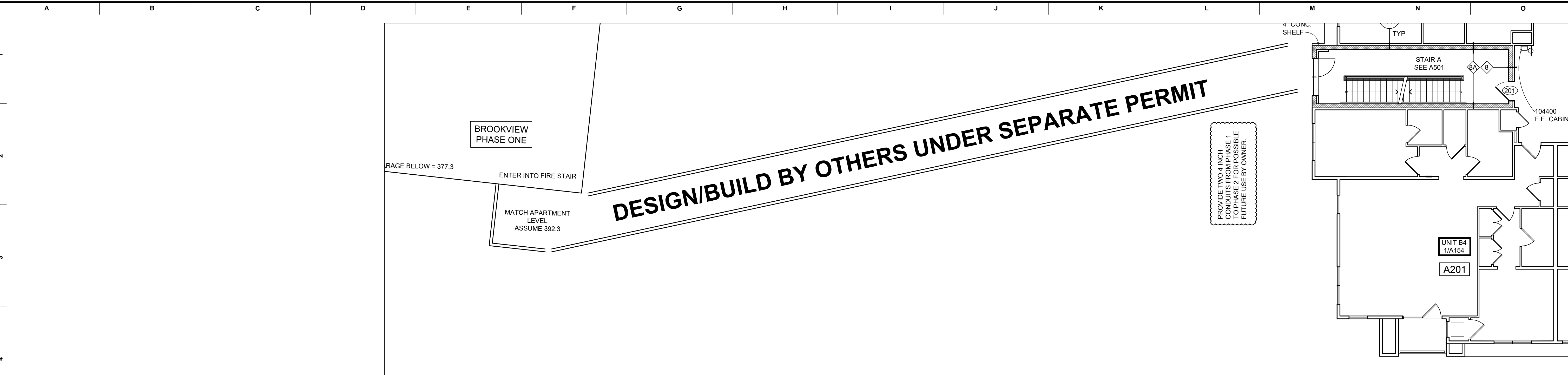
DATE:
JUNE 8, 2020

SHEET NO.

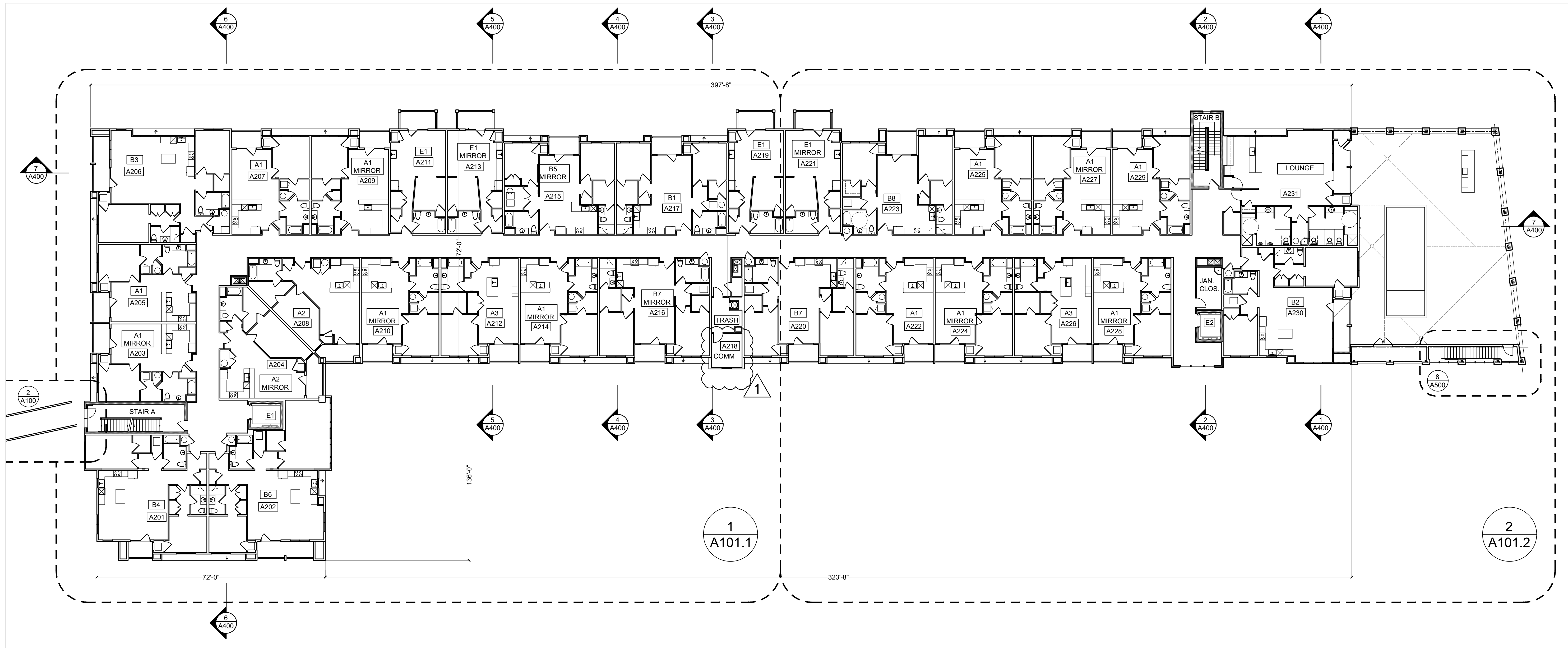
A100



1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 CONNECTOR BRIDGE PLAN: DESIGN-BUILD BY OTHERS
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR APARTMENT, POOL & TERRACE PLAN
SCALE: 1/16" = 1'-0"



248 MAIN ST. #3B DANBURY, CT 06810
T: (203) 791-8175 F: (203) 791-0808

MEP ENGINEER:



1767 Central Park Avenue #176
Yonkers, NY 10710
T: (914) 509-6381

STRUCTURAL ENGINEER:



67 FEDERAL ROAD, SUITE 408, BROOKFIELD, CT 06804
TEL: 203.740.7578 FAX: 203.775.5670

PROJECT:

**BROOKVIEW
COMMONS PH. 2
333 MAIN STREET
DANBURY CT 06810**

**ISSUED FOR
PERMIT & BID**



NO.	REVISION	DATE
1	FOR CONSTRUCTION	10/5/2020

SHEET TITLE:
**SECOND FLOOR
APARTMENT LEVEL
POOL & TERRACE**

SCALE:
1/16" = 1'-0"

DATE:
JUNE 8, 2020

SHEET NO.

A101

MEP ENGINEER:

1767 Central Park Avenue #176
Yonkers, NY 10710
T:(914) 509-6381

STRUCTURAL ENGINEER:

67 FEDERAL ROAD, SUITE 408, BROOKFIELD, CT 06804
TEL: 203.740.7578 FAX: 203.775.5670

PROJECT:

BROOKVIEW COMMONS PH. 2
333 MAIN STREET
DANBURY CT 06810

ISSUED FOR PERMIT & BID



NO.	REVISION	DATE
1	FOR CONSTRUCTION	10/5/2020

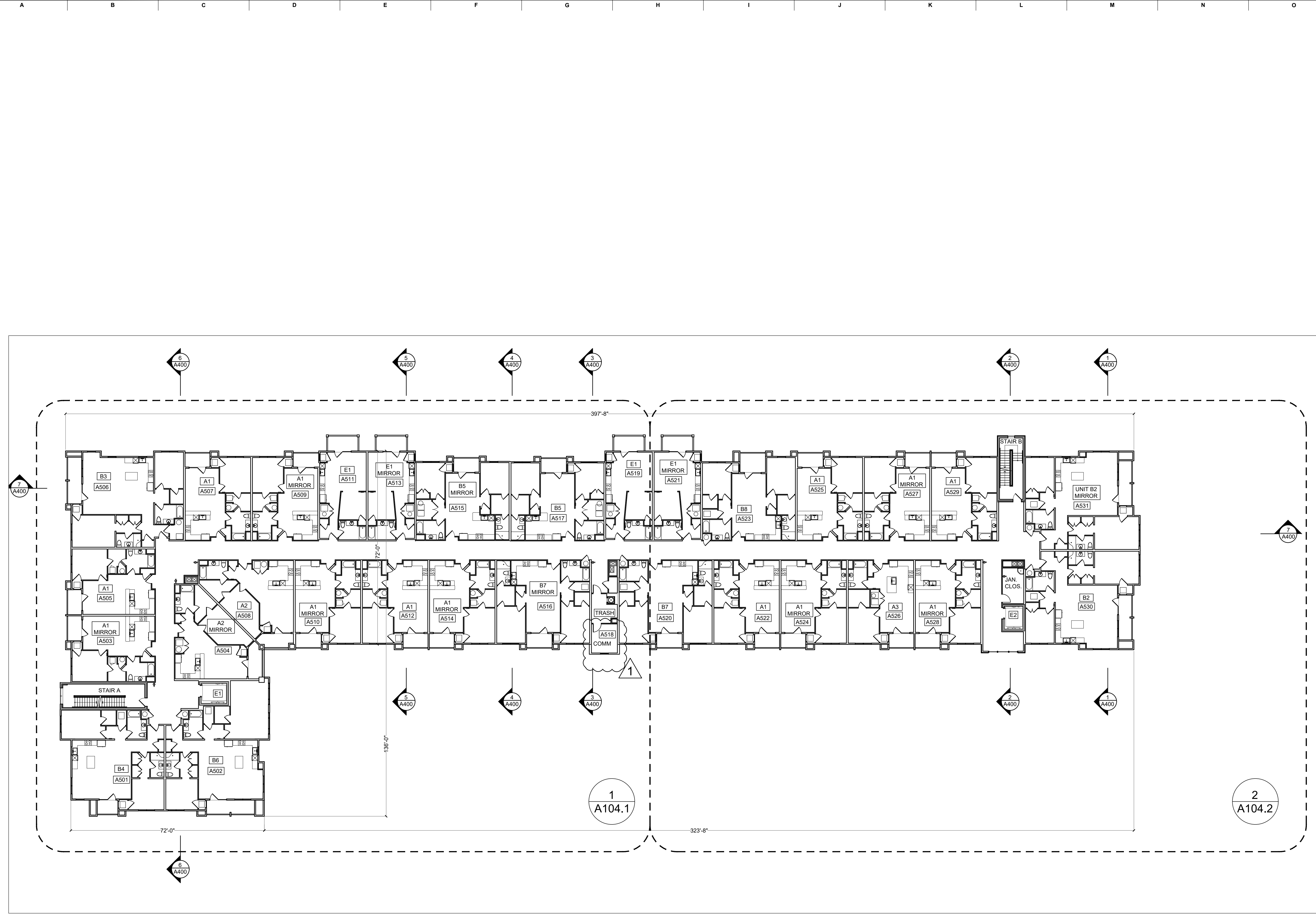
SHEET TITLE:
FIFTH FLOOR APARTMENT LEVEL

SCALE:
1/16" = 1'-0"

DATE:
JUNE 8, 2020

SHEET NO.

A104



1 FIFTH FLOOR APARTMENT LEVEL
SCALE: 1/16" = 1'-0"

MEP ENGINEER:

STRUCTURAL ENGINEER:

PROJECT:

BROOKVIEW COMMONS PH. 2
333 MAIN STREET
DANBURY CT 06810

ISSUED FOR PERMIT & BID



NO.	REVISION	DATE
1	FOR CONSTRUCTION	10/5/2020

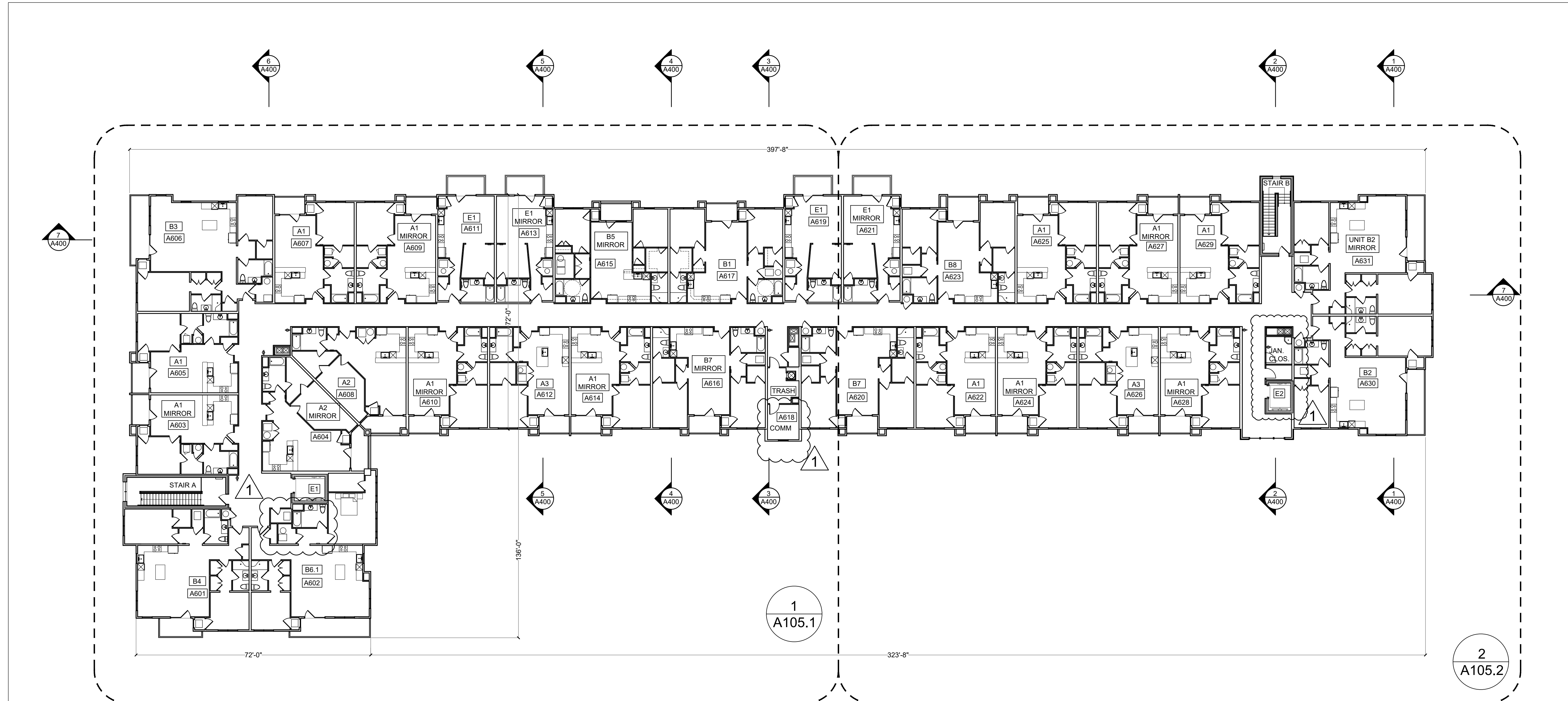
SHEET TITLE:
SIXTH FLOOR APARTMENT LEVEL

SCALE:
1/16" = 1'-0"

DATE:
JUNE 8, 2020

SHEET NO.

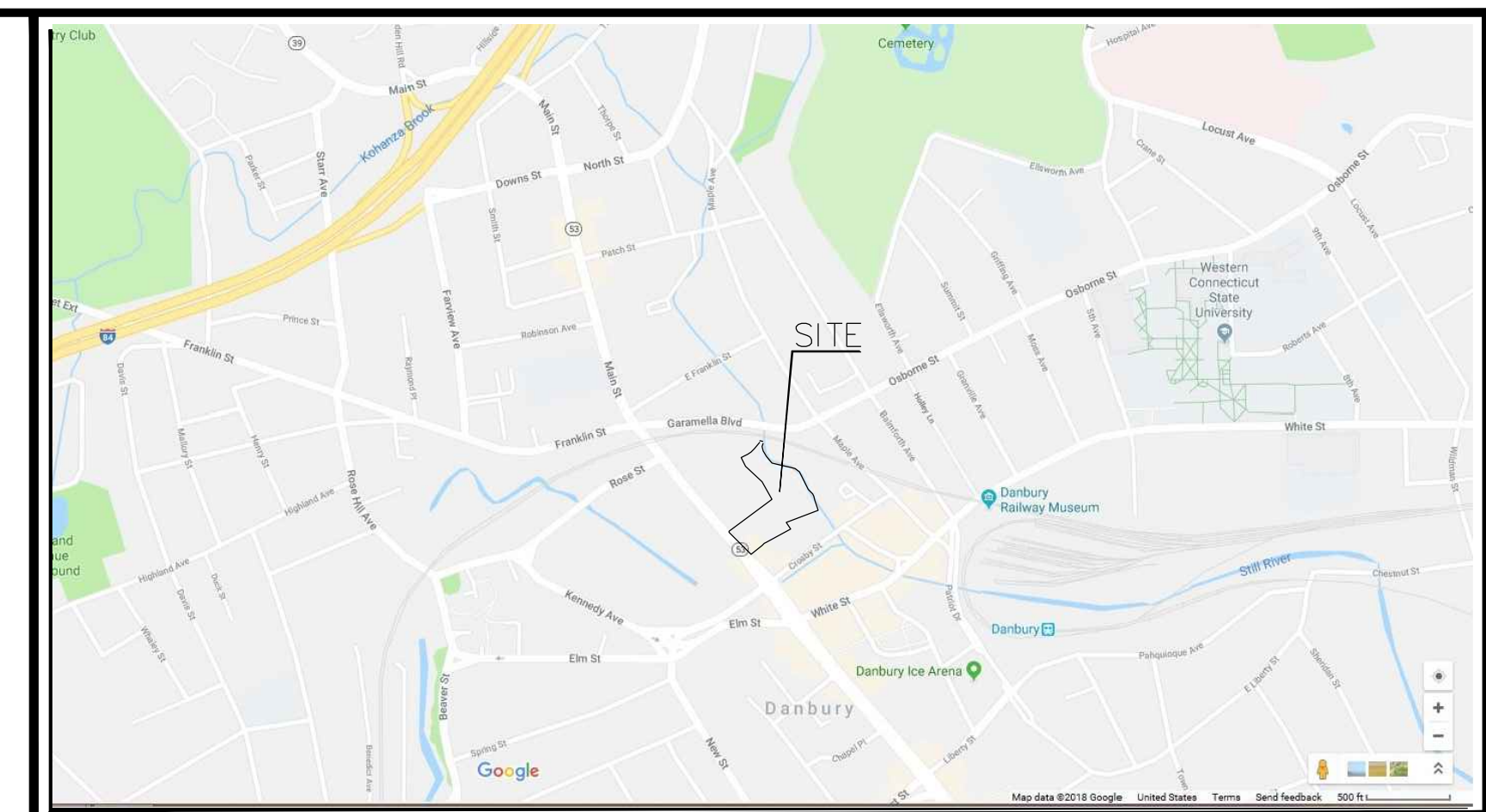
A105



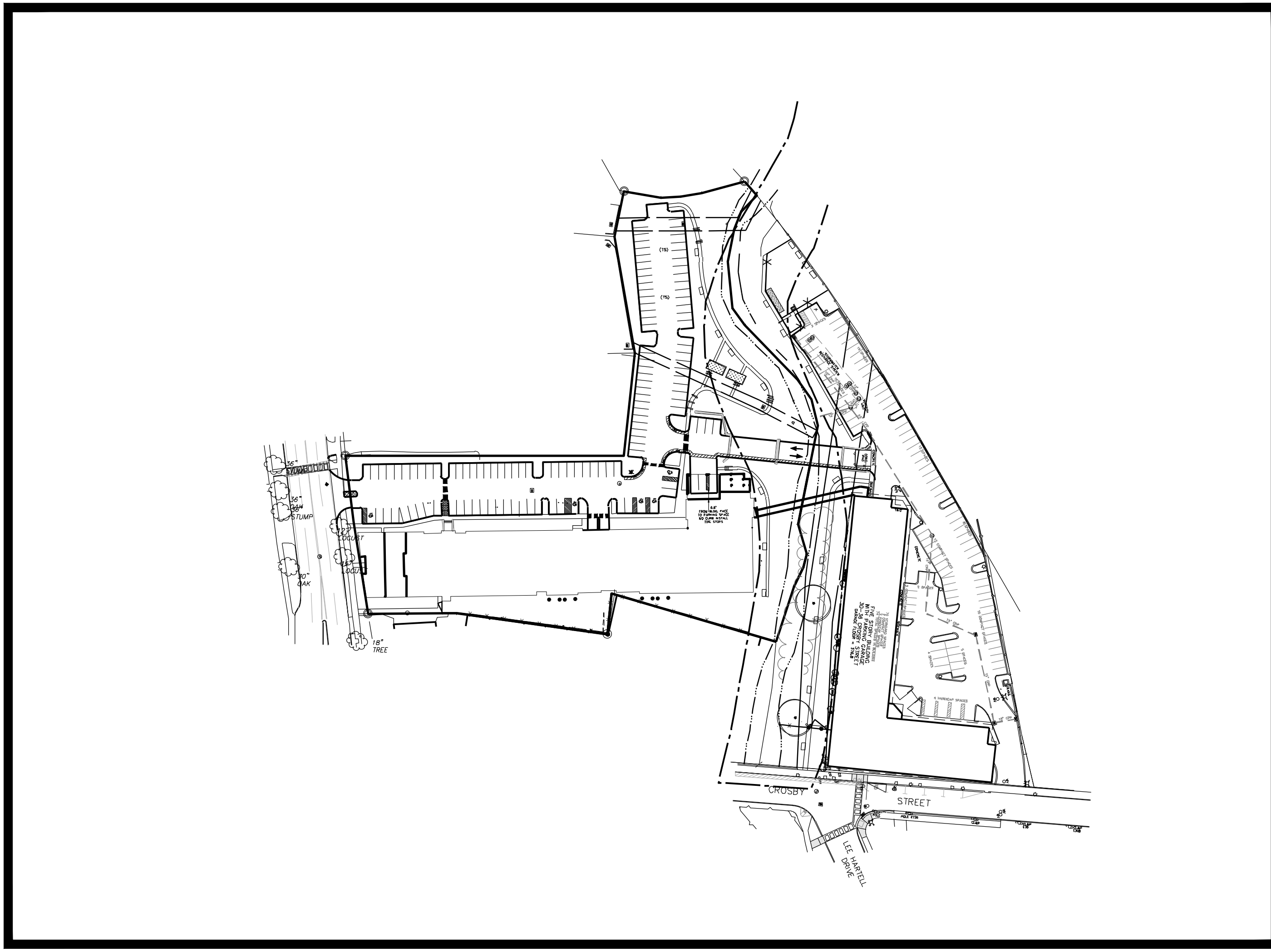
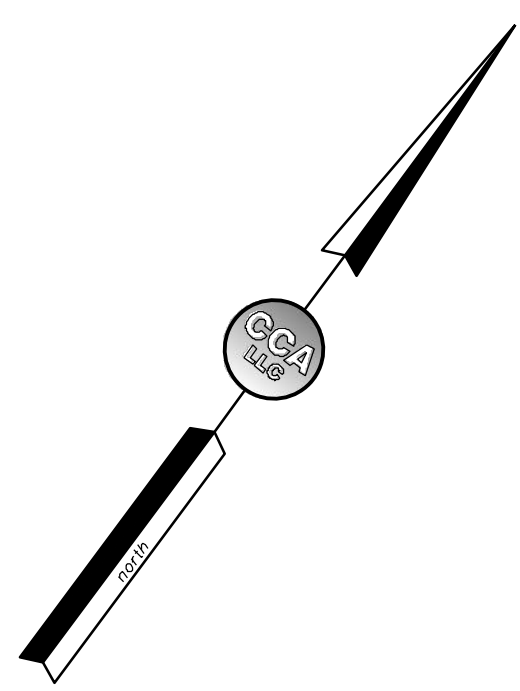
1 SIXTH FLOOR APARTMENT LEVEL
SCALE: 1/16" = 1'-0"

SITE DEVELOPMENT PLANS BROOKVIEW COMMONS PHASE II 333 MAIN STREET DANBURY, CT

PREPARED FOR
BRT BROOKVIEW COMMONS, LLC



VICINITY MAP SCALE: 1"=1,000'±
PROJECT: 333 MAIN STREET



LIST OF DRAWINGS

SHEET	TITLE
N1	GENERAL LEGEND, NOTES & ABBREVIATIONS
1	PROPERTY & TOPOGRAPHIC SURVEY
VM	VICINITY MAP
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C4	UTILITY PLAN
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APPLICANT/DEVELOPER
BRT BROOKVIEW COMMONS, LLC
50 NEWTOWN ROAD
DANBURY, CT 06810

**CIVIL ENGINEER, LANDSCAPE ARCHITECT
& SURVEYOR**



BROOKFIELD, CONNECTICUT



JUNE 27, 2018

9/24/18	BRIDGE PIER
12/20/18	REVISIONS PER PRE-APP MEETING & BUILDING FOOTPRINT
03/08/19	REVISIONS PER CITY COMMENTS
04/08/19	REVISIONS PER CITY COMMENTS
04/24/19	REVISIONS PER CITY COMMENTS
09/05/19	CITY COMMENTS FOR WATER MAIN EXTENSION
09/18/19	CITY COMMENTS FOR WATER MAIN EXTENSION
04/28/2020	REVISIONS PER MEP PLUMBING PLAN
05/14/2020	REVISIONS PER REVISED BUILDING FOOTPRINT
06/04/2020	REVISE YARD DRAIN AND SEWER PIPING
07/09/2020	CHANGE SEWER LATERAL 8" TO 10"
08/13/2020	ADJUST WATER TAP ELEVATION PER TEST PIT
10/14/2020	REVISE SEWER LATERAL DESIGN & ELECTRICAL LOC.
03/22/2022	REVISION TO APPROVED PLAN APPLICATION
05/18/2022	REVISIONS PER CITY COMMENTS

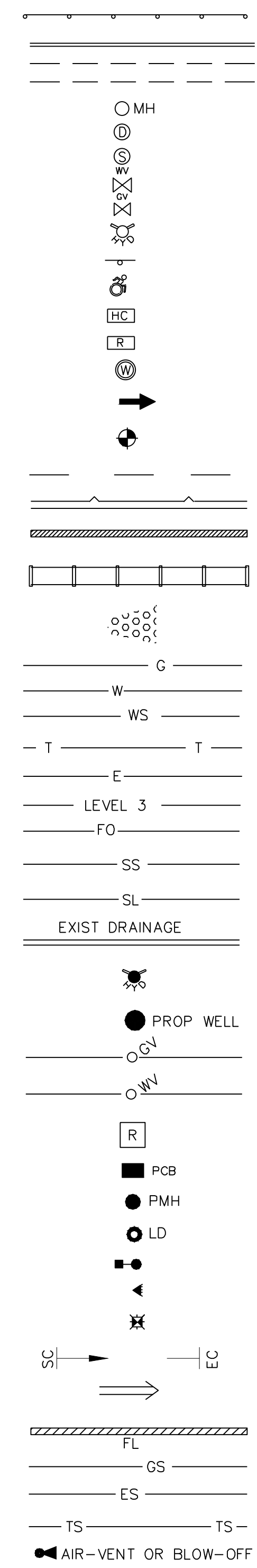
ABBREVIATIONS

APPROX	APPROXIMATE
BF	BASEMENT FLOOR
BM	BENCH MARK
BCLC	BITUMINOUS CONCRETE LIP CURB
BLDG	BUILDING
CB	CAST IRON PIPE
CD	CATCH BASIN
Ch	CURTAIN DRAIN
CLL	CHORD
CONC	CONSTRUCTION LIMIT LINE
CONST	CONCRETE
CMP	CONSTRUCT
CMP-S	CORRUGATED METAL PIPE
CULV	CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INTERIOR
DOT	CULVERT
DB	DEPARTMENT OF TRANSPORTATION
DMH	DISTRIBUTION BOX
DH	DRAINAGE MANHOLE
DR	DEEP HOLE
DIP	DRIVEWAY
EOP	DUCTILE IRON PIPE
ELEC	EDGE OF PAVEMENT
ELEV	ELECTRIC
EXIST, EX	ELEVATION
EG	EXISTING
FE	EXISTING GRADE
FF	FLARED END
FG	FIRST FLOOR
FND	FINISH GRADE
GPD	FOUNDATION
GAR	GALLONS PER DAY
GND	GARAGE
OSF	GROUND
GV	GEOTEXTILE SILT FENCE
HW	GAS VALVE
HC	HEADWALL
HWY	HANDICAP
HYD	HIGHWAY
IN	HYDRANT
INV	INLET
IP	INVERT
L	IRON PIPE
LF	LENGTH
LP	LINEAR FEET
MH	LIGHT POLE
MAX	MANHOLE
MET	MAXIMUM
MBR	METAL
MIN	METAL BEAM RAIL
MISC	MINIMUM
MON	MISCELLANEOUS
NO	MONUMENT
OUT	NUMBER
P-#	OUTLET
PC	PERCOLATION TEST
PCC	POINT OF CURVATURE
PI	POINT OF COMPOUND CURVATURE
PV	POINT OF INTERSECTION
PVC	POINT OF TANGENCY
PVRC	PERMANENT VEGETATION
PRJ	POINT OF VERTICAL CURVATURE
PL	POINT OF VERTICAL INTERSECTION
PROP, PR	POINT OF VERTICAL TANGENCY
PS	POINT OF VERTICAL REVERSE CURVE
R	POLYVINYL CHLORIDE PIPE
RR	PROJECT
RCP	PROPERTY LINE
RELOC	PROPOSED
REQ'D	PUMP STATION
RET	RADIUS
ROW	RAILROAD
RD	REINFORCED CONCRETE PIPE
SAN	RELOCATION
SSMH	REQUIRED
ST	RETAINING
SPEC	RIGHT OF WAY
SPK	ROAD
STK	ROAD DRAIN
STD	SANITARY
STA	SANITARY SEWER MANHOLE
SW	SEPTIC TANK
SS	SPECIFICATION
STY	SPIKE
ST	STAKE
TAN	STANDARD
TEL	STATION
TEMP	STONE WALL
TF	SANITARY SEWER
U-DRAIN	STORY
VERT	STREET
WV	TANGENT
W/	TELEPHONE
YD	TEMPORARY
	TOP OF FRAME
	UNDER DRAIN
	VERTICAL
	WATER VALVE
	WITH
	YARD DRAIN

GENERAL LEGEND

PROPERTY LINE	— — — — —
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
PROPOSED IRON PIN OR PIPE	●
PROPOSED MONUMENT	■
DRILL HOLE	⊗
STONE BOUND	⌘
UTILITY POLE W/ANCHOR	⌘
EASEMENT LINE	— — — — —
CHAIN FENCE	— ○ — ○ —
WOOD FENCE	— // — // —
STONE WALL	— ○ ○ ○ ○ ○ —
WIRE FENCE	— x —
CATCH BASIN	■
LIGHT POLE	⊗
BLDG. SETBACK LINE	— — — — —
WATERCOURSE	— — — — —
FLOODWAY	— — — — —
FLOODPLAIN	— — — — —
EXISTING CONTOUR	— 310 —
PROPOSED CONTOUR	— 310 —
PROPOSED TEST PIT	■
PERCOLATION TEST	⊗
EXISTING SPOT ELEVATION	X311.5
PROPOSED SPOT ELEVATION	311+5
LOT NUMBER	④
STREET NUMBER	55
TREE LINE	⌘
GEOTEXTILE SILT FENCE (GSF)	— GSF —
FLAGGED WETLANDS	+W 7
SOIL BOUNDARY	⑦5E ④4S
ROCK OUTCROP	— —
CONSTRUCTION LIMIT LINE	— CLL —
HAY BALES (HB)	— HB —
FOOTING DRAIN (F)	— F —
ROOF DRAIN (R)	— R —
PRIMARY SEPTIC SYSTEM AREA	Ⓟ
RESERVE SEPTIC SYSTEM AREA	Ⓡ
SOLAR ACCESS	⊗
ROOF RECHARGE GALLERY	ROOF

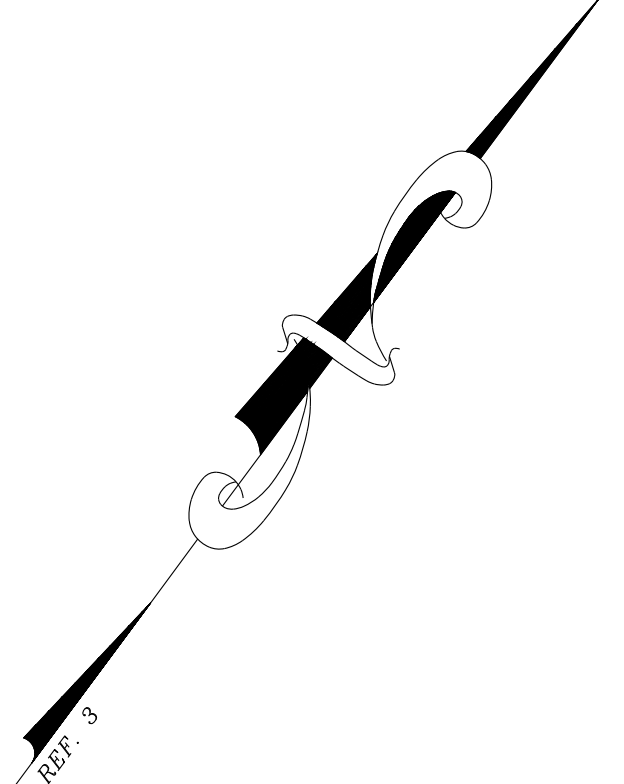
GUIDE RAIL	— — — — —
EXISTING CURB	— — — — —
GRAVEL ROAD	— — — — —
EXISTING MANHOLE	○ MH
EXISTING STORM DRAINAGE MANHOLE	⊗
EXISTING SANITARY SEWER MANHOLE	⊗
EXISTING WATER VALVE	⊗
EXISTING GAS VALVE	⊗
EXISTING FIRE HYDRANT	⊗
EXISTING SIGN	⊗
HANDICAP PARKING SPACE	HC
HANDICAP RAMP	R
REFUSE AREA	— — — — —
EXISTING WELL	⊗
TRAFFIC FLOW DIRECTION	→
MONITORING WELL	⊗
SWALE, GRADE TO DRAIN	— — — — —
EXISTING RETAINING WALL	— — — — —
PROPOSED RETAINING WALL	— — — — —
RAILROAD TRACKS	— — — — —
RIPRAP PAD	○ ○ ○ ○ ○
EXIST. GAS MAIN	— G —
EXIST. WATER MAIN	— W —
EXIST. WATER SERVICE	— WS —
EXIST. TELEPHONE LINE	— T — T —
EXIST. ELECTRIC SERVICE	— E —
EXIST. LEVEL 3 COMMUNICATION LINE	— LEVEL 3 —
EXIST. FIBER OPTIC LINE	— FO —
EXIST. SANITARY SEWER	— SS —
EXIST. SANITARY SEWER LATERAL	— SL —
EXIST. DRAINAGE	— — — — —
PROPOSED FIRE HYDRANT	⊗
PROPOSED WELL	⊗ PROP WELL
PROPOSED GAS VALVE	⊗
PROPOSED WATER VALVE	⊗
SCREENED REFUSE AREA	— — — — —
PROPOSED CATCH BASIN	■
PROPOSED MANHOLE	○
PROPOSED LAWN DRAIN	⊗
PROPOSED LIGHT POLE	⊗
PROPOSED BUILDING LIGHT	⊗
PROPOSED POST TOP LIGHT	⊗
START / END CURBING	⊗
TEMPERORY SWALE	— — — — —
PROPOSED FIRE LANE	— FL —
PROPOSED GAS MAIN	— GS —
PROPOSED ELECTRIC SERVICE	— ES —
PROPOSED TELEPHONE LINE	— TS — TS —
PROPOSED AIR VENT OR BLOW-OFF	⊗



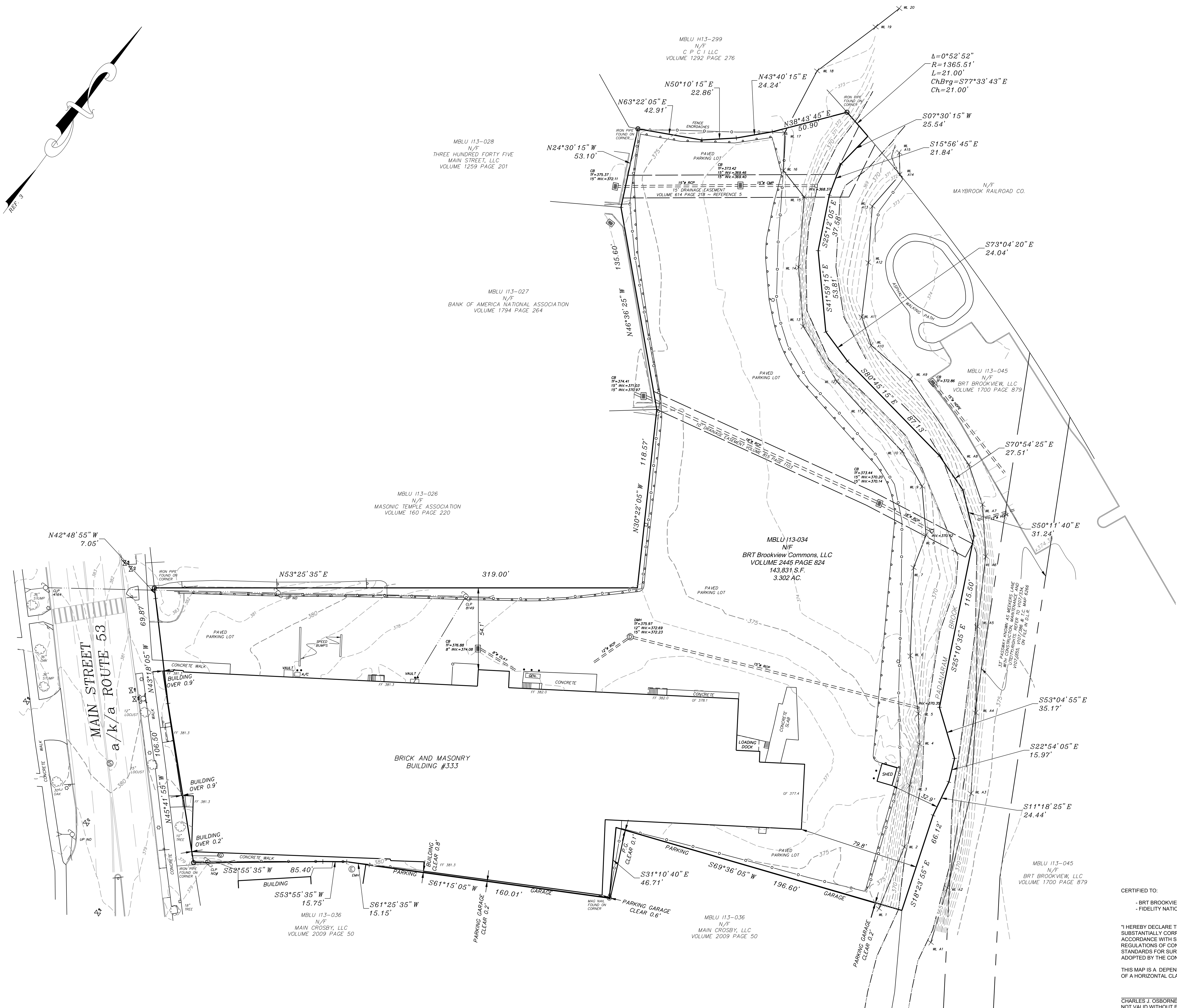
GENERAL NOTES

- HOLD PRE-CONSTRUCTION MEETING WITH OWNER, EXCAVATION AND WALL CONTRACTORS, ENGINEER AND TOWN STAFF.
- ALL WORK TO MEET TOWN OR CITY, STATE AND FEDERAL CODES, REGULATIONS AND STANDARDS AS APPLICABLE.
- DISCREPANCIES IN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTION.
- ALL PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING REQUIRED PERMITS AND NOTIFYING THE TOWN OR CITY DEPARTMENTS AND THE ENGINEER FOR INSPECTIONS.
- THE TOWN AND PROJECT ENGINEER SHALL INSPECT THE PROPERTY REGULARLY. IMPROVEMENTS TO THE SITE BASED ON THOSE INSPECTIONS ARE INTENDED TO BE COMPLETED WITHIN 48 HOURS OR BEFORE THE NEXT STORM WHICHEVER IS EARLIER. CHANGES TO THE SEQUENCE PLANS SHALL BE NOTED ON THE PLANS AND SUBMITTED TO THE TOWN FOR STAFF REVIEW PRIOR TO IMPLEMENTATION.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET CONNECTICUT D.O.T. STANDARDS FOR ITEMS NOT SPECIFIED IN THE TOWN OR CITY REGULATIONS.
- ALL CATCH BASINS, MANHOLES, PIPING AND OTHER UTILITY COMPONENTS WITHIN TRAFFIC AREAS SHALL BE CAPABLE OF SUPPORTING H=20 LOADING.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL ON-SITE AND OFF-SITE FIELD CONDITIONS AND VERIFY THAT NO CHANGES HAVE OCCURRED SINCE THE ISSUANCE OF THIS PLAN. THE DESIGN ENGINEER IS TO BE NOTIFIED OF ANY CHANGES WHICH CONFLICT WITH THIS PLAN.
- THE EROSION CONTROL LINE (GSF) IS TO BE CONSIDERED AS THE LIMIT OF CONSTRUCTION UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND QUANTITIES SHOWN ON THESE PLANS PRIOR TO PROCEEDING WITH CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER WHOM SHALL HAVE FINAL SAY AS TO THE ACTUAL DIMENSIONS TO CONSTRUCT BY.
- STRICT ADHERENCE TO ALL OSHA, TOWN OR CITY AND STATE OF CONNECTICUT REGULATIONS REGARDING CONSTRUCTION IS REQUIRED AT ALL TIMES.
- CONTRACTOR SHALL NOTIFY CALL-BEFORE-YOU-DIG (1-800-922-4455) FOR UTILITY MARKOUT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR JOB SAFETY.
- ALL UTILITIES TO BE INSTALLED UNDERGROUND.
- UTILITY LOCATIONS WILL BE AS DETERMINED BY THE UTILITY COMPANIES.
- THE LOCATION AND ELEVATION OF UNDERGROUND UTILITIES IS UNKNOWN. IF THEY ARE INDICATED AT ALL ON THESE PLANS, THEY ARE APPROXIMATE AND CCA, LLC, IT'S PRINCIPALS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES AND/OR ADDITIONAL COSTS WHICH MIGHT RESULT FROM THE EXISTENCE OF SAID UTILITIES.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL GRADING SHALL BE PERFORMED TO ELIMINATE LOW POINTS AND DEPRESSIONS WHICH WOULD TRAP SURFACE WATER. CONTACT THE DESIGN ENGINEER IF CHANGES ARE WARRANTED.
- GRADING TO BE TO ALL APPLICABLE REGULATIONS AND NORMAL STANDARDS OF GOOD PRACTICE.
- MINOR GRADING CHANGES ARE PERMITTED TO MEET FIELD CONDITIONS PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE ENGINEER.
- GRADING SHALL MAINTAIN EXISTING RUNOFF CONDITIONS.
- ALL BACKFILL FOR BUILDINGS, TRENCHES, STRUCTURES, PARKING, DRIVEWAY AND SIDEWALK ETC. SHALL BE ADEQUATELY COMPACTED TO PREVENT EXCESSIVE SETTLEMENT. CONTACT THE ENGINEER SHOULD ADDITIONAL CLARIFICATION BE NECESSARY.
- CONTRACTOR TO MATCH INTO EXISTING CONDITIONS AT ALL POINTS WHERE CONSTRUCTION MUST MATCH SUCH EXISTING CONDITIONS.
- ALL DRAINAGE AND SANITARY SEWER STRUCTURE FRAMES SHALL BE CONSTRUCTED SO THAT THEY MAY BE ADJUSTED DOWN AT LEAST 12". USE GRADE RINGS OR BRICK TO CONSTRUCT TOP 12".
- NO SILTY WATER SHALL BE PERMITTED TO DISCHARGE INTO THE DETENTION SYSTEMS. STORMWATER SYSTEMS SHALL BE CLEANED PRIOR TO CONNECTION TO THE DETENTION SYSTEMS. SILT SACKS SHALL BE MAINTAINED IN CATCH BASINS UNTIL PROJECT IS COMPLETED.

12/20/18	REVISIONS PER PRE-APP MEETING & BUILDING FOOTPRINT
DATE	DESCRIPTION
GENERAL NOTES, LEGENDS, & ABBREVIATIONS PREPARED FOR BRT BROOKVIEW COMMONS, LLC MBLU 113-034 333 MAIN STREET DANBURY, CONNECTICUT	
	Date: 6/27/18
	Scale: 1"=30'
	Proj. No.: 05-926.10
	File No.: 2856
	Acad No.: 05926.10SP
Sheet: N1	
Drawn by: SCS	
40 Old New Milford Road Brookfield, CT 06804 (203)775-6207 www.ccsengineering.com	
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LEGEND OF SYMBOLS:	
PROPERTY LINE	—
CHAINLINK FENCE	—o—o—
GUARD RAIL	—x—x—
OVERHEAD WIRES	—•••••—
RETAINING WALL	—x—x—x—x—
CONTOUR LINE	—250—
LIGHT POLE	⊙
SIGN	⊕
CATCH BASIN	⊗
DRAINAGE MANHOLE	⊕
ELECTRIC MANHOLE	⊕
MONITORING WELL	⊕
MANHOLE	⊕
FIRE HYDRANT	⊕
UTILITY POLE WITH GUY	⊕
GAS VALVE	⊕
GAS METER	⊕
WATER VALVE	⊕
BOLLARD	•



NOTES:

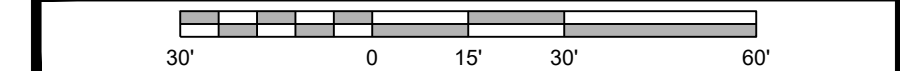
1. THE SUBJECT PROPERTY LIES IN THE CLCB ZONE.
2. WETLANDS FLAGGED BY JMM WETLAND CONSULTING SERVICES, LLC AND FIELD LOCATED BY THIS OFFICE.
3. SUBJECT TO RIGHTS AND EASEMENTS AS REFERENCED IN SCHEDULE BII OF REFERENCE 5.
4. VERTICAL DATUM IS NAVD 88.

REFERENCES:

1. TAX MAPS OF THE CITY OF DANBURY.
2. TOWN CLERK MAPS 648, 690, 2711, 6196 & 6266.
3. MAP ENTITLED "PROPERTY SURVEY, ALTA/ACSM LAND TITLE SURVEY, PREPARED FOR, BRT BROOKVIEW, LLC, 30 CROSBY STREET, DANBURY, CONNECTICUT" DATED 12/7/15 BY CCA, LLC.
4. MAP ENTITLED "IMPROVEMENT LOCATION SURVEY, PROPERTY OF, COMMUNITY NEWSPAPER GROUP - CONNECTICUT, LLC, 333 MAIN STREET, DANBURY, CONNECTICUT, SCALE 1"=40' AREA=3.302 ACRES ZONE-C-CBD DATE: APRIL 28, 2014" BY SURVEYING ASSOCIATES, P.C.
5. MAP ENTITLED "MAP SHOWING PROPOSED EASEMENT, TO BE GRANTED TO, 345 NEW ENGLAND PLAZA, OVER THE PROPERTY OF, OTTAWAY NEWSPAPERS-RADIO, INC, DANBURY, CONN., SCALE=1"=20' AUGUST 30, 1976" BY WILLIAM E. RIORDAN, L.S.
6. TITLE COMMITMENT CT6414377-HT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 6/07/17.
7. MAP ENTITLED "RIGHT OF WAY AND TRACK MAP, THE NEW YORK, NEW HAVEN AND HARTFORD R.R. CO., OPERATED BY, CENTRAL NEW ENGLAND RAILWAY CO., VALUATION 58/66 PAGE 129 DATED JUNE 30, 1915.
8. REFER TO VOLUME 2445 PAGE 824.

DATE	DESCRIPTION
02-18-18	OWNER SUBJECT PARCEL
08-05-18	CERTIFICATION
02-09-18	CONVERT TO NAVD 88 DATUM
DATE	DESCRIPTION

PROPERTY & TOPOGRAPHIC SURVEY
 PREPARED FOR
BRT BROOKVIEW COMMONS, LLC
 MBLU 113-034
 333 MAIN STREET
 DANBURY, CONNECTICUT



Date:	08/08/17
Scale:	1"=30'
Proj. No.:	05-926.10
File No.:	2856
Acad No.:	05926-10-A2
Sheet:	1 of 1
Drawn by:	SJO/CJO

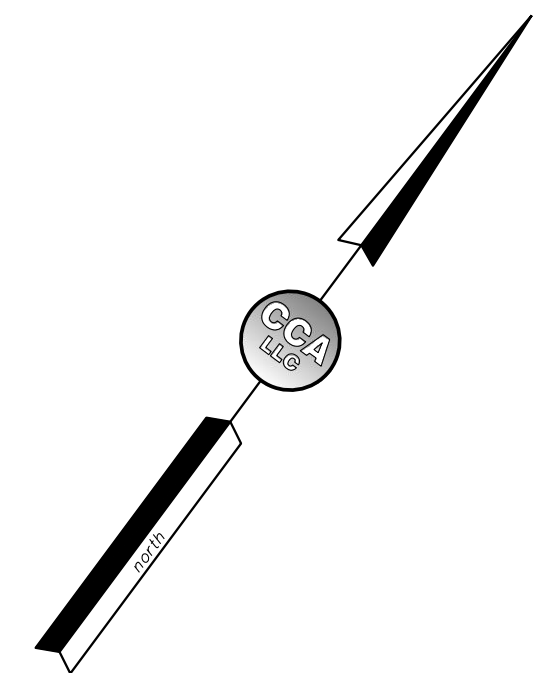
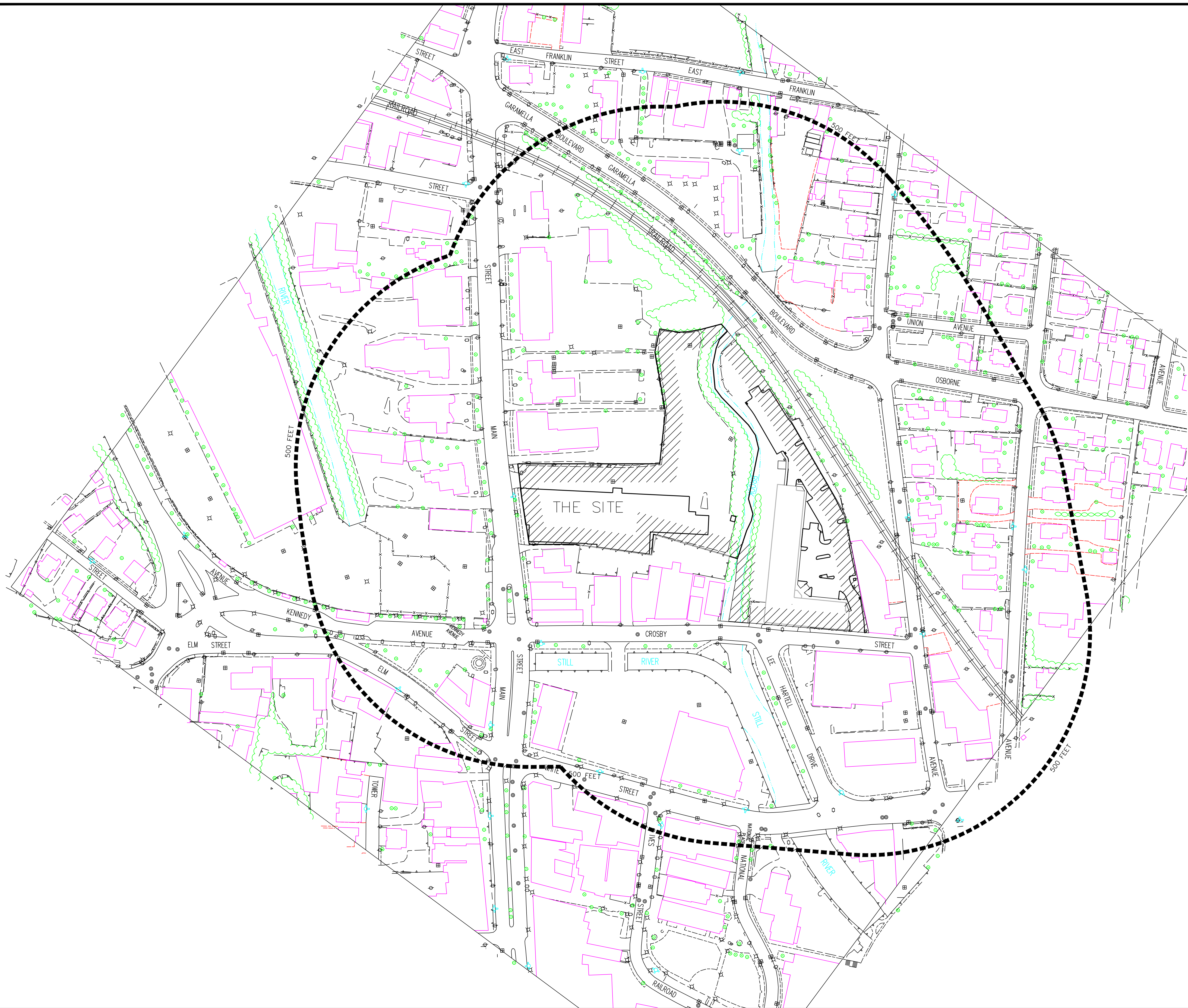
40 Old New Milford Road
 Brookfield, CT 06804
 (203)775-6207
 www.ccaengineering.com

CERTIFIED TO:
 - BRT BROOKVIEW COMMONS, LLC
 - FIDELITY NATIONAL TITLE INSURANCE COMPANY

"I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. IT HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THIS MAP IS A DEPENDENT RESURVEY CONFORMING TO THE STANDARDS OF A HORIZONTAL CLASS A-2 AND TOPOGRAPHIC CLASS T-2 SURVEY.

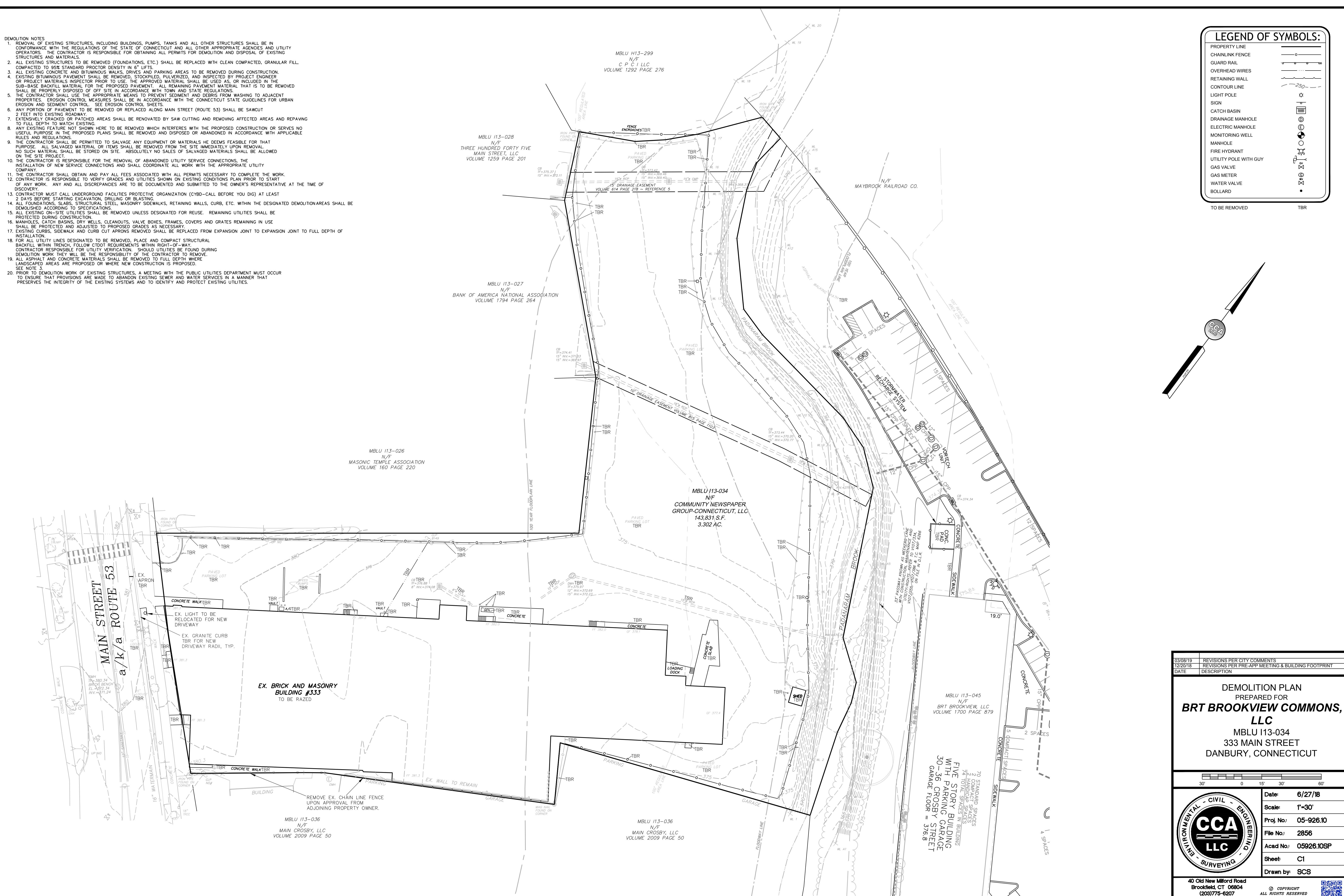
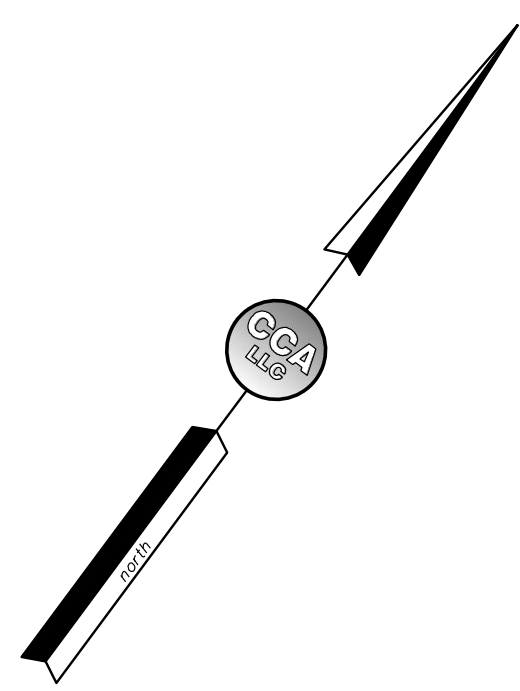
CHARLES J. OSBORNE III, R.L.S. CT LIC. #70076
 NOT VALID WITHOUT EMBOSSED SEAL



DATE	DESCRIPTION
	VICINITY MAP PREPARED FOR BRT BROOKVIEW COMMONS, LLC MBLU 113-034 333 MAIN STREET DANBURY, CONNECTICUT
	Date: 6/27/18
	Scale: 1"=100'
	Proj. No.: 05-926.10
	File No.: 2856
	Acad No.: 05926.10SP
Sheet: VM	
Drawn by: NY	
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- DEMOLITION NOTES
- REMOVAL OF EXISTING STRUCTURES, INCLUDING BUILDINGS, PUMPS, TANKS AND ALL OTHER STRUCTURES SHALL BE IN CONFORMANCE WITH THE REGULATIONS OF THE STATE OF CONNECTICUT AND ALL OTHER APPROPRIATE AGENCIES AND UTILITY OPERATORS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FOR DEMOLITION AND DISPOSAL OF EXISTING STRUCTURES AND MATERIALS.
 - ALL EXISTING STRUCTURES TO BE REMOVED (FOUNDATIONS, ETC.) SHALL BE REPLACED WITH CLEAN COMPACTED, GRANULAR FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" LIFTS.
 - ALL EXISTING CONCRETE AND BITUMINOUS WALKS, DRIVES AND PARKING AREAS TO BE REMOVED DURING CONSTRUCTION.
 - EXISTING BITUMINOUS PAVEMENT SHALL BE REMOVED, STOCKPILED, PULVERIZED, AND INSPECTED BY PROJECT ENGINEER OR PROJECT MATERIALS INSPECTOR PRIOR TO USE. THE APPROVED MATERIAL SHALL BE USED AS, OR INCLUDED IN THE SUB-BASE BACKFILL MATERIAL FOR THE PROPOSED PAVEMENT. ALL REMAINING PAVEMENT MATERIAL THAT IS TO BE REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.
 - THE CONTRACTOR SHALL USE THE APPROPRIATE MEANS TO PREVENT SEDIMENT AND DEBRIS FROM WASHING TO ADJACENT PROPERTIES. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CONNECTICUT STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL. SEE EROSION CONTROL SHEETS.
 - ANY PORTION OF PAVEMENT TO BE REMOVED OR REPLACED ALONG MAIN STREET (ROUTE 53) SHALL BE SAWCUT 2 FEET INTO EXISTING ROADWAY.
 - EXTENSIVELY CRACKED OR PATCHED AREAS SHALL BE RENOVATED BY SAW CUTTING AND REMOVING AFFECTED AREAS AND REPAVING TO FULL DEPTH TO MATCH EXISTING.
 - ANY EXISTING FEATURE NOT SHOWN HERE TO BE REMOVED WHICH INTERFERES WITH THE PROPOSED CONSTRUCTION OR SERVES NO USEFUL PURPOSE IN THE PROPOSED PLANS SHALL BE REMOVED AND DISPOSED OR ABANDONED IN ACCORDANCE WITH APPLICABLE RULES AND REGULATIONS.
 - THE CONTRACTOR SHALL BE PERMITTED TO SALVAGE ANY EQUIPMENT OR MATERIALS HE DEEMS FEASIBLE FOR THAT PURPOSE. ALL SALVAGED MATERIAL OR ITEMS SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON REMOVAL. NO SUCH MATERIAL SHALL BE STORED ON SITE. ABSOLUTELY NO SALES OF SALVAGED MATERIALS SHALL BE ALLOWED ON THE SITE PROJECT.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ABANDONED UTILITY SERVICE CONNECTIONS, THE INSTALLATION OF NEW SERVICE CONNECTIONS AND SHALL COORDINATE ALL WORK WITH THE APPROPRIATE UTILITY COMPANY.
 - THE CONTRACTOR SHALL OBTAIN AND PAY ALL FEES ASSOCIATED WITH ALL PERMITS NECESSARY TO COMPLETE THE WORK.
 - CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES AND UTILITIES SHOWN ON EXISTING CONDITIONS PLAN PRIOR TO START OF ANY WORK. ANY AND ALL DISCREPANCIES ARE TO BE DOCUMENTED AND SUBMITTED TO THE OWNER'S REPRESENTATIVE AT THE TIME OF DISCOVERY.
 - CONTRACTOR MUST CALL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (CYBD-CALL BEFORE YOU DIG) AT LEAST 2 DAYS BEFORE STARTING EXCAVATION, DRILLING OR BLASTING.
 - ALL FOUNDATIONS, SLABS, STRUCTURAL STEEL, MASONRY SIDEWALKS, RETAINING WALLS, CURB, ETC. WITHIN THE DESIGNATED DEMOLITION AREAS SHALL BE DEMOLISHED ACCORDING TO SPECIFICATIONS.
 - ALL EXISTING ON-SITE UTILITIES SHALL BE REMOVED UNLESS DESIGNATED FOR REUSE. REMAINING UTILITIES SHALL BE PROTECTED DURING CONSTRUCTION.
 - MANHOLES, CATCH BASINS, DRY WELLS, CLEANOUTS, VALVE BOXES, FRAMES, COVERS AND GRATES REMAINING IN USE SHALL BE PROTECTED AND ADJUSTED TO PROPOSED GRADES AS NECESSARY.
 - EXISTING CURBS, SIDEWALK AND CURB CUT APRONS REMOVED SHALL BE REPLACED FROM EXPANSION JOINT TO EXPANSION JOINT TO FULL DEPTH OF INSTALLATION.
 - FOR ALL UTILITY LINES DESIGNATED TO BE REMOVED, PLACE AND COMPACT STRUCTURAL BACKFILL WITHIN TRENCH FOLLOWING CDOT REQUIREMENTS WITHIN RIGHT-OF-WAY. CONTRACTOR RESPONSIBLE FOR UTILITY VERIFICATION. SHOULD UTILITIES BE FOUND DURING DEMOLITION WORK THEY WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE.
 - ALL ASPHALT AND CONCRETE MATERIALS SHALL BE REMOVED TO FULL DEPTH WHERE LANDSCAPED AREAS ARE PROPOSED OR WHERE NEW CONSTRUCTION IS PROPOSED. SEE NOTE 3.
 - PRIOR TO DEMOLITION WORK OF EXISTING STRUCTURES, A MEETING WITH THE PUBLIC UTILITIES DEPARTMENT MUST OCCUR TO ENSURE THAT PROVISIONS ARE MADE TO ABANDON EXISTING SEWER AND WATER SERVICES IN A MANNER THAT PRESERVES THE INTEGRITY OF THE EXISTING SYSTEMS AND TO IDENTIFY AND PROTECT EXISTING UTILITIES.

LEGEND OF SYMBOLS:	
PROPERTY LINE	—○—
CHAINLINK FENCE	—○—
GUARD RAIL	—○—
OVERHEAD WIRES	—○—
RETAINING WALL	—○—
CONTOUR LINE	—○—
LIGHT POLE	—○—
SIGN	—○—
CATCH BASIN	—○—
DRAINAGE MANHOLE	—○—
ELECTRIC MANHOLE	—○—
MONITORING WELL	—○—
MANHOLE	—○—
FIRE HYDRANT	—○—
UTILITY POLE WITH GUY	—○—
GAS VALVE	—○—
GAS METER	—○—
WATER VALVE	—○—
BOLLARD	—○—
TO BE REMOVED	TBR



03/08/18	REVISIONS PER CITY COMMENTS
12/20/18	REVISIONS PER PRE-APP MEETING & BUILDING FOOTPRINT
DATE	DESCRIPTION

DEMOLITION PLAN
PREPARED FOR
BRT BROOKVIEW COMMONS, LLC
MBLU 113-034
333 MAIN STREET
DANBURY, CONNECTICUT

Date: 6/27/18
Scale: 1"=30'
Proj. No.: 05-926.10
File No.: 2856
Acad No.: 05926.10SP
Sheet: C1
Drawn by: SCS

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ALL RIGHTS RESERVED

ZONING TABLE:

ITEM	REQUIRED	EXISTING	PROVIDED (TOTAL)
ZONE	C-CBD		YES
USE	APARTMENT HOUSE RETAIL OFFICE*		YES
LOT AREA (SF)	NONE	143,831 SF	143,831 SF
LOT AREA (ACRES)	NONE	3.302 AC	3.302 AC
BUILDING FOOTPRINT	NONE	44,180.97 SF	37,606 SF
GROSS FLOOR AREA	NONE	N/A	156,815 GFA BUILDING
GROSS FLOOR AREA	NONE	N/A	11,737 GFA AMMENITIES
BUILDING COVERAGE	100%	30.7%	26.1%
IMPERVIOUS COVERAGE	N/A	81.9%	60.2%
FRONT YARD	NONE/36"	0'	0.6'/46.5"
SIDE YARD (MINIMUM)	NONE	0.8'	3.1' +/-
REAR YARD	NONE	79.8' BLDG/32.9' SHED	42.6' +/-
BLDG. HEIGHT (STORIES)	10	N/A	5 RESIDENTIAL +1 GAR.
BLDG. HEIGHT (FEET)	105	N/A	73.35' +/-
UNIT DENSITY	N/A	N/A	N/A
OPEN SPACE	N/A IN C-CBD	N/A	N/A

* PROPOSED BUILDING CONFORMS TO ZONING REGULATION 7.F.3.B AND 7.F.4.B.
**FOR ANY PORTION OF A BUILDING OVER 55' IN HEIGHT.

HEIGHT BUILDING HEIGHT CALCULATIONS
PER SECTION 5.F.3.a.General Use Regulations, Maximum height, ft.
GARAGE EL. 378.3' + ARCH.H.T. 73.25' - MEAN GROUND LEVEL 378.2' = 73.35' HT.

BUILDING SETBACK CALCULATIONS
PER SECTION 5.F.3.a.General Use Regulations, Maximum height, ft.
73.35' HT. - 55.0'-18.35' OR 20.0' ADD'L HT. OVER 55' HT. ABOVE GRADE AT R.O.W.
SETBACK = (20' ADD'L HEIGHT OVER 55'/10)18 = (2)18 = 36' SETBACK

PARKING TABLE 333 MAIN STREET:

UNIT TYPE	REQUIREMENT	# OF UNITS/SF	SPACES REQUIRED	SPACES PROVIDED
EFFICIENCY @ 603 SF	1/UNIT	20	20	
1 BEDROOM @ 740 SF	1.5/UNIT	60	120	
2 BEDROOM @ 935 SF	1.5/UNIT***	49	74	
NON-RESIDENTIAL (RETAIL)	1/250 SF	1,435 SF	6	
EMPLOYEE**	1 SPACE/2 EMPLOYEES		1	
VISITOR	N/A IN C-CBD	N/A	N/A	
TOTAL SPACES			221 (INCL 7 ADA)	***198 (INCL 7 ADA)
TOTAL GARAGE			127	71

**RESIDENT EMPLOYEE OF APARTMENT HOUSES PER SECTION 8.C.4.(1).
***INCLUDING 44 COMPACT SPACES (221 REQUIRED SPACES AT 333 MAIN STREET /3 = 74 ALLOWABLE COMPACT SPACES) C=COMPACT SPACE
***DRZ PARKING SPACE REDUCTION PER SECTION 8.C.5

PARKING TABLE 30 CROSBY STREET:

UNIT TYPE	REQUIREMENT	# OF UNITS/SF	SPACES REQUIRED	SPACES PROVIDED
EFFICIENCY	1/UNIT	45	45	
1 BEDROOM	1.5/UNIT	46	69	
2 BEDROOM	1.5/UNIT***	24	36	
TOTAL SPACES			150 (INCL 5 ADA)	***173 (INCL 6 ADA)
TOTAL SURFACE			89	74
TOTAL GARAGE			74	

**INCLUDING 34 COMPACT SPACES (150 REQUIRED SPACES AT 30 CROSBY STREET /3 = 50 ALLOWABLE COMPACT SPACES) C=COMPACT SPACE
***DRZ PARKING SPACE REDUCTION PER SECTION 8.C.5

TRIP GENERATION CALCULATIONS

PER SECTION 10.D.11.b(2):

APARTMENTS: 6 PER DWELLING UNIT
149 UNITS * 6 TRIPS PER UNIT = 894 TRIPS

RETAIL: 65 PER 1,000 SF OF GROSS FLOOR AREA
1800 SF * 65 PER 1,000 SF = 117 TRIPS

THE DEVELOPER SHALL PROVIDE AN AS-BUILT SURVEY OF THE SITE AND UTILITIES TO THE CITY OF DANBURY AFTER CONSTRUCTION.

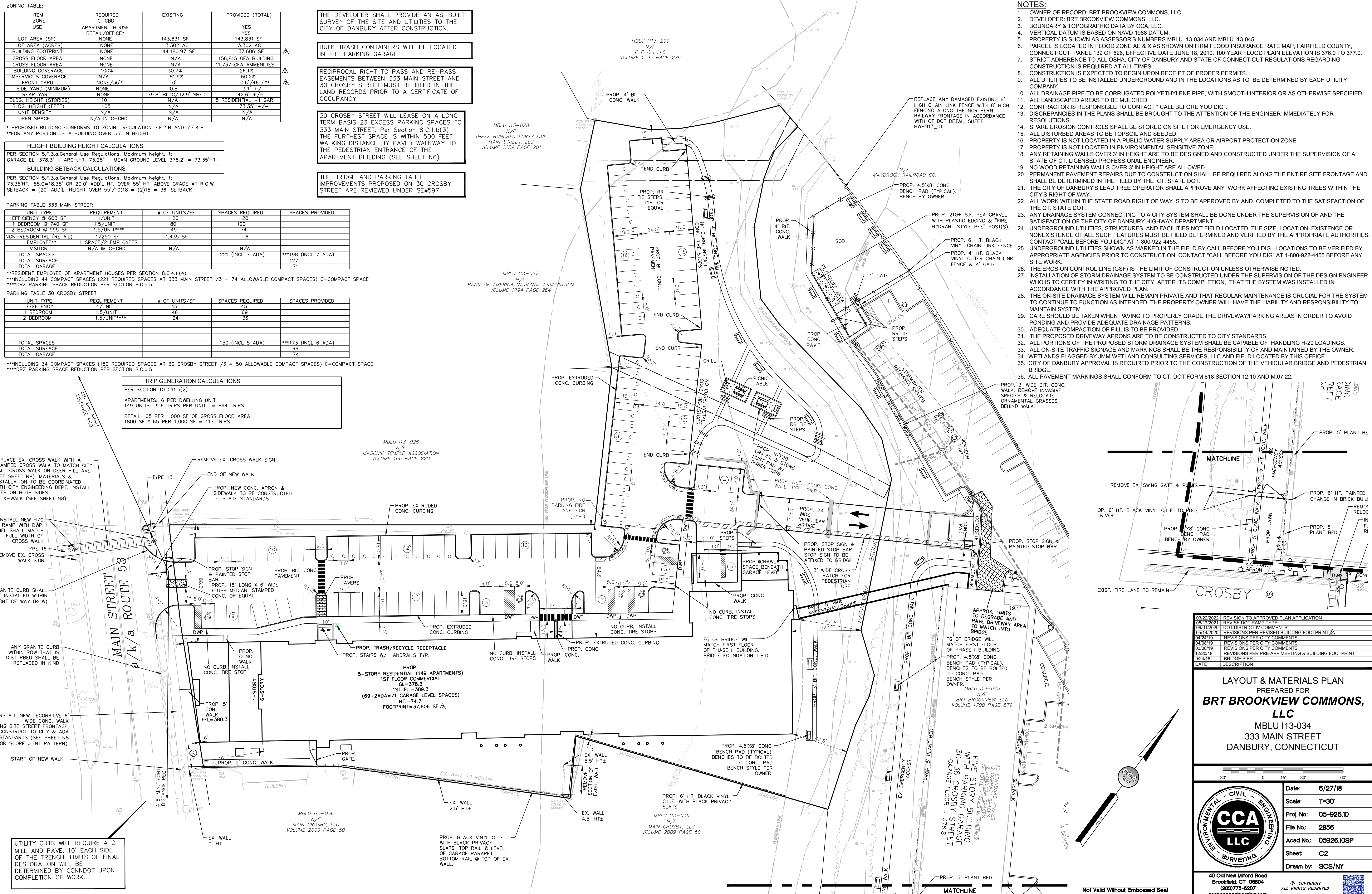
BULK TRASH CONTAINERS WILL BE LOCATED IN THE PARKING GARAGE.

RECIPROCAL RIGHT TO PASS AND RE-PASS EASEMENTS BETWEEN 333 MAIN STREET AND 30 CROSBY STREET MUST BE FILED IN THE LAND RECORDS PRIOR TO A CERTIFICATE OF OCCUPANCY.

30 CROSBY STREET WILL LEASE ON A LONG TERM BASIS 23 EXCESS PARKING SPACES TO 333 MAIN STREET. PER SECTION 8.C.1.b(3) THE FURTHEST SPACE IS WITHIN 500 FEET WALKING DISTANCE BY PAVED WALKWAY TO THE PEDESTRIAN ENTRANCE OF THE APARTMENT BUILDING (SEE SHEET N6).

THE BRIDGE AND PARKING TABLE IMPROVEMENTS PROPOSED ON 30 CROSBY STREET ARE REVIEWED UNDER SE#597.

- NOTES:**
- OWNER OF RECORD: BRT BROOKVIEW COMMONS, LLC.
 - DEVELOPER: BRT BROOKVIEW COMMONS, LLC.
 - BOUNDARY & TOPOGRAPHIC DATA BY CCA, LLC.
 - VERTICAL DATUM IS BASED ON NAVD 1988 DATUM.
 - PROPERTY IS SHOWN AS ASSESSOR'S NUMBERS MBLU 113-034 AND MBLU 113-045.
 - PARCEL IS LOCATED IN FLOOD ZONE AE & X AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT, PANEL 139 OF 626, EFFECTIVE DATE JUNE 18, 2010. 100 YEAR FLOOD PLAIN ELEVATION IS 376.0 TO 377.0.
 - STRICT ADHERENCE TO ALL OSHA, CITY OF DANBURY AND STATE OF CONNECTICUT REGULATIONS REGARDING CONSTRUCTION IS REQUIRED AT ALL TIMES.
 - CONSTRUCTION IS EXPECTED TO BEGIN UPON RECEIPT OF PROPER PERMITS.
 - ALL UTILITIES TO BE INSTALLED UNDERGROUND AND IN THE LOCATIONS AS TO BE DETERMINED BY EACH UTILITY COMPANY.
 - ALL DRAINAGE PIPE TO BE CORRUGATED POLYETHYLENE PIPE, WITH SMOOTH INTERIOR OR AS OTHERWISE SPECIFIED.
 - ALL LANDSCAPED AREAS TO BE MULCHED.
 - CONTRACTOR IS RESPONSIBLE TO CONTACT "CALL BEFORE YOU DIG".
 - DISCREPANCIES IN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTIONS.
 - SPARE EROSION CONTROLS SHALL BE STORED ON SITE FOR EMERGENCY USE.
 - ALL DISTURBED AREAS TO BE TOPSOIL AND SEEDED.
 - PROPERTY IS NOT LOCATED IN A PUBLIC WATER SUPPLY AREA OR AIRPORT PROTECTION ZONE.
 - PROPERTY IS NOT LOCATED IN ENVIRONMENTAL SENSITIVE ZONE.
 - ANY RETAINING WALLS OVER 3' IN HEIGHT ARE TO BE DESIGNED AND CONSTRUCTED UNDER THE SUPERVISION OF A STATE OF CT. LICENSED PROFESSIONAL ENGINEER.
 - NO WOOD RETAINING WALLS OVER 3' IN HEIGHT ARE ALLOWED.
 - PERMANENT PAVEMENT REPAIRS DUE TO CONSTRUCTION SHALL BE REQUIRED ALONG THE ENTIRE SITE FRONTAGE AND SHALL BE DETERMINED IN THE FIELD BY THE CT. STATE DOT.
 - THE CITY OF DANBURY'S LEAD TREE OPERATOR SHALL APPROVE ANY WORK AFFECTING EXISTING TREES WITHIN THE CITY'S RIGHT OF WAY.
 - ALL WORK WITHIN THE STATE ROAD RIGHT OF WAY IS TO BE APPROVED BY AND COMPLETED TO THE SATISFACTION OF THE CT. STATE DOT.
 - ANY DRAINAGE SYSTEM CONNECTING TO A CITY SYSTEM SHALL BE DONE UNDER THE SUPERVISION OF AND THE SATISFACTION OF THE CITY OF DANBURY HIGHWAY DEPARTMENT.
 - UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES NOT FIELD LOCATED, THE SIZE, LOCATION, EXISTENCE OR NONEXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455.
 - UNDERGROUND UTILITIES SHOWN AS MARKED IN THE FIELD BY CALL BEFORE YOU DIG. LOCATIONS TO BE VERIFIED BY APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 BEFORE ANY SITE WORK.
 - THE EROSION CONTROL LINE (GSF) IS THE LIMIT OF CONSTRUCTION UNLESS OTHERWISE NOTED.
 - INSTALLATION OF STORM DRAINAGE SYSTEM TO BE CONSTRUCTED UNDER THE SUPERVISION OF THE DESIGN ENGINEER WHO IS TO CERTIFY IN WRITING TO THE CITY, AFTER ITS COMPLETION, THAT THE SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.
 - THE ON-SITE DRAINAGE SYSTEM WILL REMAIN PRIVATE AND THAT REGULAR MAINTENANCE IS CRUCIAL FOR THE SYSTEM TO CONTINUE TO FUNCTION AS INTENDED. THE PROPERTY OWNER WILL HAVE THE LIABILITY AND RESPONSIBILITY TO MAINTAIN SYSTEM.
 - CARE SHOULD BE TAKEN WHEN PAVING TO PROPERLY GRADE THE DRIVEWAY/PARKING AREAS IN ORDER TO AVOID PONDING AND PROVIDE ADEQUATE DRAINAGE PATTERNS.
 - ADEQUATE COMPACTION OF FILL IS TO BE PROVIDED.
 - THE PROPOSED DRIVEWAY APRONS ARE TO BE CONSTRUCTED TO CITY STANDARDS.
 - ALL PORTIONS OF THE PROPOSED STORM DRAINAGE SYSTEM SHALL BE CAPABLE OF HANDLING H-20 LOADINGS.
 - ALL ON-SITE TRAFFIC SIGNAGE AND MARKINGS SHALL BE THE RESPONSIBILITY OF AND MAINTAINED BY THE OWNER.
 - WETLANDS FLAGGED BY JMM WETLAND CONSULTING SERVICES, LLC AND FIELD LOCATED BY THIS OFFICE.
 - CITY OF DANBURY APPROVAL IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE VEHICULAR BRIDGE AND PEDESTRIAN BRIDGE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO CT. DOT FORM 818 SECTION 12.10 AND M.07.22.



DATE	DESCRIPTION
03/22/2021	REVISION TO APPROVED PLAN APPLICATION
05/17/2021	REVISE DOT RAMP TYPE
09/07/2021	DOT DISTRICT COMMENTS
05/14/2020	REVISIONS PER REVISED BUILDING FOOTPRINT
04/24/19	REVISIONS PER CITY COMMENTS
04/08/19	REVISIONS PER CITY COMMENTS
03/08/19	REVISIONS PER CITY COMMENTS
12/20/18	REVISIONS PER PRE-APP MEETING & BUILDING FOOTPRINT
03/24/18	BRIDGE PIER
03/24/18	DESCRIPTION

LAYOUT & MATERIALS PLAN
PREPARED FOR
BRT BROOKVIEW COMMONS, LLC
MBLU 113-034
333 MAIN STREET
DANBURY, CONNECTICUT

Scale: 1"=30'
Date: 6/27/18
Proj. No: 05-926.10
File No: 2856
Acad No: 05926.10SP
Sheet: C2
Drawn by: SCS/NY

40 Old New Milford Road
Brookfield CT 06804
(203)775-6207
www.ccaengineering.com

ZONING TABLE:

C-CBD		
ONE & TWO BEDROOM APARTMENTS/EFFICIENCY UNITS		
ITEM	REQUIRED	PROPOSED
LOT AREA (SF)	NONE	116,432 SF
LOT AREA (ACRES)	NONE	2.673 AC
BUILDING FOOTPRINT	NONE	-
GROSS FLOOR AREA	NONE	-
BUILDING COVERAGE	100%	-
FRONT YARD	NONE	-
SIDE YARD (MINIMUM)	NONE	-
REAR YARD	NONE	-
BLDG. HEIGHT (FEET)	75	-
UNIT DENSITY	N/A	-
OPEN SPACE	N/A IN C-CBD	-

IMPERVIOUS COVERAGE: EXISTING / PROPOSED
1.65 AC / 1.75 AC
61.8% / 65.5%

PARKING TABLE 30 CROSBY STREET:

UNIT TYPE	REQUIREMENT	# OF UNITS/SF	SPACES REQUIRED	SPACES PROVIDED
EFFICIENCY	1/UNIT	45	45	
1 BEDROOM	1.5/UNIT	46	69	
2 BEDROOM	1.5/UNIT	24	36	
TOTAL SPACES			150 (INCL 5 ADA)	**173 (INCL 6 ADA)

***INCLUDING 34 COMPACT SPACES (150 REQUIRED SPACES AT 30 CROSBY STREET /3 = 50 ALLOWABLE COMPACT SPACES) C=COMPACT SPACE

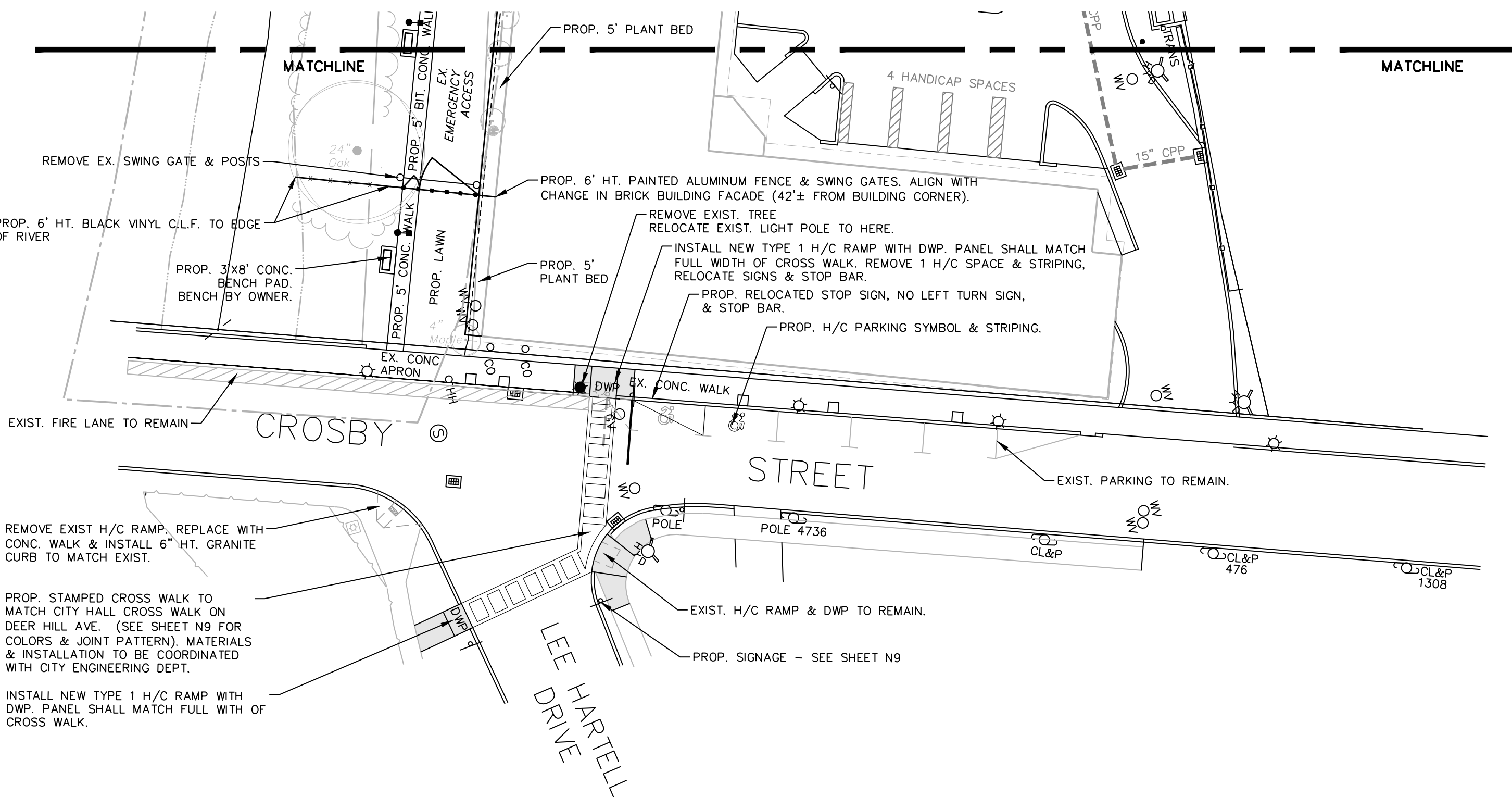
THE DEVELOPER SHALL PROVIDE AN AS-BUILT SURVEY OF THE SITE AND UTILITIES TO THE CITY OF DANBURY AFTER CONSTRUCTION.

RECIPROCAL RIGHT TO PASS AND RE-PASS EASEMENTS BETWEEN 333 MAIN STREET AND 30 CROSBY STREET MUST BE FILED IN THE LAND RECORDS PRIOR TO A CERTIFICATE OF OCCUPANCY.

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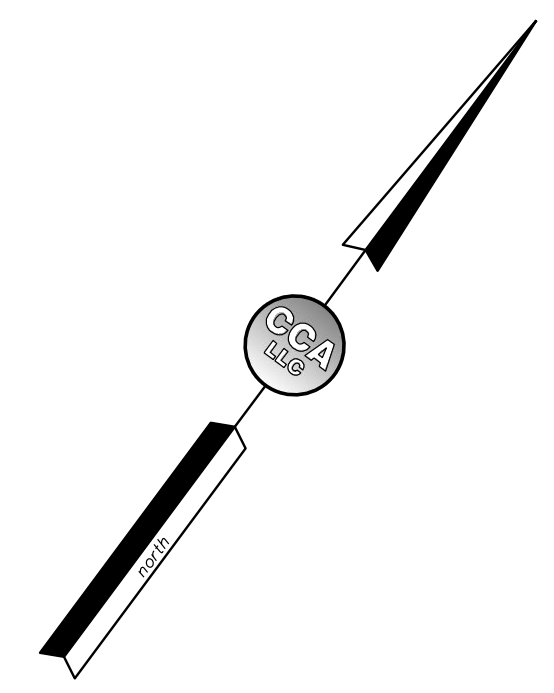
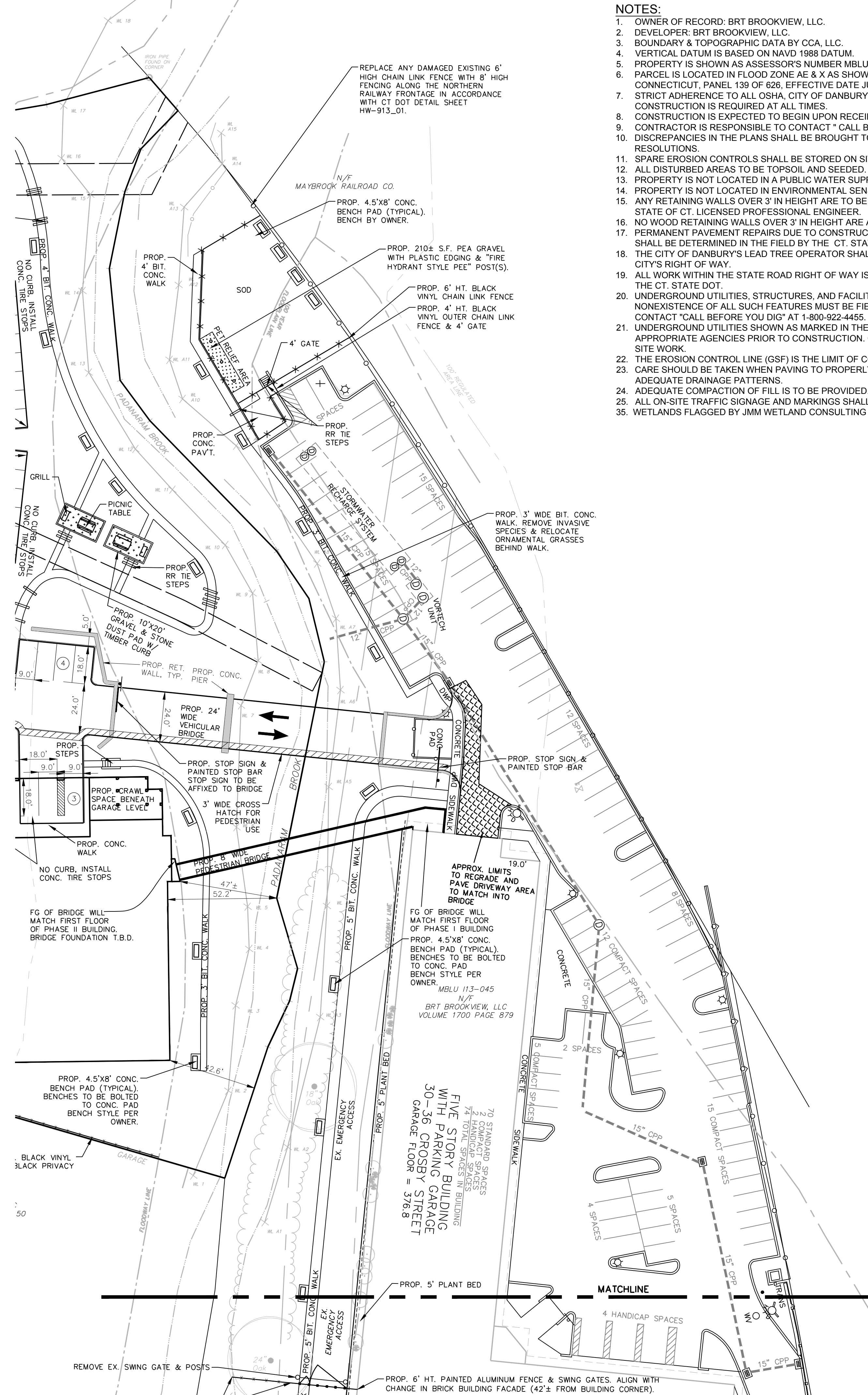
NOTES:

- OWNER OF RECORD: BRT BROOKVIEW, LLC.
- DEVELOPER: BRT BROOKVIEW, LLC.
- BOUNDARY & TOPOGRAPHIC DATA BY CCA, LLC.
- VERTICAL DATUM IS BASED ON NAVD 1988 DATUM.
- PROPERTY IS SHOWN AS ASSESSOR'S NUMBER MBLU 113-045.
- PARCEL IS LOCATED IN FLOOD ZONE AE & X AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT, PANEL 139 OF 626, EFFECTIVE DATE JUNE 18, 2010. 100 YEAR FLOOD PLAIN ELEVATION IS 376.0 TO 377.0.
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- THE EROSION CONTROL LINE (GSF) IS THE LIMIT OF CONSTRUCTION UNLESS OTHERWISE NOTED.
- CARE SHOULD BE TAKEN WHEN PAVING TO PROPERLY GRADE THE WALKS IN ORDER TO AVOID PONDING AND PROVIDE ADEQUATE DRAINAGE PATTERNS.
- ADEQUATE COMPACTION OF FILL IS TO BE PROVIDED.
- ALL ON-SITE TRAFFIC SIGNAGE AND MARKINGS SHALL BE THE RESPONSIBILITY OF AND MAINTAINED BY THE OWNER.
- WETLANDS FLAGGED BY JMM WETLAND CONSULTING SERVICES, LLC AND FIELD LOCATED BY THIS OFFICE.



DRIVEWAY NOTES:

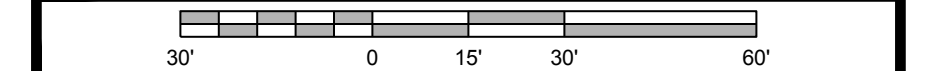
- ALL DRIVEWAY RAMP ARE TO BE CITY OF DANBURY STANDARDS.
- RAMP FOR THE HANDICAPPED ARE TO BE PROVIDED AS PER STATE OF CONNECTICUT REGULATIONS.
- A 5 FOOT WIDE (IN) CONCRETE WALK IS TO BE INSTALLED ACROSS THE FRONT OF THE PROPERTY AT OR NEAR THE PROPERTY LINE.
- THE SIDEWALK GRADE IS TO BE CARRIED ACROSS DRIVEWAYS.
- CITY OF DANBURY APPROVAL IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE VEHICULAR BRIDGE AND PEDESTRIAN BRIDGE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO CT. DOT FORM 816 SECTION 12.10 AND M.07.22.



Not Valid Without Embossed Seal

03/22/2022	REVISION TO APPROVED PLAN APPLICATION
05/14/20	REVISIONS PER REVISED BUILDING FOOTPRINT
04/08/19	REVISIONS PER CITY COMMENTS
03/08/19	REVISIONS PER CITY COMMENTS
DATE	DESCRIPTION

LAYOUT & MATERIALS PLAN
PREPARED FOR
BRT BROOKVIEW, LLC
MBLU 113-045
30 CROSBY STREET
DANBURY, CONNECTICUT



	Date:	12/3/18
	Scale:	1"=30'
	Proj. No.:	05-926.10
	File No.:	2856
	Acad No.:	05926.10SP
	Sheet:	C2
Drawn by:	SCS/NY	

40 Old New Milford Road
Brookfield, CT 06804
(203)775-6207
www.ccaengineering.com



CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL MATERIALS FOR APPROVAL PRIOR TO CONSTRUCTION.

ALL STORM SEWER PIPING SHALL BE CPEP-S UNLESS NOTED OTHERWISE.

LONG TERM MAINTENANCE PROCEDURES

333 Main Street
Danbury, Connecticut

Inspection of the stormwater management system shall generally be performed on a semi-annual basis. More frequent inspections shall occur if sediment levels are deemed to be excessive after major storm events and after any type of spill.

The inspector shall keep a permanent log of inspections including date of inspection, any noted sediment levels, accumulation of oils, notation of any irregularities, name of contractor, etc. An annual report shall be submitted to the Town indicating the conditions observed and any measures taken to repair or refresh irregularities.

CATCH BASINS:

- After the site has been stabilized, monthly monitoring shall occur for the first year of a new installation. After the first year, semi-annual inspections shall generally be performed.
- It is best to schedule maintenance based on the solids collected in the sump. Optimally, the structure should be cleaned when the sump is half full.
- Maintenance is best achieved with a vacuum truck.

The requirements for disposal of materials removed from the basins are similar to that of any other BMP. Disposal should be by a Connecticut licensed waste management company and discharged to a Connecticut DEEP approved location.

SWEEPING:

All parking areas, sidewalks and driveways and other impervious surfaces (except roofs) are swept clean of sand, litter and any other possible pollutants at least twice a year as described below, and at other times as may be necessary.

- Once between November 14 and December 15 (i.e., after leaf fall)
- Once during the month of April (i.e., after snow melt)

HYDRODYNAMIC SEPARATORS:

Inspection of the hydrodynamic separator units shall generally be performed on a semi-annual basis. More frequent inspections shall occur if sediment levels are deemed to be excessive after major storm events and after any type of spill.

Maintenance of the hydrodynamic separator type units is performed using vacuum and/or pumping trucks. This industry is a well-established sector of the service industry that cleans tanks, sewers and catch basins. The use of a vacuum or pumping truck and hose will allow maintenance personnel to pump the unit while the truck is parked on the paved parking lot, thereby not disturbing the adjacent areas.

The hydrodynamic separator unit is sized based on the appropriate guidelines provided in the technical documentation. A CONTECH Hydrodynamic separator was selected. An equivalent may be substituted. Based on this data approximately 15% of the total sediment capacity will be utilized per year. Therefore the unit should be cleaned each year. It is suggested that the cleaning take place in the spring of each year. Based on the accumulated sediment levels the cleaning and monitoring schedule may be adjusted accordingly but not less than once per year.

The requirements for disposal of materials removed from the unit are similar to that of any other BMP. Disposal should be by a Connecticut licensed waste management company and discharged to a Connecticut DEEP approved location.

VEGETATED BUFFER:

Maintenance of the buffer will include removing by hand shoveling of any visible accumulated sediment on a semi-annual basis. Also, excessive litter should be removed and disposed of in an appropriate location. The buffer is to be heavily vegetated and will not require maintenance other than replacing any plantings that have not taken, overseeding and mowing/line trimming. Mowing/Line Trimming shall take place once a year during the dormant season. To avoid the creation of ruts and compaction and lead to poor drainage, mowing/line trimming should be performed when the ground is hard.

Outlet riprap shall be inspected for condition and repaired or replaced as needed.

Minor erosion shall be repaired and the area replanted in accordance with the plans. Should major erosion occur within the buffer the inspector shall notify the inland wetland enforcement officer. Repairs shall be performed as specified thereafter.

The requirements for disposal of materials removed from the vegetated buffer are similar to that of any other BMP. Disposal should be by a Connecticut licensed waste management company and discharged to a Connecticut DEEP approved location.

STRUCTURE	TF	INVERTS IN, OUT	SUMP DEPTH	FRAME TYPE
PCB1	377.0	373.7	2'	CL
PCB2	375.5	372.7, 372.6	2'	C
PCB3	375.2	371.2, 371.1	2'	CL
PCB4	377.7	375.5	2'	CL
PCB5	376.3	374.3, 374.2	2'	CL
PMH1	373.7	370.6, 370.5		MH-4' DIAMETER
PMH2	376.5	374.05, 373.95		MH-4' DIAMETER
PMH3	376.5	373.8, 373.7		MH-4' DIAMETER
PMH3A	376.0	373.65, 373.55		MH-4' DIAMETER
PMH3B	375.6	373.43, 373.33		MH-4' DIAMETER
CDS 1	374.0	370.2, 370.1		MH-4' DIAMETER
PYD1	378.2	376.2±	2'	CL-18" SQ.-PEDESTRIAN GRATE

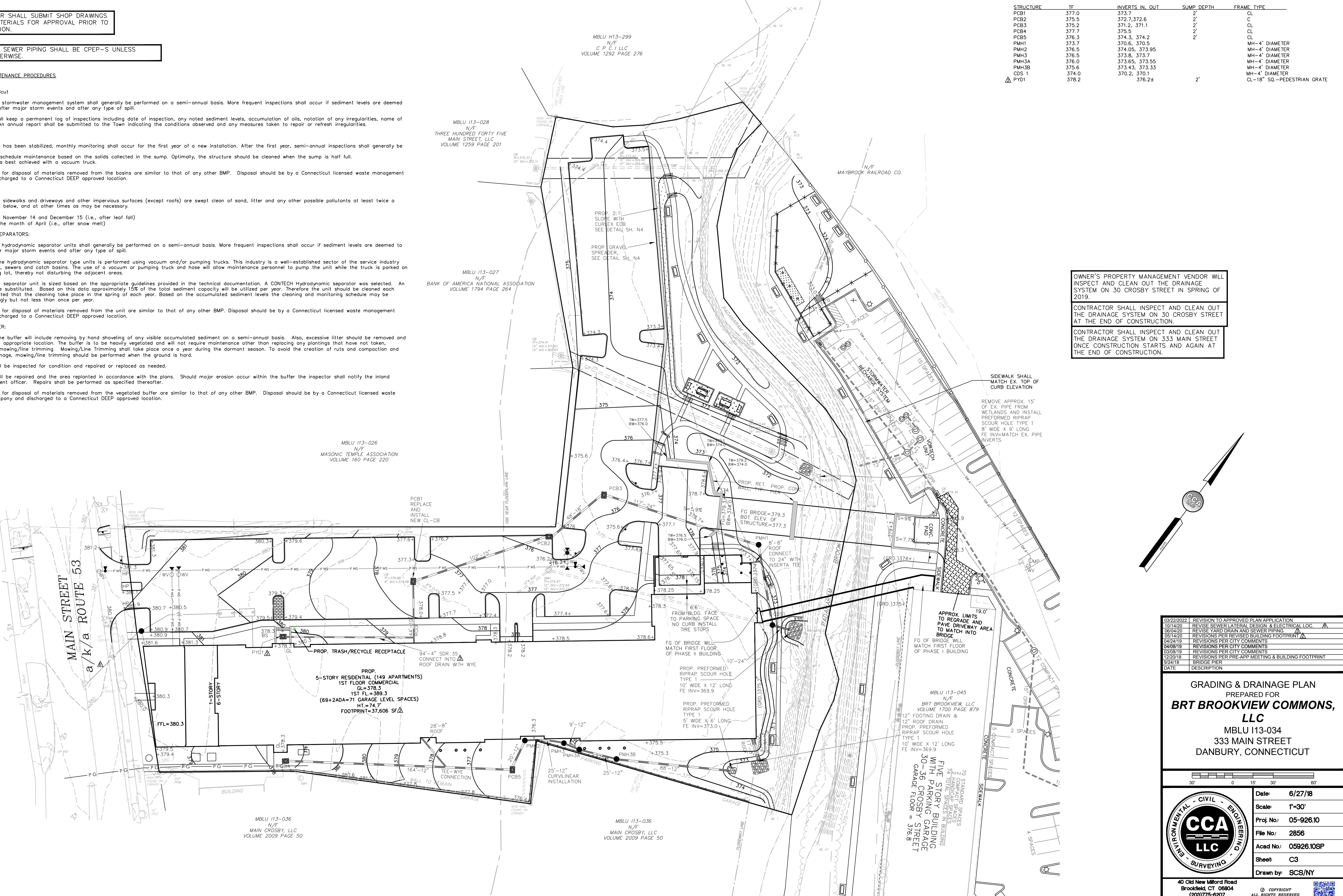
MBLU 113-028
N/F
THREE HUNDRED FORTY FIVE
MAIN STREET, LLC
VOLUME 1259 PAGE 201

MBLU 113-027
N/F
BANK OF AMERICA NATIONAL ASSOCIATION
VOLUME 1794 PAGE 264

MBLU 113-026
N/F
MASONIC TEMPLE ASSOCIATION
VOLUME 160 PAGE 220

MBLU 113-036
N/F
MAIN CROSBY, LLC
VOLUME 2009 PAGE 50

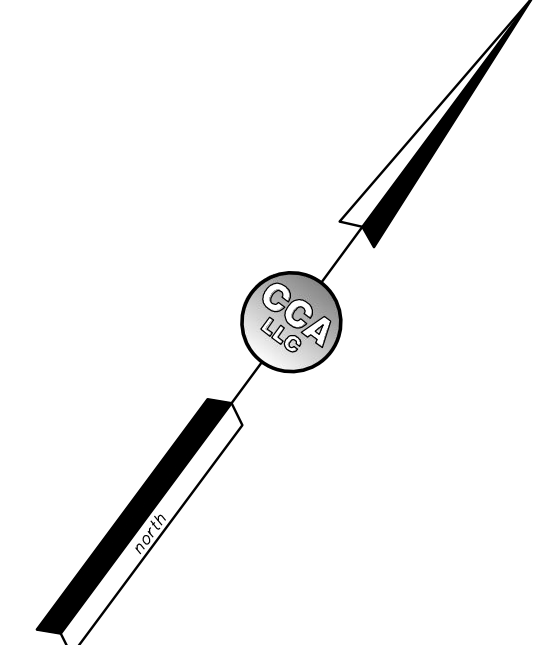
MBLU 113-036
N/F
MAIN CROSBY, LLC
VOLUME 2009 PAGE 50



OWNER'S PROPERTY MANAGEMENT VENDOR WILL INSPECT AND CLEAN OUT THE DRAINAGE SYSTEM ON 30 CROSBY STREET IN SPRING OF 2019.

CONTRACTOR SHALL INSPECT AND CLEAN OUT THE DRAINAGE SYSTEM ON 30 CROSBY STREET AT THE END OF CONSTRUCTION.

CONTRACTOR SHALL INSPECT AND CLEAN OUT THE DRAINAGE SYSTEM ON 333 MAIN STREET ONCE CONSTRUCTION STARTS AND AGAIN AT THE END OF CONSTRUCTION.



03/22/2022	REVISION TO APPROVED PLAN APPLICATION
10/14/20	REVISE SEWER LATERAL DESIGN & ELECTRICAL LOC.
08/04/20	REVISE YARD DRAIN AND SEWER PIPING
05/14/20	REVISIONS PER REVISED BUILDING FOOTPRINT
04/24/19	REVISIONS PER CITY COMMENTS
04/08/19	REVISIONS PER CITY COMMENTS
03/08/19	REVISIONS PER CITY COMMENTS
12/20/18	REVISIONS PER PRE-APP MEETING & BUILDING FOOTPRINT
9/24/18	BRIDGE PIER
DATE	DESCRIPTION

GRADING & DRAINAGE PLAN
PREPARED FOR
BRT BROOKVIEW COMMONS, LLC
MBLU 113-034
333 MAIN STREET
DANBURY, CONNECTICUT

Date: 6/27/18

Scale: 1"=30'

Proj. No: 05-926.10

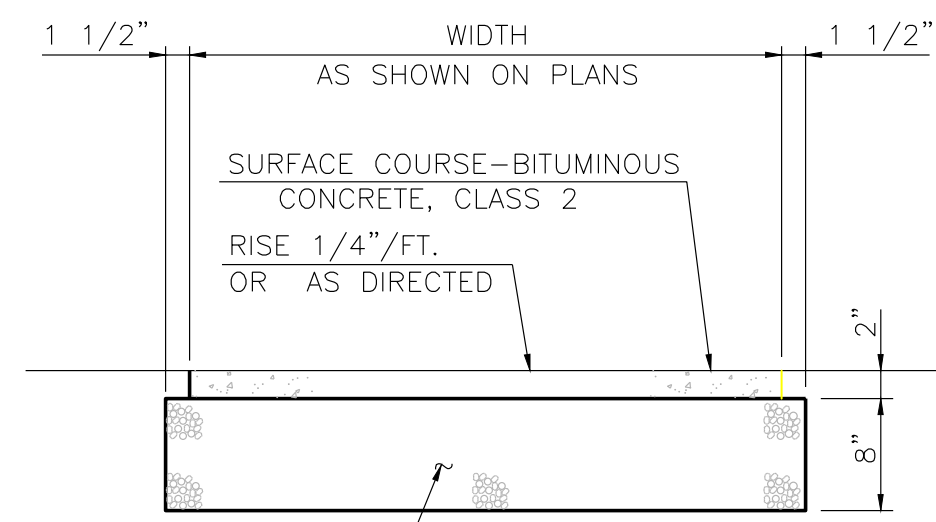
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Sheet: C3

Drawn by: SCS/NY

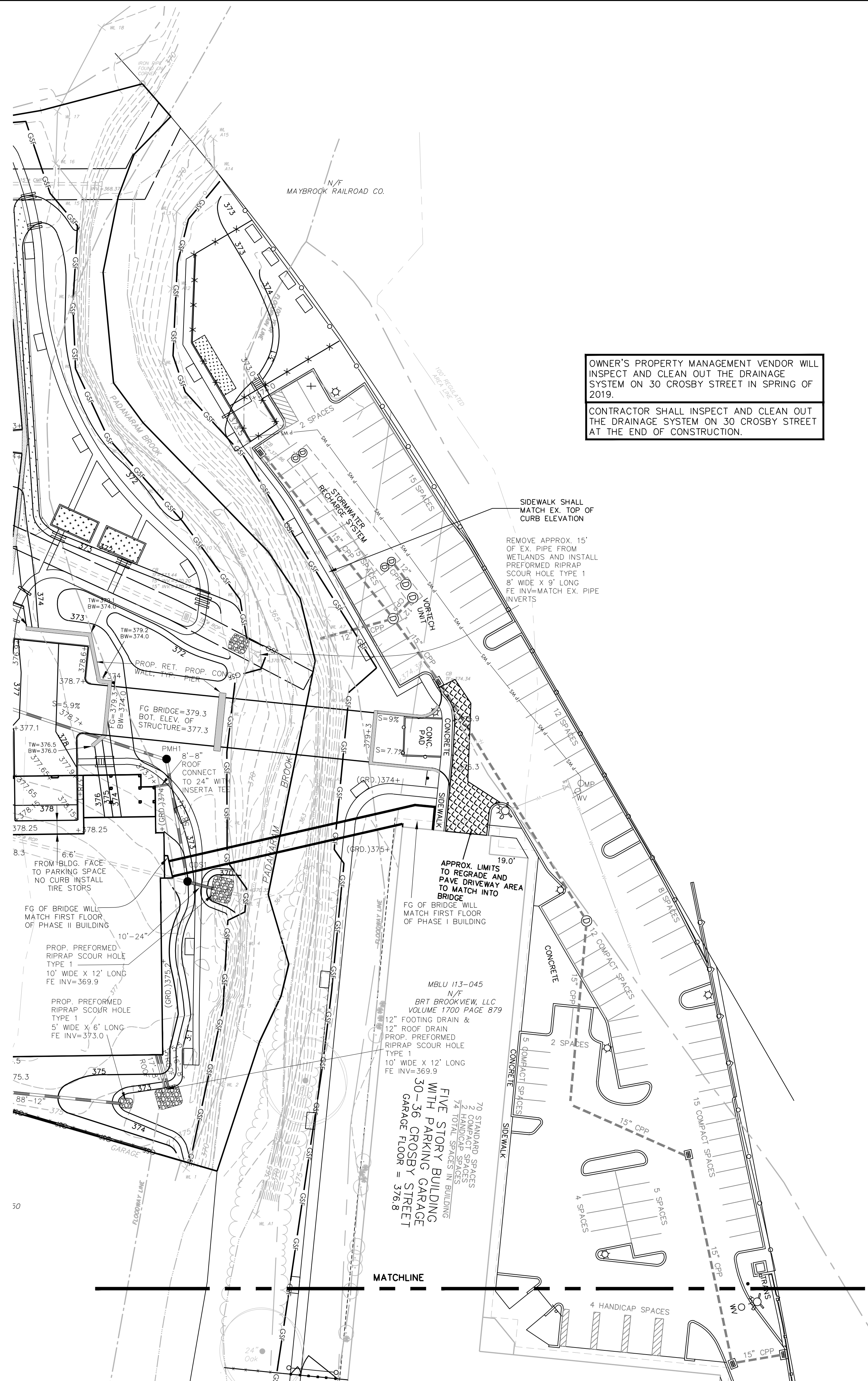
40 Old New Milford Road
Brookfield CT 06804
(203)775-6207
www.ccaengineering.com



GRAVEL BASE
12" DEPTH PROCESSED TRAP ROCK COMPACTED
& PLACED IN TWO COURSE (TRAP ROCK BID ITEM #37 IS FOR REFERENCE ONLY)

SECTION

BITUMINOUS CONCRETE SIDEWALK



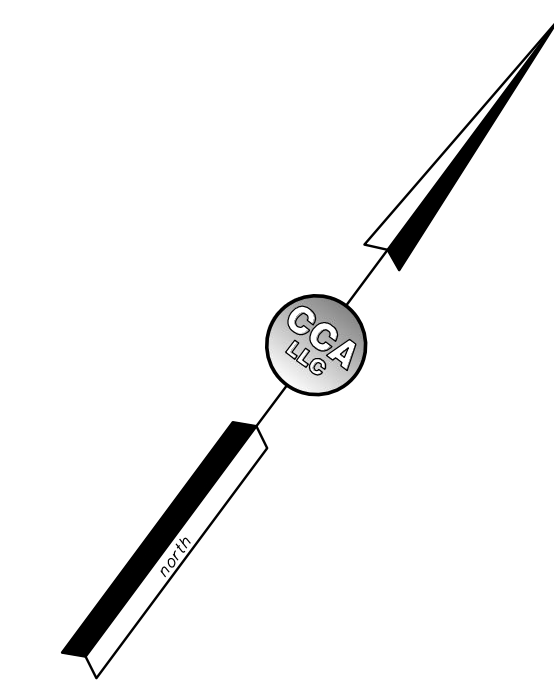
OWNER'S PROPERTY MANAGEMENT VENDOR WILL
INSPECT AND CLEAN OUT THE DRAINAGE
SYSTEM ON 30 CROSBY STREET IN SPRING OF
2019.
CONTRACTOR SHALL INSPECT AND CLEAN OUT
THE DRAINAGE SYSTEM ON 30 CROSBY STREET
AT THE END OF CONSTRUCTION.

SIDEWALK SHALL
MATCH EX. TOP OF
CURB ELEVATION
REMOVE APPROX. 15'
OF EX. PIPE FROM
WETLANDS AND INSTALL
PREFORMED RIPRAP
SCOUR HOLE TYPE 1
6' WIDE X 9' LONG
FE INV=MATCH EX. PIPE
INVERTS

APPROX. LIMITS
TO REGRADE AND
PAVE DRIVEWAY AREA
TO MATCH INTO
BRIDGE
FG OF BRIDGE WILL
MATCH FIRST FLOOR
OF PHASE I BUILDING

MBLU 113-045
N/F
BRT BROOKVIEW, LLC
VOLUME 1700 PAGE 879
12" FOOTING DRAIN &
12" ROOF DRAIN
PROP. PREFORMED
RIPRAP SCOUR HOLE
TYPE 1
10' WIDE X 12' LONG
FE INV=369.9

70 STANDARD SPACES
2 COMPACT SPACES
74 TOTAL SPACES IN BUILDING
GARAGE FLOOR = 376.8



03/22/2022	REVISION TO APPROVED PLAN APPLICATION
05/14/20	REVISIONS PER REVISED BUILDING FOOTPRINT
04/08/19	REVISIONS PER CITY COMMENTS
03/08/19	REVISIONS PER CITY COMMENTS
DATE	DESCRIPTION

GRADING PLAN
PREPARED FOR
BRT BROOKVIEW, LLC
MBLU 113-045
30 CROSBY STREET
DANBURY, CONNECTICUT

	Date: 12/3/18
	Scale: 1"=30'
	Proj. No.: 05-926.10
	File No.: 2856
	Acad No.: 05926.10SP
	Sheet: C3
Drawn by: SCS/NY	

40 Old New Milford Road
Brookfield, CT 06804
(203)775-6207
www.ccaengineering.com

MAINTAIN A MINIMUM OF 10' HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAINS AND SERVICES

MAINTAIN A MINIMUM OF 2' HORIZONTAL CLEARANCE BETWEEN STORM DRAINAGE AND WATER MAINS AND SERVICES
MAINTAIN A MINIMUM OF 5' HORIZONTAL CLEARANCE BETWEEN GAS LINES AND WATER MAINS AND SERVICES
IF BLASTING IS REQUIRED, CONTRACTOR SHALL NOTIFY YANKEE GAS FOR PROPER PROCEDURES PRIOR TO BLASTING.

MAINTAIN A MINIMUM OF 12" VERTICAL CLEARANCE BETWEEN UTILITIES AND WATER MAINS AND SERVICES
MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE BETWEEN (STORM SEWER, SANITARY SEWER, GAS) AND WATER MAINS AND SERVICES
PROVIDE MANUAL AIR RELEASE VALVES AT ALL HIGH POINTS
MINIMUM COVER OVER WATER MAIN AND SERVICE LINES SHALL BE 4.5' BELOW FINISHED/EXISTING GRADE
METER SIZES PER DANBURY WATER DEPARTMENT.
DOMESTIC WATER AND FIRE SERVICE LINE SIZES PER MEP ENGINEER.

NOTES:

- SANITARY SEWER SERVICES ARE TO MEET THE REQUIREMENTS OF THE PLUMBING CODE.
- THE CONTRACTOR WILL MEET WITH A CITY INSPECTOR PRIOR TO THE START OF CONSTRUCTION TO REVIEW PLANS AS WELL AS CITY STANDARDS FOR MATERIALS (SHOP DRAWINGS) AND METHODS OF CONSTRUCTION.
- EXISTING SANITARY SEWER SERVICES THAT WILL NOT BE USED ARE TO BE ABANDONED IN MANNERS ACCEPTABLE TO THE PUBLIC UTILITIES DEPARTMENT.
- THE CONTRACTOR WILL OBTAIN AN ENCROACHMENT PERMIT FROM THE CT. STATE DOT FOR WORK WITHIN THE STATE RIGHT-OF-WAY PRIOR TO THE START OF CONSTRUCTION.
- WATER SERVICES ARE TO MEET THE REQUIREMENTS OF THE PLUMBING CODE AND THE WATER DEPARTMENT RULES AND REGULATIONS.
- EXISTING WATER SERVICES THAT WILL NOT BE USED ARE TO BE ABANDONED IN MANNERS ACCEPTABLE TO THE PUBLIC UTILITIES DEPARTMENT.
- ALL NEW CITY SEWER AND WATER TRENCHES ARE TO BE BACKFILLED WITH CLEAN FILL MATERIAL.
- ADEQUATE ACCESS FOR MAINTENANCE PURPOSES SHALL BE PROVIDED FOR THE CDS UNITS. OWNER SHALL PERFORM REGULAR MAINTENANCE OF THE ON-SITE STORM DRAINAGE SYSTEM.
- ABANDONED UTILITIES ENCOUNTERED DURING WATER AND SEWER CONSTRUCTION SHALL BE REMOVED FROM THE TRENCH, AND FROM 4 FEET EITHER SIDE OF THE PIPE.
- BUILDING PLUMBING FIXTURES MUST BE WATER SAVING FIXTURES AND EACH UNIT WILL BE INDIVIDUALLY METERED TO LIMIT TENANT WATER USAGE.
- WHEN EXISTING LIGHT POLES ON PHASE 1 ARE REMOVED THEY ARE TO BE LEFT ONSITE FOR BRT TO PART OUT.
- INSTALL WATERLINE OUT TO DOG WALK AREA WITH 4.5' OF COVER.
- INSTALL CONDUIT TO DOG WALK AREA AND FENCE BY CROSBY FOR CAMERA AND SWPE ACCESS.

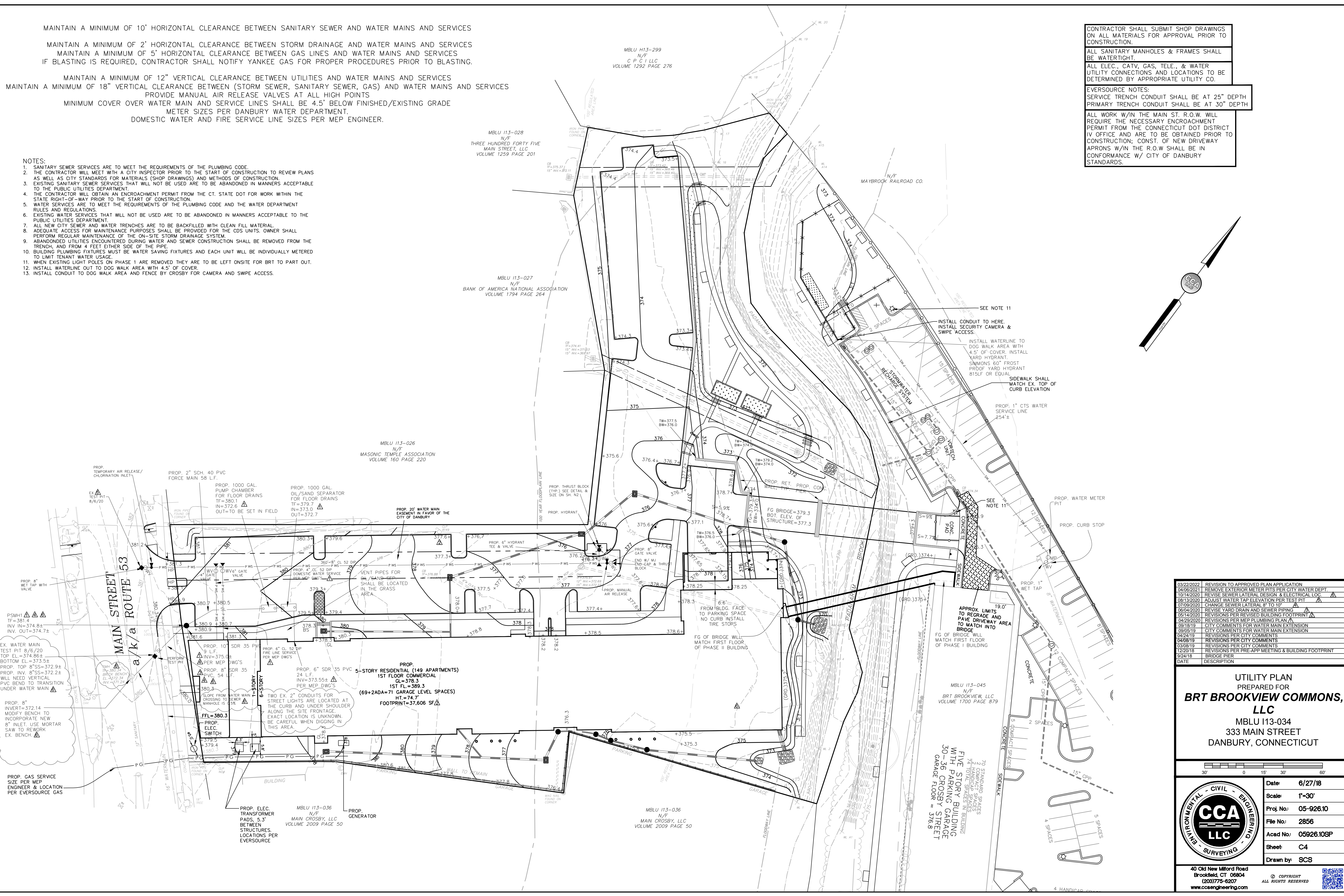
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL MATERIALS FOR APPROVAL PRIOR TO CONSTRUCTION.

ALL SANITARY MANHOLES & FRAMES SHALL BE WATER TIGHT.

ALL ELEC., CATV, GAS, TELE., & WATER UTILITY CONNECTIONS AND LOCATIONS TO BE DETERMINED BY APPROPRIATE UTILITY CO.

EVERSOURCE NOTES:
SERVICE TRENCH CONDUIT SHALL BE AT 25" DEPTH
PRIMARY TRENCH CONDUIT SHALL BE AT 30" DEPTH

ALL WORK W/IN THE MAIN ST. R.O.W. WILL REQUIRE THE NECESSARY ENCROACHMENT PERMIT FROM THE CONNECTICUT DOT DISTRICT IV OFFICE AND ARE TO BE OBTAINED PRIOR TO CONSTRUCTION; CONST. OF NEW DRIVEWAY APRONS W/IN THE R.O.W. SHALL BE IN CONFORMANCE W/ CITY OF DANBURY STANDARDS.



DATE	DESCRIPTION
03/22/2022	REVISION TO APPROVED PLAN APPLICATION
04/06/2021	REMOVE EXTERIOR METER PITS PER CITY WATER DEPT.
10/14/2020	REVISE SEWER LATERAL DESIGN & ELECTRICAL LOC.
08/13/2020	ADJUST WATER TAP ELEVATION PER TEST PIT
07/09/2020	CHANGE SEWER LATERAL 8" TO 10"
06/04/2020	REVISE YARD DRAIN AND SEWER PIPING
05/14/2020	REVISIONS PER REVISED BUILDING FOOTPRINT
04/29/2020	REVISIONS PER MEP PLUMBING PLAN A
09/18/19	CITY COMMENTS FOR WATER MAIN EXTENSION
09/05/19	CITY COMMENTS FOR WATER MAIN EXTENSION
04/24/19	REVISIONS PER CITY COMMENTS
04/08/19	REVISIONS PER CITY COMMENTS
03/08/19	REVISIONS PER CITY COMMENTS
12/20/18	REVISIONS PER PRE-APP MEETING & BUILDING FOOTPRINT
9/24/18	BRIDGE PIER
DATE	DESCRIPTION

UTILITY PLAN
PREPARED FOR
BRT BROOKVIEW COMMONS, LLC
MBLU I13-034
333 MAIN STREET
DANBURY, CONNECTICUT

Scale: 1"=30'

Date: 6/27/18

Scale: 1"=30'

Proj. No: 05-926.10

File No: 2856

Acad No: 05926.10SP

Sheet: C4

Drawn by: SCS

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PLANT SCHEDULE (N = Native Species)

SYM	BOTANICAL-NAME	COMMON-NAME	SIZE	ROOT	QTY	HT X W AT MATURITY
CANOPY TREES						
N ArO	Acer rubrum 'October Glory'	October Glory Red Maple	2.5-3" Cal	B&B	11	40-50HxW
N Bp	Betula populifolia	Gray Birch	#3	Cont	2	20-30H
N GIS	Gleditsia triacanthos inermis 'Shademaster'	Thornless Honeylocust variety	2.5-3" Cal.	B&B	6	40Hx35W
N Ob	Quercus bicolor	Swamp White Oak	2.5-3" Cal.	B&B	1	50-60HxW
N Qrb	Quercus robur x bicolor 'Long'	Regal Prince Oak	2.5-3" Cal	B&B	9	45Hx18-20W
N QR	Quercus rubra	Northern Red Oak	2.5-3" Cal	B&B	1	60-75HxW
N QrC	Quercus robur x Q. alba 'Crimson Schmidt'	Crimson Spire Oak	2.5-3" Cal	B&B	1	45Hx15W
UNDERSTORY TREES						
N Cf	Cornus florida	Flowering Dogwood	2-2.5" Cal	B&B	3	25-30HxW
N Mv	Magnolia virginiana	Swamp Magnolia	8'-10' HT.	B&B	7	15-18HxW
EVERGREEN TREES						
N Ab	Abies balsamea	Balsam Fir	6'-7' HT.	B&B	4	40-60Hx20-25W
N ToN	Thuja occidentalis 'Nigra'	Dark American Arborvitae	6' HT.	B&B	6	20-25Hx5-8W
SHRUBS						
N IcS	Ilex crenata 'Stedds'	Steeds Upright Japanese Holly	5-6' HT.	B&B	19	8-10Hx4-6W
N Ig	Ilex glabra	Inkberry	18"-24"	Cont	6	4-5HxW
N KLO	Kalmia latifolia 'Olympic Fire'	Mountain Laurel Dwarf Hybrid	#3, 18"-24"	Cont	4	5Hx4-5W
N Rm	Rhododendron maximum	Rosebay Rhododendron	3'-4' HT	B&B	2	15HxW
N TC	Taxus cuspidata 'Capitata'	Pyramidal Japanese Yew	6'-7' HT	B&B	19	20-25Hx5-10W
N TmH	Taxus x media 'Hatfield'	Hatfield Yew	6'-7' HT.	B&B	27	8-15Hx5-10W
N PG	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	24"-30"	Cont	5	3Hx4W
N SpJ	Spiraea japonica 'Little Princess'	Little Princess Spiraea	30"-36" Spd	Cont	5	3Hx4W
GRASSES						
N MsG	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 gal.	Cont.	3	6-7Hx3-4W
VINES						
N Hp	Hydrangea anomala petiolaris	Climbing Hydrangea	#3, 30"-36"	Cont	5	Climbing Vine
N VC	Parthenocissus quinquefolia	Virginia Creeper	#1 staked	Cont	10	Vine

VEGETATIVE BUFFER PLANT LABEL - SEE PLANT SCHEDULE BELOW

SYM	BOTANICAL-NAME	COMMON-NAME	SIZE	ROOT	QTY	HT X W AT MATURITY
TREES						
N Ab	Abies balsamea	Balsam Fir	3'-4' HT.	B&B	4	40-60Hx20-25W
N Cf	Cornus florida	Flowering Dogwood	4'-5'	Cont	6	25-30HxW
N Jv	Juniperus virginiana	Eastern Red Cedar	4-6' HT.	Cont	4	
N ToN	Thuja occidentalis 'Nigra'	Dark American Arborvitae	6' HT.	B&B	13	20-25Hx5-8W
SHRUBS						
N Ac	Amelanchier canadensis	Shadblow Serviceberry	3 Gal.	Cont	6	20-25H
N Am	Aronia melanocarpa	BlackChokeberry	3 Gal.	Cont	7	4-7Hx3-5W
N Cla	Clethra alnifolia	Sweet Pepperbush	3 Gal.	Cont	22	6-10Hx4-6W
N Cr	Cornus racemosa	Gray Dogwood	3 Gal.	Cont	9	10-15HxW
N Cy	Corylus Americana	American Hazelnut	3 Gal.	Cont	11	3-9H
N Ig	Ilex glabra	Inkberry	3 Gal.	Cont	18	4-5HxW
N Mp	Myrica pennsylvanica	Northern Bayberry	3 Gal.	Cont	13	5-12HxW
N Sl	Spiraea latifolia	Meadowsweet	3 Gal.	Cont.	21	5HxW
N Vc	Vaccinium corymbosum	Highbush Blueberry - FACW	3 Gal.	Cont	8	6-8HxW
N VL	Viburnum lentago	Nannyberry	3 Gal.	Cont	3	15-20HxW

ERNST FLOODPLAIN SEED MIX

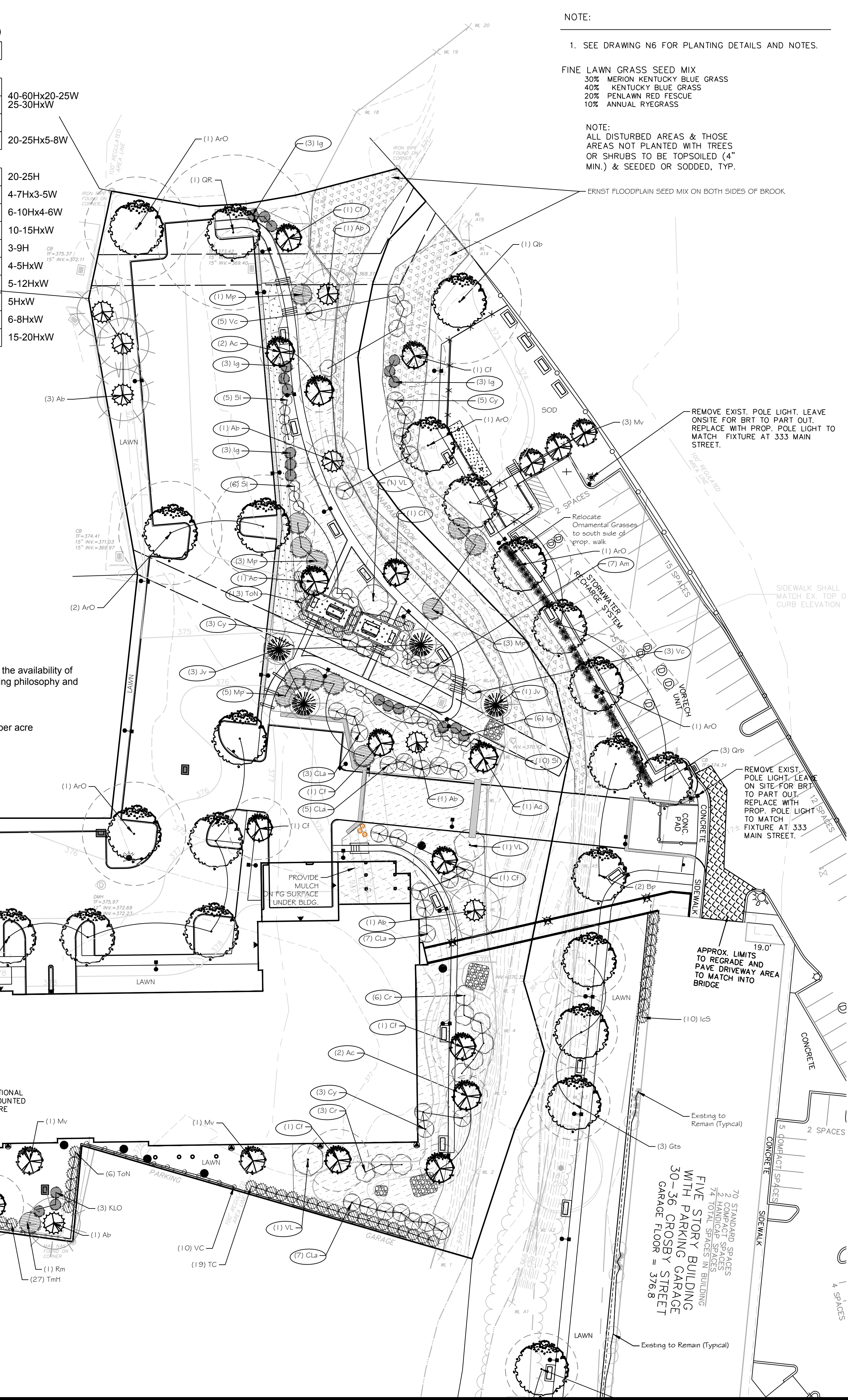
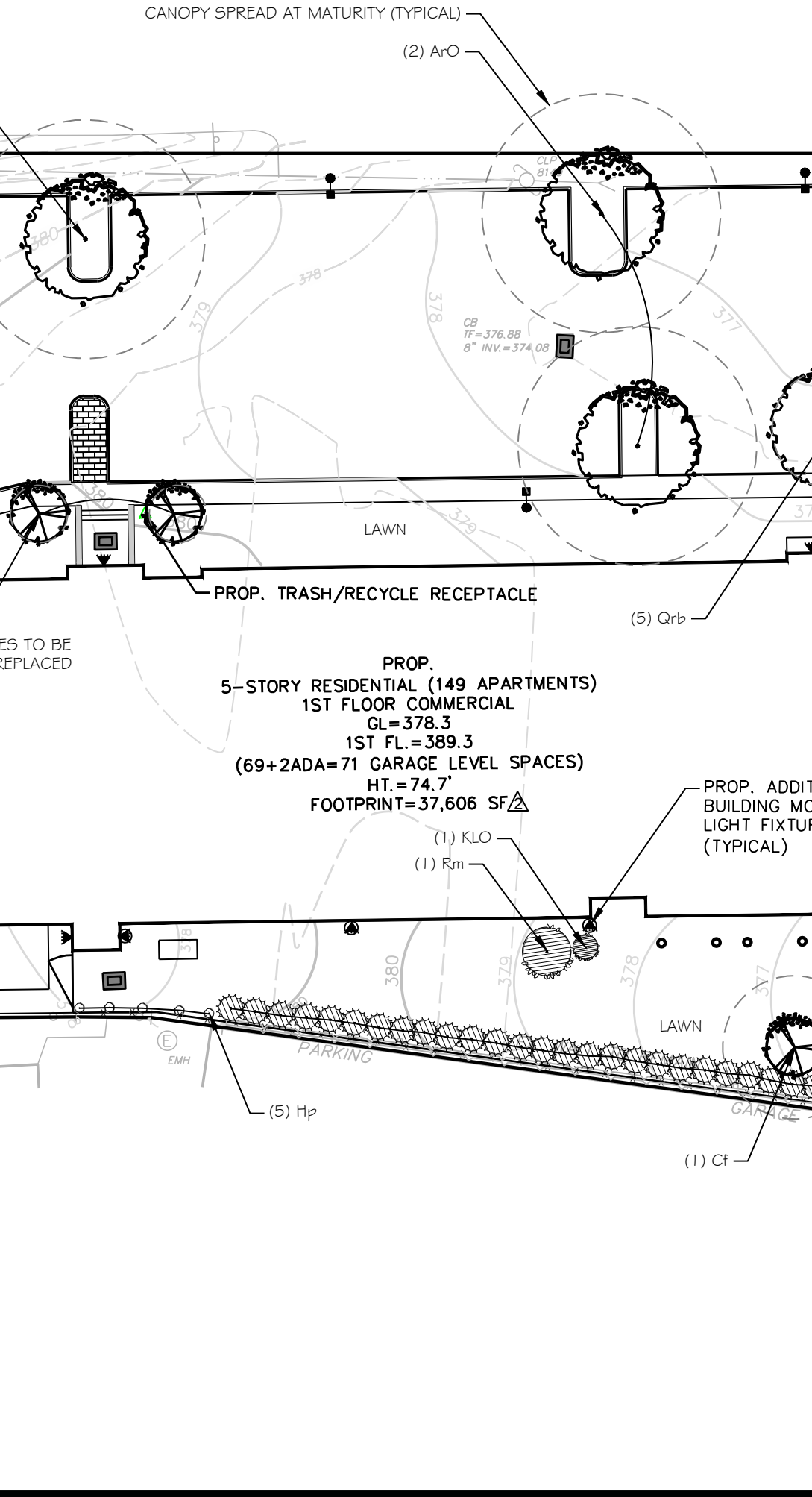
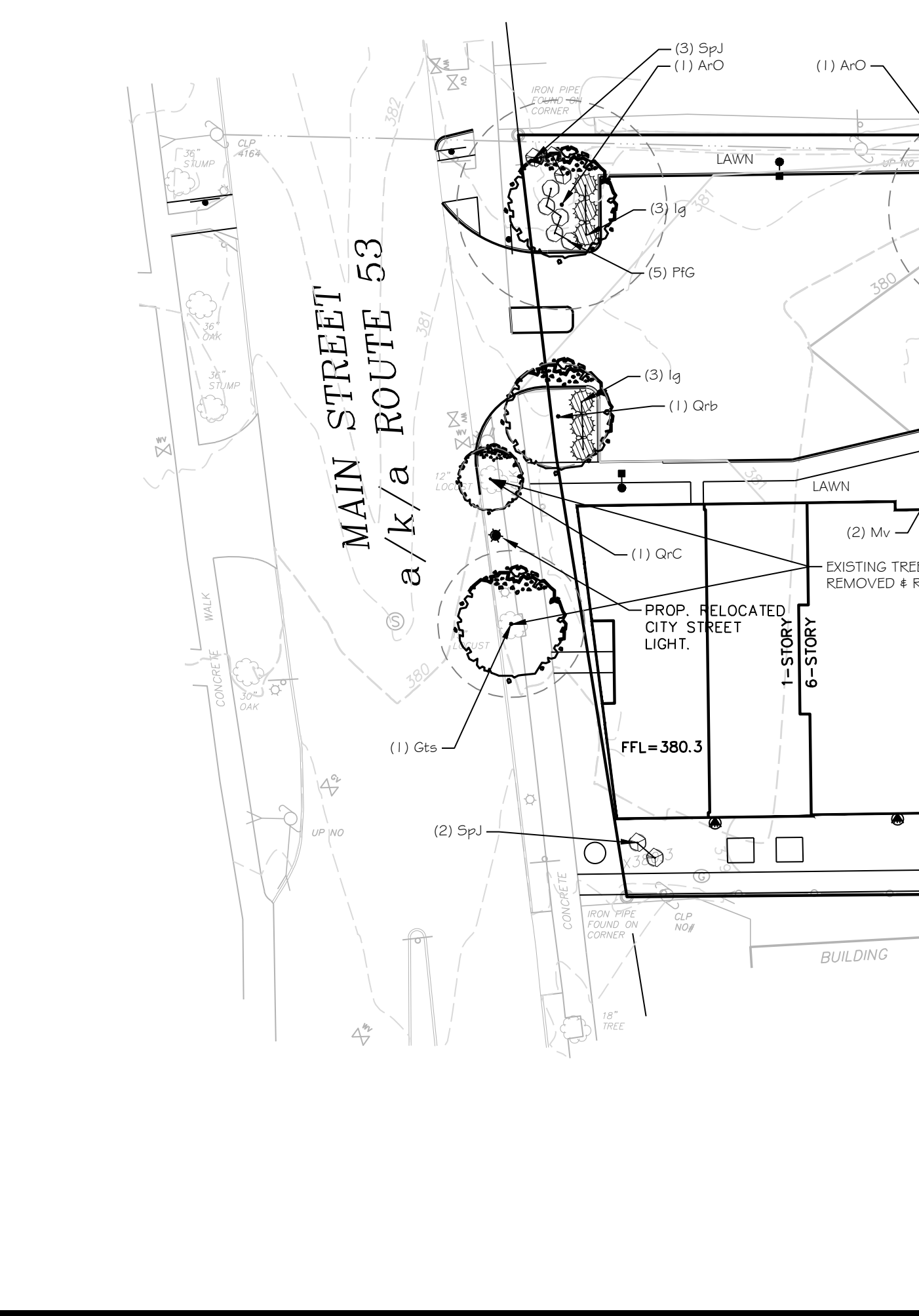
Riparian Sites

- 20.0% Virginia Wildrye
- 14.4% Deertongue, Tioga
- 14.0% Big Bluestem, 'Niagra'
- 14.0% Indiangrass
- 10.0% Fox Sedge
- 5.0% Lurid Sedge
- 5.0% Blunt Broom Sedge
- 4.0% Blue Vervain
- 3.0% Hop Sedge
- 2.0% Swamp Mildweed
- 2.0% Soft Rush
- 2.0% Golden Alexanders
- 1.6% New England Aster
- 0.7% Wrinkleleaf Goldenrod
- 0.4% Great Blue Lobelia
- 0.4% Wild Bergamot, Fort Indiantown Gap
- 0.3% Common Sneezeweed
- 0.3% Square Stemmed Monkeyflower
- 0.3% Woolgrass
- 0.2% Boneset
- 0.2% Grassleaf Goldenrod
- 0.1% Purplestem Aster
- 0.1% Flat Topped White Aster

NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES:
 SPECIES: Creeping Red Fescue, (Festuca rubra), Canada Wild Rye, (Elymus canadensis), Annual Ryegrass, (Lolium multiflorum), Perennial Ryegrass, (Lolium perenne), Blue Grama, (Bouteloua gracilis), Little Bluestem, (Schizachyrium scoparium), Indian Grass, (Sorghastrum nutans), Rough Bentgrass, (Agrostis scabra), Upland Bentgrass, (Agrostis perennans).
 APPLICATION RATE: 35 lbs/acre 1250 sq. ft/lb
 New England Wetland Plants, Inc. www.newep.com

General Product Information:
 Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

Item Number: ERNMX-154
 Seeding Rate: 20 lb per acre with a cover crop of grain rye at 30 lb per acre
 Ernst Conservation Seeds www.ernstseed.com



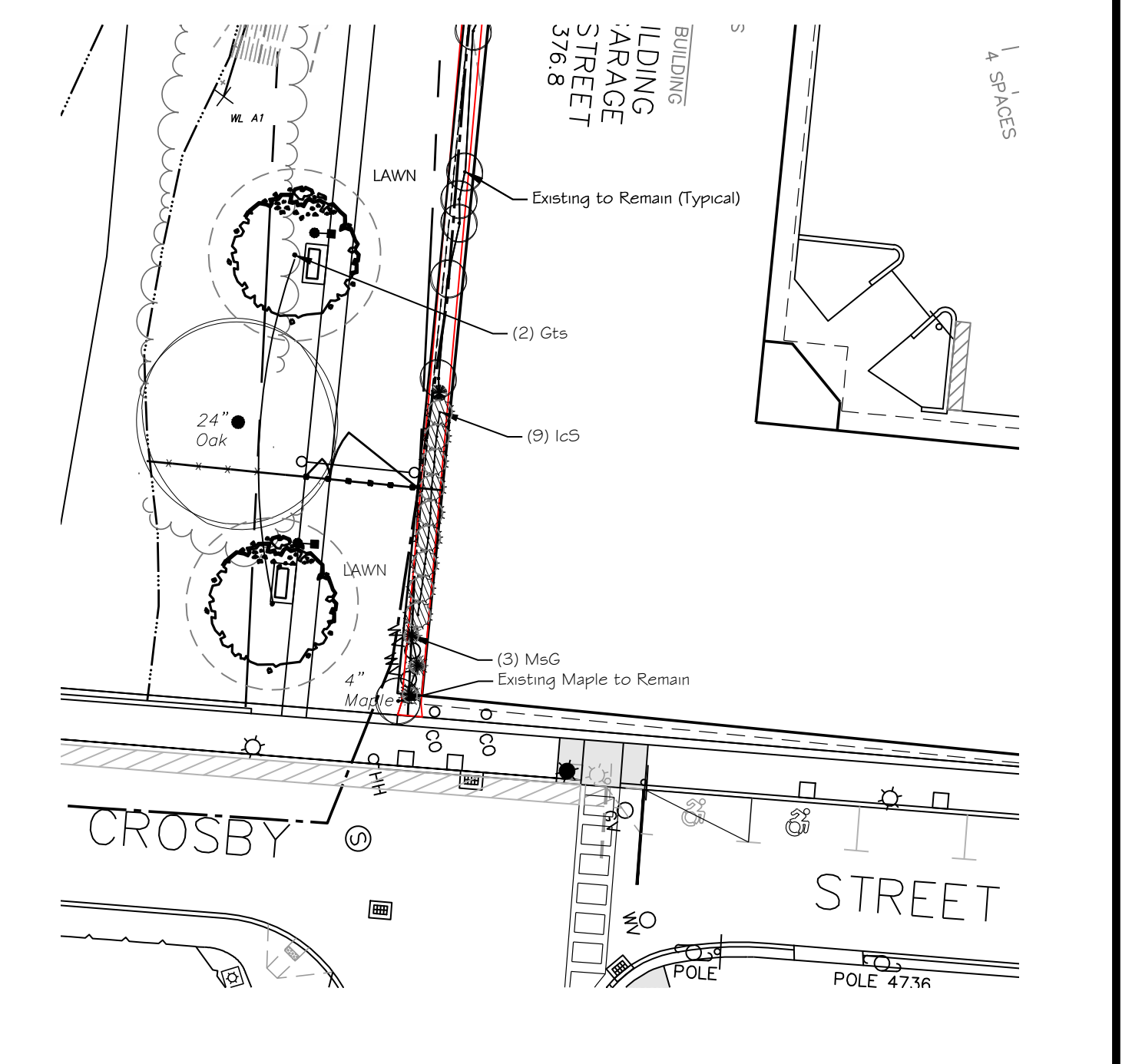
NOTE:

- SEE DRAWING N6 FOR PLANTING DETAILS AND NOTES.

FINE LAWN GRASS SEED MIX
 30% MERION KENTUCKY BLUE GRASS
 40% KENTUCKY BLUE GRASS
 20% PENLAWN RED FESCUE
 10% ANNUAL RYEGRASS

NOTE:
 ALL DISTURBED AREAS & THOSE AREAS NOT PLANTED WITH TREES OR SHRUBS TO BE TOPSOILED (4" MIN.) & SEEDED OR SODDED, TYP.

- PLANTING NOTES:**
- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO APPLICABLE A.A.N. STANDARDS.
 - THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
 - ALL PLANTS SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE LOCATED ON SITE BY THE CONTRACTOR FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE MOVED, WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
 - PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
 - ALL SHRUB MASSINGS AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGE, AT HIS OWN EXPENSE.
 - ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL, 12" DEEP.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
 - PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND /OR LAWN SEEDING OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
 - SUBSTITUTIONS PERMITTED ONLY UPON WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
 - PLANT TAGS TO REMAIN ON ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE. CONTRACTOR TO THEN REMOVE ALL PLANT TAGS.
 - WHERE A SIZE RANGE IS GIVEN IN THE PLANT SCHEDULE, AT LEAST 50% OF THE PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
 - CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
 - CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL UNTIL 60 DAYS AFTER FINAL ACCEPTANCE.
 - TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND NOT COVERED BY OTHER SITE IMPROVEMENTS.
 - SUBSTITUTION OF PLANT MATERIAL: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT. SIZES SMALLER THAN THOSE SPECIFIED IN THE PLANT SCHEDULE WILL NOT BE ACCEPTED.



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05/14/2020	REVISIONS PER REVISED BUILDING FOOTPRINT
04/24/19	REVISIONS PER CITY COMMENTS
04/08/19	REVISIONS PER CITY COMMENTS
03/09/19	REVISIONS PER CITY COMMENTS
12/20/18	REVISIONS PER PRE-APP MEETING & BUILDING FOOTPRINT
9/24/18	BRIDGE PIER
DATE	DESCRIPTION

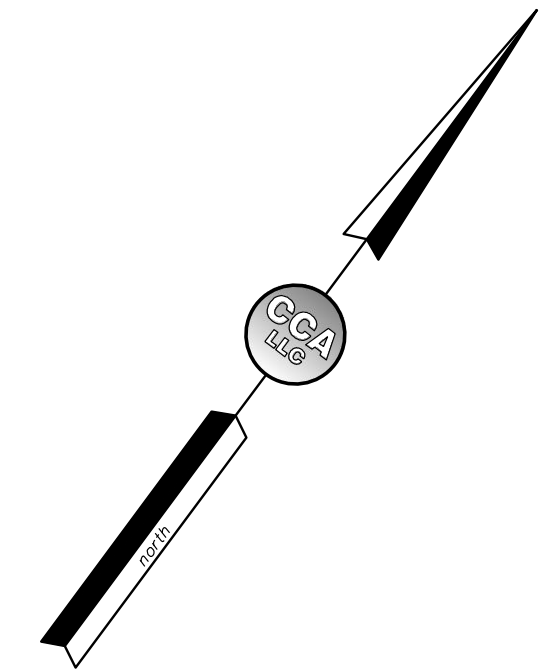
LANDSCAPE PLAN
 PREPARED FOR
BRT BROOKVIEW COMMONS, LLC
 MBLU I13-034
 333 MAIN STREET
 DANBURY, CONNECTICUT

Scale: 1"=30'
 Date: 1/20/2022
 Proj. No.: 05-926.10
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 Sheet: C5
 Drawn by: SCS/NY

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 Brookfield, CT 06804
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THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROLS WEEKLY, BEFORE AN ANTICIPATED STORM GREATER THAN 0.5 INCHES, AND FOLLOWING A SIGNIFICANT STORM EVENT. A FIELD REPORT SHALL BE PREPARED IDENTIFYING THE PROGRESS OF SITE DEVELOPMENT, EFFECTIVENESS OF THE MEASURES AND REMEDIAL ACTIONS OR FIELD CHANGES TO THE PLAN.



MBLU 113-299
N/F
C.P.C.I. LLC
VOLUME 1292 PAGE 276

MBLU 113-028
N/F
THREE HUNDRED FORTY FIVE
MAIN STREET, LLC
VOLUME 1259 PAGE 201

MBLU 113-027
N/F
BANK OF AMERICA NATIONAL ASSOCIATION
VOLUME 1794 PAGE 264

MBLU 113-026
N/F
MASONIC TEMPLE ASSOCIATION
VOLUME 160 PAGE 220

MBLU 113-036
N/F
MAIN CROSBY, LLC
VOLUME 2009 PAGE 50

MBLU 113-036
N/F
MAIN CROSBY, LLC
VOLUME 2009 PAGE 50

PROVIDE PROPERLY INSTALLED SILT FENCE DURING CONSTRUCTION PER CT E&S STANDARDS; TYP.

PROVIDE CATCH BASIN SILT PROTECTION DURING CONSTRUCTION PER CT E&S STANDARDS, TYP. E.G. SILT SACKS OR EQUAL

PROVIDE CONSTRUCTION ENTRANCE DURING CONSTRUCTION PER DETAIL ON SHEET ES1

SIDEWALK SHALL MATCH EX. TOP OF CURB ELEVATION

APPROX. LIMITS TO REGRADE AND PAVE DRIVEWAY AREA TO MATCH INTO BRIDGE

MBLU 113-045
N/F
BRT BROOKVIEW, LLC
VOLUME 1700 PAGE 879

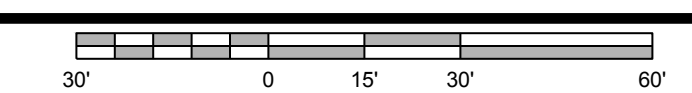
FIVE STORY BUILDING WITH PARKING GARAGE
30-36 CROSBY STREET
GARAGE FLOOR = 376.8

PROP.
5-STORY RESIDENTIAL (149 APARTMENTS)
1ST FLOOR COMMERCIAL
GL = 378.3
1ST FL. = 389.3
(69+2ADA=71 GARAGE LEVEL SPACES)
HT = 74.7'
FOOTPRINT=37,606 SF

FFL=380.3

05/14/2020	REVISIONS PER REVISED BUILDING FOOTPRINT
04/24/19	REVISIONS PER CITY COMMENTS
04/08/18	REVISIONS PER CITY COMMENTS
03/09/18	REVISIONS PER CITY COMMENTS
12/20/18	REVISIONS PER PRE-APP MEETING & BUILDING FOOTPRINT
9/24/18	BRIDGE PIER
DATE	DESCRIPTION

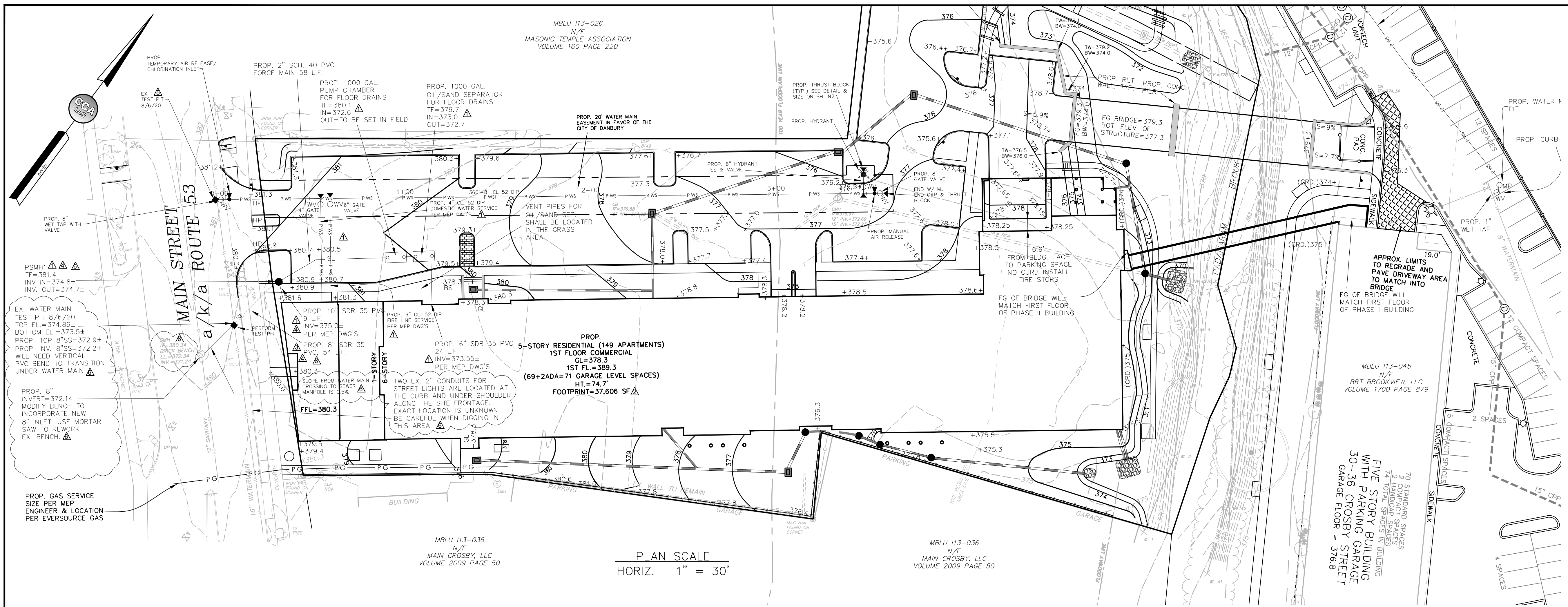
EROSION CONTROL PLAN
PREPARED FOR
BRT BROOKVIEW COMMONS, LLC
MBLU 113-034
333 MAIN STREET
DANBURY, CONNECTICUT



Date:	6/27/18
Scale:	1"=30'
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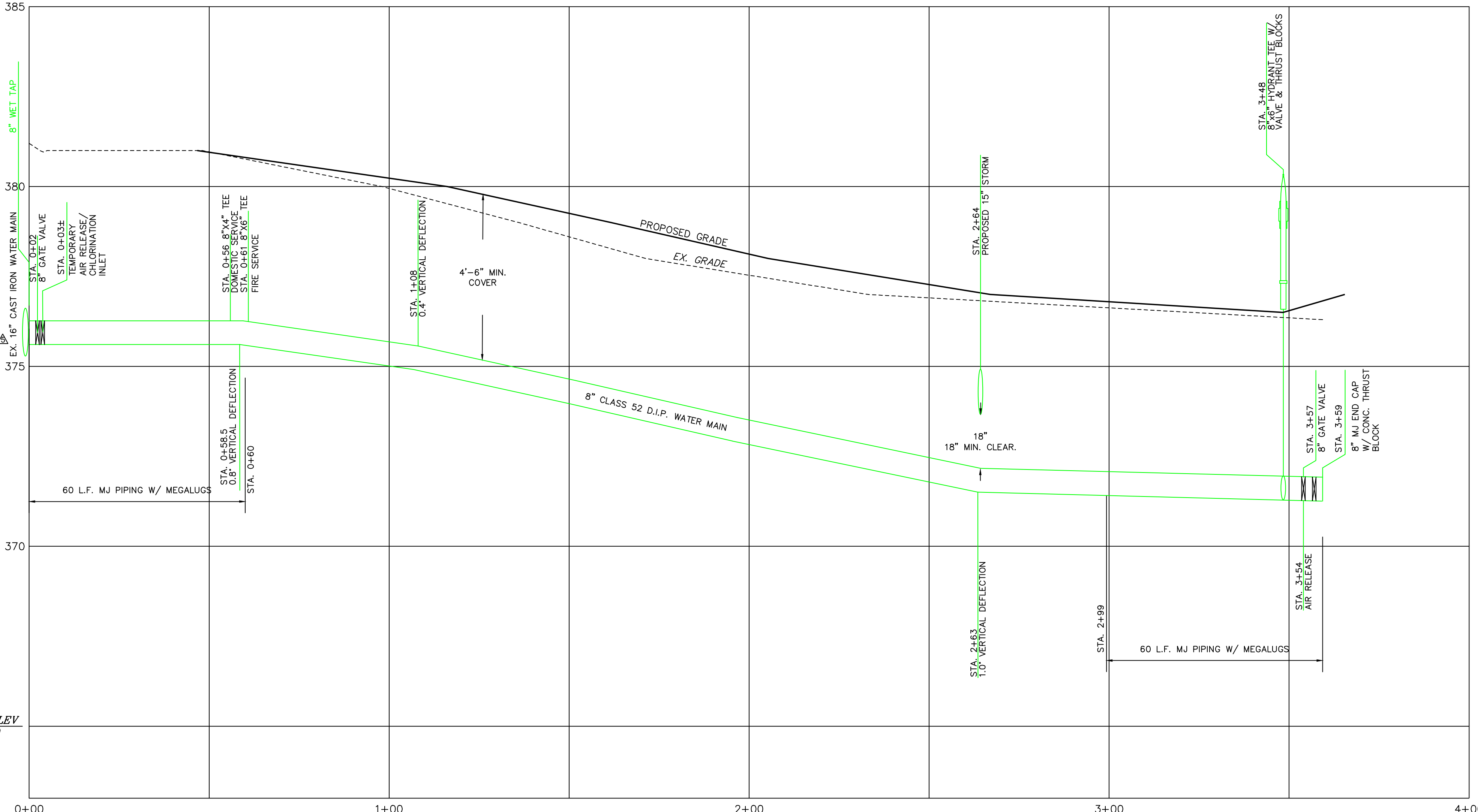
- SPECIAL NOTE:**
POSITIVE DRAINAGE IS TO BE MAINTAINED FOR POST CONSTRUCTION CONDITIONS.
- SPECIAL NOTE:**
CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING UTILITIES TO BE CROSSED PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
- SPECIAL NOTE:**
AFTER CONSTRUCTION OF THE WATER OR MAINS, AS-BUILT DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. A STATE OF CONNECTICUT LICENSED LAND SURVEYOR IS TO SIGN AND SEAL THE AS-BUILT DRAWINGS. THE DRAWING SHALL BE IN ACCORDANCE WITH THE "MINIMUM WATER MAIN, SANITARY SEWER MAIN AND STORM DRAINAGE FINAL RECORD DRAWING REQUIREMENTS". THE FINAL AS-BUILT DRAWINGS ARE TO BE SUBMITTED ON MYLAR AND ALSO IN AN AUTOCAD FORMAT.
- SPECIAL NOTE:**
ACCEPTANCE OF THE WATER MAIN EXTENSION WILL REQUIRE THE APPROVAL OF A FINAL AS-BUILT DRAWING BY A LICENSED SURVEYOR, APPROVAL OF A FINAL FIELD INSPECTION SCHEDULED WITH THE ENGINEERING DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT AND ACCEPTANCE OF LEGAL DOCUMENTS BY THE ENGINEERING DEPARTMENT AND CORPORATION COUNSEL.
- SPECIAL NOTE:**
SHOP DRAWINGS OF ALL WATER MATERIALS TO BECOME THE CITY PROPERTY ARE TO BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW AFTER APPROVAL BY THE DESIGN ENGINEER AND PRIOR TO ANY PRECONSTRUCTION MEETING WITH THE CONTRACTOR.
- SPECIAL NOTE:**
THE CONTRACTOR IS TO ATTEND A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING DEPARTMENT TO REVIEW THE DETAILS OF THE CONSTRUCTION PRIOR TO SAWCUTTING AND AT LEAST 24 HOURS PRIOR TO START OF THE WORK.
- SPECIAL NOTE:**
CHLORINATION INLETS/ AIR RELEASES ARE TEMPORARY AND ARE TO BE REMOVED AND CAPPED AFTER TESTING.
- SPECIAL NOTE:**
ALL SERVICE SADDLES TO BE FULL STAINLESS BANDS, SMITH BLAIR 315/317 STAINLESS STEEL SERVICE SADDLE OR APPROVED EQUAL.

- a. "All construction shall be in accordance with City of Danbury Standards and Specification. Water Mains are to be installed in accordance with the latest "Engineering Division The City of Danbury Public Works Department General Information & Guide." Detailed specifications are provided for water materials. Construction to be under supervision of the City Engineer or their designee."
- b. "The water main will be owned by the City of Danbury in the end and are to be constructed in accordance with Appendix A, "Typical Eight Step Conditions and Restrictions. Typical Sanitary Sewer and Water Extensions" from the Engineering General Guide."
- c. "Two (2) copies of shop drawings of all water materials to become the City property are to be submitted to the Engineering Division for review after approval by the design engineer and prior to any preconstruction meeting with the contractor."
- d. "The proposed water main layout will be staked in the field after confirmation of the existing utility locations through "Call Before You Dig" and subsequent test pit work."
- e. "A preconstruction meeting will be conducted in the field at least 48-hours prior to sawcutting and construction and after CBYD markout."
- f. "Test pits will be necessary to confirm the locations of existing utilities and are noted on these plans."
- g. "The proposed water main layout will be reviewed in the field with the Engineering Division and adjusted as necessary based on the location of existing utilities. Significant redesigns will require re-submission of design plans by the design engineering to the City Engineering Department."
- h. "Chlorination inlets and blowoffs are to be temporary and are to be removed and capped after testing."
- i. "Water tap, connections and water main installation to be witnessed by Engineering Division inspector. Please contact (203) 797-4641 for scheduling 48-hours prior to construction."
- j. "The pipe restraint was determined for a test pressure of 190 p.s.i., 100 p.s.i. over the field pressure of 90 p.s.i. The main will be tested at a pressure of 200 p.s.i. Apply leakage test pressure of working pressure + 100 p.s.i (water mains), and maintain pressure in accordance with AWWA standard. The duration of the leakage test shall be at least "three" hours minimum or as determined by the Engineering Division inspector."
- k. "Please reference Engineering General Guide for the City of Danbury Flushing, disinfection and pressure testing specifications. Please refer to AWWA procedures in conformance with state regulations. Work to be inspected, checked and approved by the Engineering Division."
- l. "Acceptance of the water main extension will require the approval of a final main as-built drawing, approval of a final field inspection scheduled with the Engineering Division and Public Utilities Division and acceptance of legal documents by the Engineering Division and Corporation Counsel."
- m. "Please refer to Appendix H of the Engineering Department General Guide."
"As-Built Drawing Requirements..."
- n. "Existing water mains and services and sanitary sewer mains and services that are broken during construction are to be immediately reported and repaired. Necessary pipe repair materials are to on-site during construction. The developer/owner is responsible for all costs associated with this repair work. Please immediately report Water and Sanitary Sewer breaks to the City of Danbury Public Utilities Division at (203) 797-4539. The Contractor will be the lead in the repairs."

MBLU 113-036
N/F
MAIN CROSBY, LLC
VOLUME 2009 PAGE 50

PLAN SCALE
HORIZ. 1" = 30'

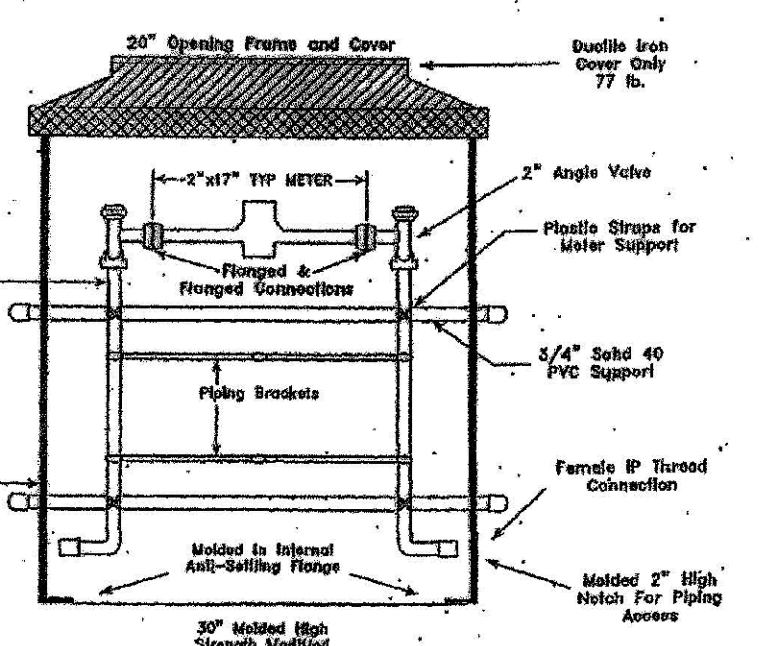
MBLU 113-036
N/F
MAIN CROSBY, LLC
VOLUME 2009 PAGE 50



PROFILE SCALE
HORIZ. 1" = 20'
VERT. 1" = 2'

SURVEY NOTE:
-INFORMATION SHOWN ON THIS PLAN IS TAKEN FROM "PROPERTY & TOPOGRAPHIC SURVEY PREPARED FOR BRT BROOKVIEW COMMONS, LLC, MBLU 113-034, 333 MAIN STREET, DANBURY, CONNECTICUT" DATED AUGUST 8, 2017 BY CCA, LLC.
-VERTICAL DATUM IS BASED ON NAVD 1988.
-VISIBLE SANITARY SEWER, WATER AND DRAINAGE INFRASTRUCTURE WAS FIELD LOCATED AS PART OF SURVEY IN AUGUST OF 2017.

CITY COUNCIL APPROVAL: 8/6/19
18-MONTH EXPIRATION DATE: 2/6/21



MANUFACTURER	
Manufacturer	Flowline
Part No. as to Manufacturer	2" x 2" x 2" Typical Meter can be plumbed for 1-1/2" meter
Depth of Burial	52" as per drawing
Pit Size	30"
Material	2" x 2" x 2" Typical Meter can be plumbed for 1-1/2" meter
PI Material	Co-Extruded PE III Black exterior with white interior UV degradation protected. Minimum wall thickness (min.) 1/2".
Water Main Cover to Double Inlet, 77 lb.	
Smooth wall interior/exterior. Vertical strength exceeds 20,000 lb.	
Mated-in Internal Anti-Siphon Flange	

METER PIT DETAIL FOR 2" METER
N.T.S.

DATE	DESCRIPTION
10/14/2020	REVISE SEWER LATERAL DESIGN & ELECTRICAL LOC.
08/13/2020	ADJUST WATER TAP ELEVATION PER TEST PIT
07/09/2020	CHANGE SEWER LATERAL 8" TO 10"
06/04/2020	REVISE YARD DRAIN AND SEWER PIPING
05/14/2020	REVISIONS PER REVISED BUILDING FOOTPRINT
04/29/2020	REVISIONS PER MEP PLUMBING PLAN A
09/18/19	CITY COMMENTS FOR WATER MAIN EXTENSION
09/05/19	CITY COMMENTS FOR WATER MAIN EXTENSION

WATERMAIN PLAN & PROFILE
PREPARED FOR
BRT BROOKVIEW COMMONS, LLC
MBLU 113-034
333 MAIN STREET
DANBURY, CONNECTICUT

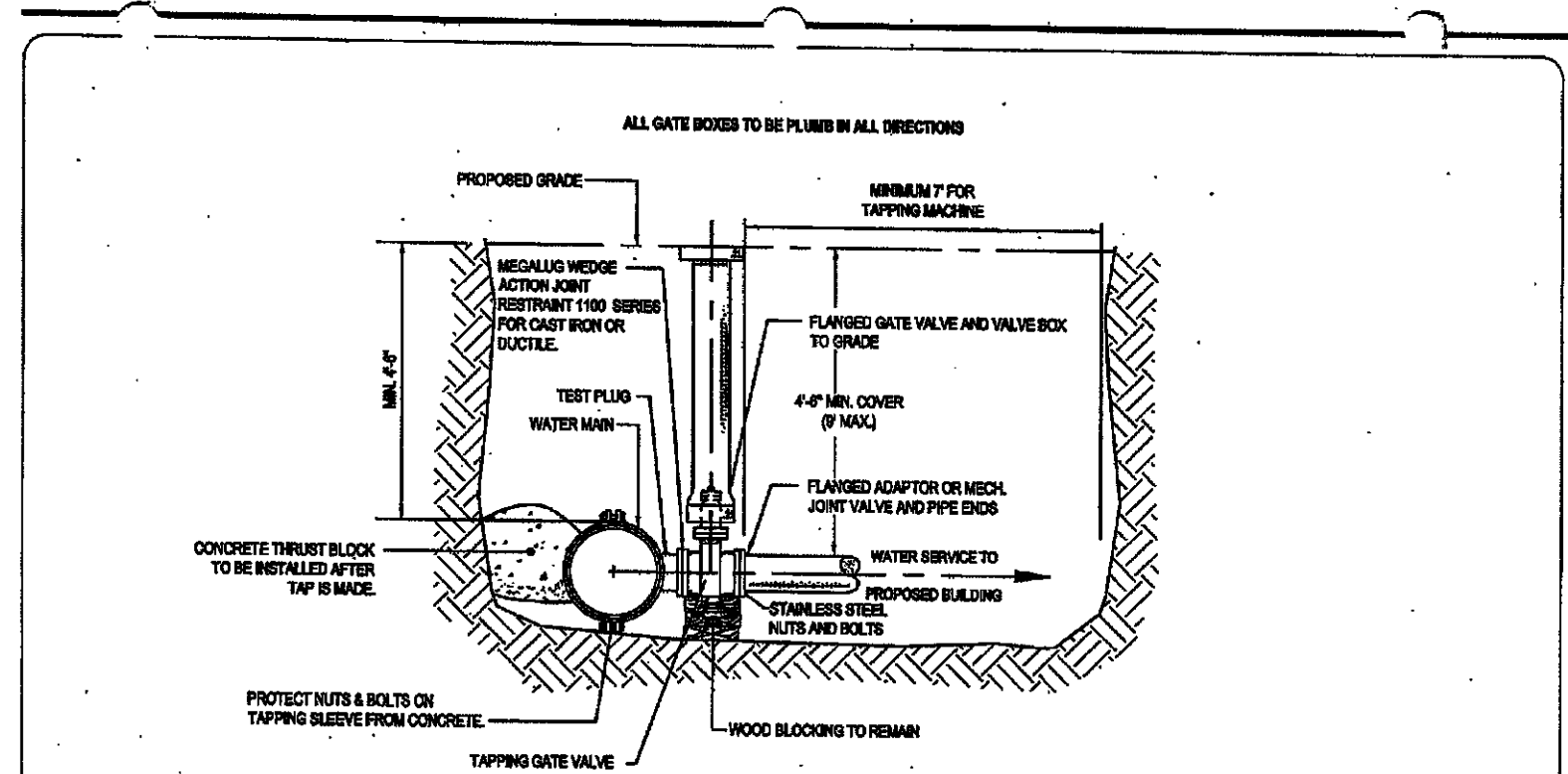
30' 0" 15' 30' 60'

CCA
ENVIRONMENTAL - CIVIL - ENGINEERING SURVEYING LLC

Date: 5/17/19
Scale: AS NOTED
Proj. No: 05-926.10
File No: 2856
Acad No: 05926.10SP
Sheet: C7
Drawn by: KST/SCS

40 Old New Milford Road
Brookfield CT 06804
(203)775-6207
www.ccaengineering.com

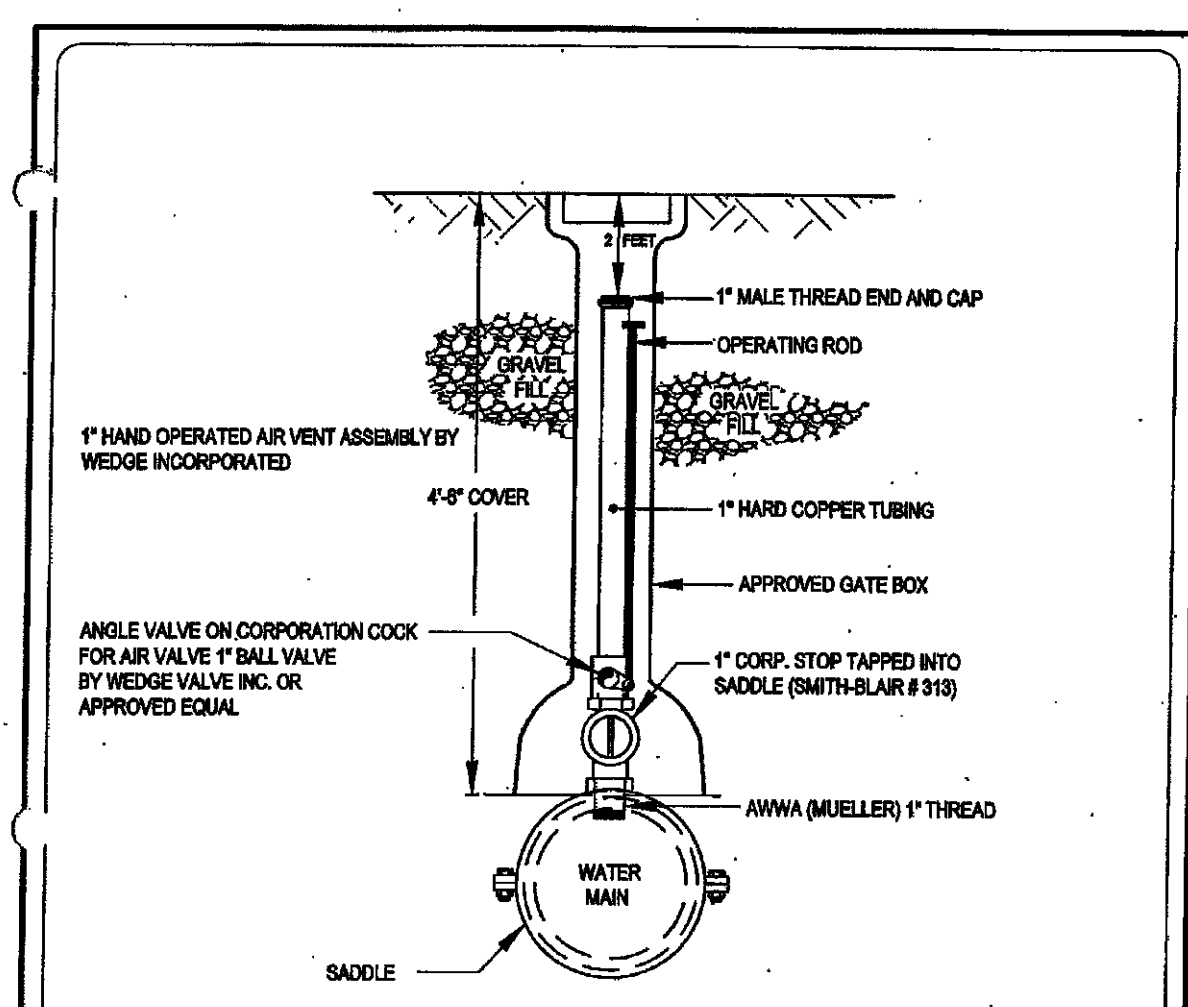
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GENERAL CONSTRUCTION NOTES:
 - THE TRENCH IS TO BE REPARATED AND IN COMPLIANCE WITH CSA REQUIREMENTS FOR TRENCH EXCAVATION.
 - THE TAP IS TO BE PERFORMED BY A CONTRACTOR APPROVED BY THE CITY FOR THIS PURPOSE.
 - TAPPING SLEEVES & TAPPING GATE VALVE TO BE INSTALLED ON WATER MAIN.
 - AUTOMATIC PRESSURE TEST WILL BE PERFORMED THROUGH THE TEST PLUG WITH INSPECTOR PRESENT.
 - A NET TAP WILL BE PERFORMED ONLY AFTER TAPPING SLEEVES TEST PRESSURE HAS PASSED.
 - TAPPING GATE VALVE IS TO OPEN LEFT AND BE MECHANICAL JOINT TO FLANGE MATCHING TAP MACHINE.

NO.	DATE	COMMENTS
1	4/2/12	
2		

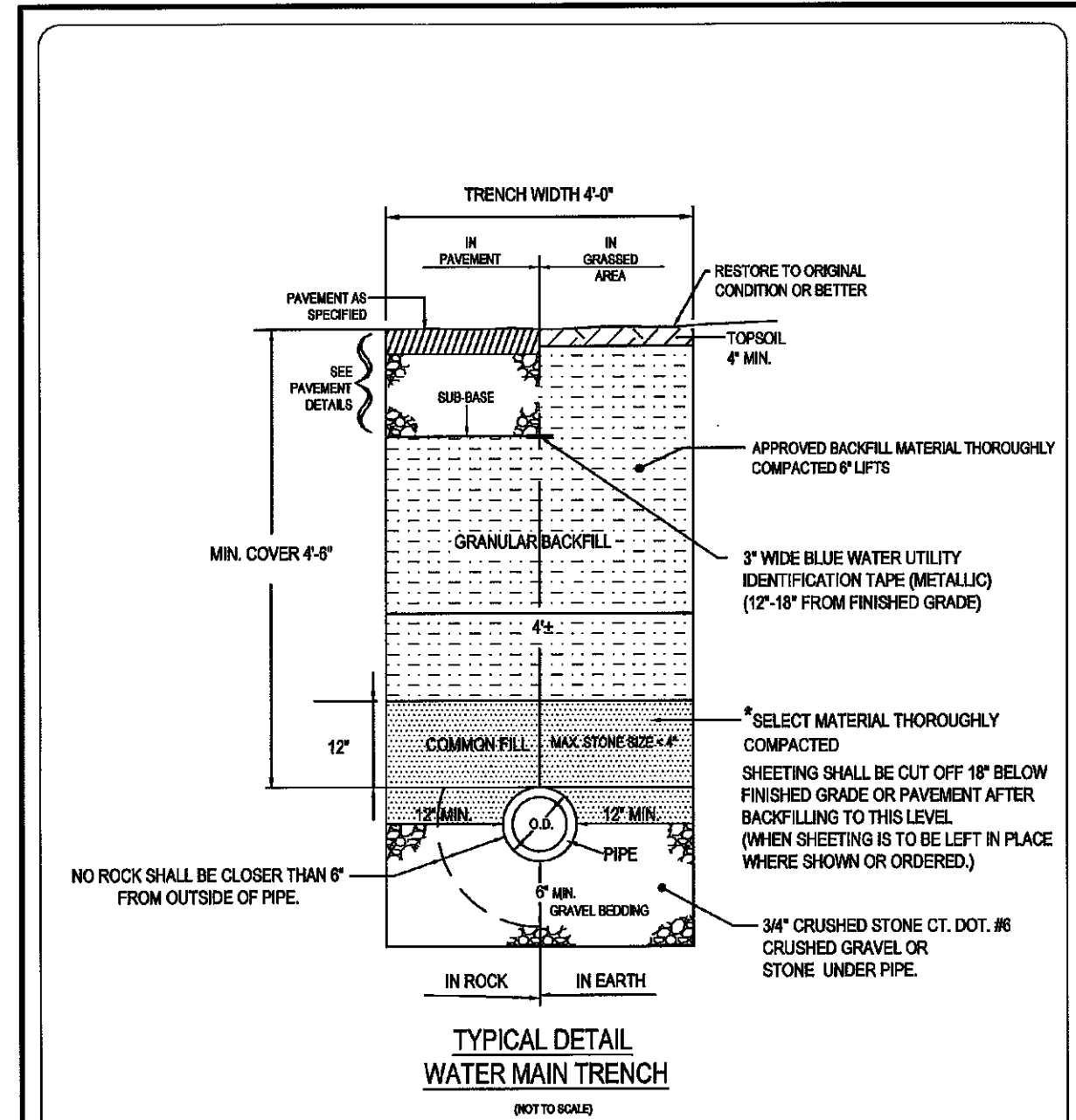
CITY OF DANBURY ENGINEERING DIVISION
 TYPICAL 4" THROUGH 12" WATER SERVICE TAP ON MAIN AND TAPPING GATE VALVE DETAIL
 CHECKED BY: D.W.N. DRAWN BY: P.J.T.



GENERAL CONSTRUCTION NOTES:
 - STAINLESS STEEL AIR VALVES SHALL BE USED IN AREAS SUBJECT TO ATMOSPHERIC EXPOSURE OR IN AREAS LIKELY TO BE SUBJECT TO EXPOSURE TO INCREASED ROAD SALT RUN OFF, SUCH AS BRIDGE CROSSINGS.
 - ANGLE VALVE TO BE REMOVED AFTER PRESSURE TEST AND CAPPED OVER CORPORATION.

NO.	DATE	COMMENTS
1	4/2/12	
2		

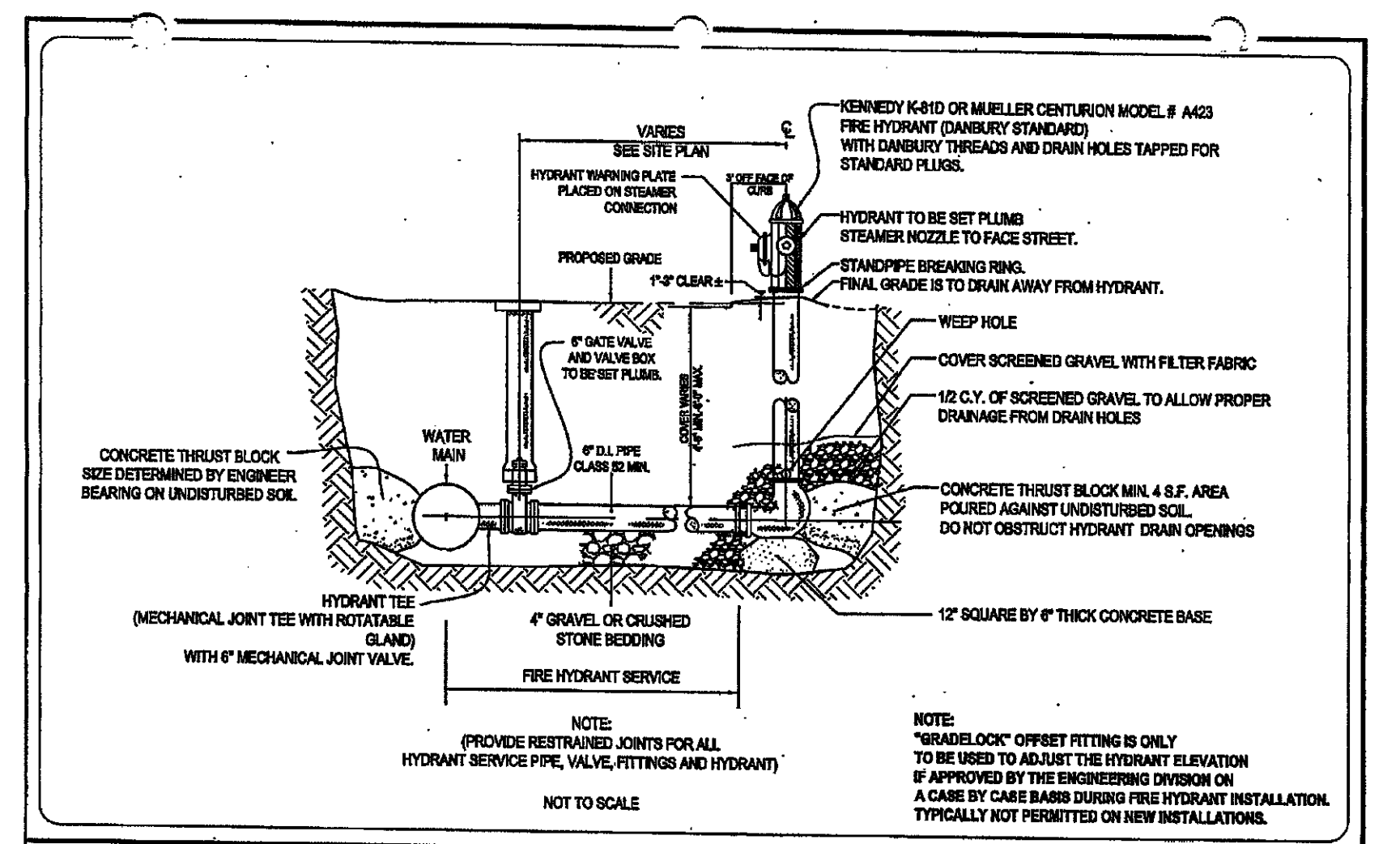
CITY OF DANBURY ENGINEERING DIVISION
 WATER AIR RELEASE/TEMPORARY CHLORINATION VALVE DETAIL
 CHECKED BY: D.W.N. DRAWN BY: P.J.T.



GENERAL CONSTRUCTION NOTES:
 - A WATERSTOP OF DEAD SAND SHALL BE PLACED AT ALL JOINTS AND FITTINGS TO A DISTANCE OF TWELVE (12) INCHES BEYOND EACH JOINT (IN BOTH DIRECTIONS); THE DEAD SAND IS TO BE PLACED TO THE SAME HEIGHT AS THE GRAVEL OR STONE BEDDING PLACED BETWEEN WATERSTOPS.

NO.	DATE	COMMENTS
1	4/2/12	
2	11/12/14	

CITY OF DANBURY ENGINEERING DIVISION
 WATER MAIN TRENCH DETAIL
 CHECKED BY: D.W.N. DRAWN BY: P.J.T.



NO.	DATE	COMMENTS
1	4/2/12	
2	4/15/13	AWK REMOVED

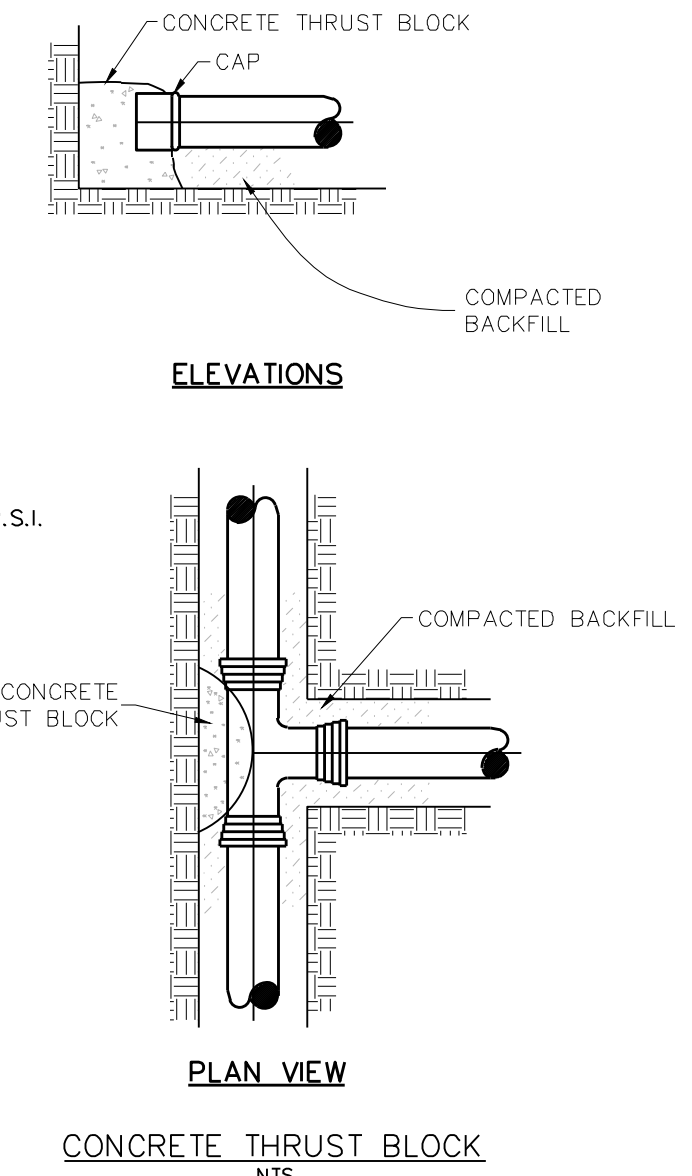
CITY OF DANBURY ENGINEERING DIVISION
 WATER FIRE HYDRANT ASSEMBLY DETAIL
 CHECKED BY: D.W.N. DRAWN BY: P.J.T.

THRUST BLOCK BEARING REQUIREMENT

FITTING	MIN. BEARING AREA (S.F.)	WIDTH x HEIGHT (FT.)
8" TEE	8.0	4' x 2'
6" HYDRANT DEAD END	4.5	2.5' x 1.8'
8" DEAD END	8.0	4' x 2'

MINIMUM REQUIRED MEGALUG PIPE RESTRAINT

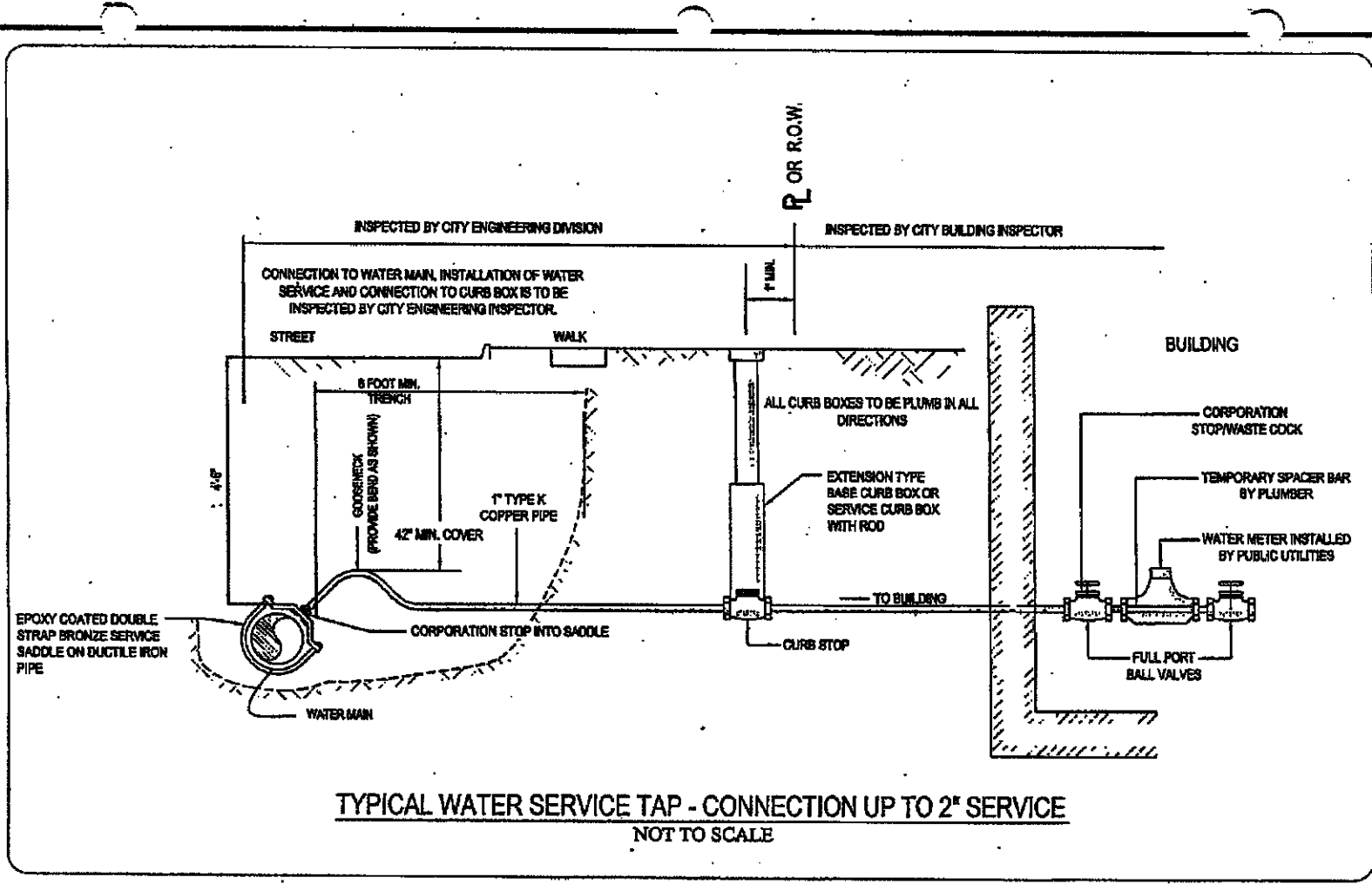
FITTING	MIN. LENGTH TO EACH SIDE OF FITTING (L.F.)
8" x 6" TEE & 8" x 4" TEE	20
8" x 8" TEE	40
8" - 45" BEND	20
8" - 22.5" BEND	20
8" - 11.25" BEND	20
8" DEAD END	60



MEGALUG THRUST RESTRAINTS SHALL BE EBAA IRON SERIES 1100 FOR MECHANICAL JOINTS OR SERIES 1700 FOR DUCTILE IRON PUSH ON JOINTS.
 - THE PIPE RESTRAINT WAS DETERMINED FOR A TEST PRESSURE OF 200 P.S.I., 110 P.S.I. OVER THE FIELD PRESSURE OF 90 P.S.I.

- WATER NOTES:
- POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE. USE 3000 PSI CONCRETE.
 - EXTEND THRUST BLOCKS FULL LENGTH OF FITTING FOR TEES AND BENDS.
 - PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCK.
 - REQUIREMENTS OF THE TABLE ABOVE PRESUME MINIMUM SOIL BEARING PRESSURE OF 0.6 TONS PER SQUARE FOOT (TSF) AND THE ENGINEER IS TO BE NOTIFIED IF SOIL RESISTANCE IS LESS THAN 0.6 TSF OR IF QUESTIONABLE.
 - DEAD ENDS SHALL HAVE A RESTRAINED MJ PLUG AND THRUST BLOCK.
 - ENGINEER TO INSPECT THRUST BLOCKS BEFORE BACKFILLING.
 - ALL WORK TO MEET CITY STANDARDS.
 - VALUES TAKEN FROM NFPA 24.
 - THRUST AT FITTINGS BASED ON 200 PSI PRESSURE.
 - THE CONTRACTOR IS TO REVIEW THE DETAILS OF THE CONSTRUCTION PRIOR TO THE START OF THE WORK AT A PRECONSTRUCTION MEETING WITH THE ENGINEERING DEPARTMENT INSPECTOR.

- UTILITY CONSTRUCTION NOTES:
- LENGTH OF PIPES ARE APPROXIMATELY FROM EDGE OF STRUCTURE TO EDGE OF STRUCTURE.
 - STATIONING BASED ON CENTERLINE OF PROPOSED UTILITY.
 - MAINTAIN A MINIMUM OF 18-IN VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND STORM DRAINAGE.
 - MAINTAIN A MINIMUM OF 18-IN VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAINS AND SERVICES.
 - MAINTAIN A MINIMUM OF 12-IN VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND ALL OTHER UTILITIES.
 - A MINIMUM OF 2-FT HORIZONTAL CLEARANCE IS TO BE PROVIDED BETWEEN THE OUTSIDE OF WATER MAINS AND ANY ADJACENT CATCH BASIN STRUCTURE.
 - A MINIMUM OF 2-FT HORIZONTAL CLEARANCE IS TO BE PROVIDED BETWEEN THE OUTSIDE OF SANITARY SEWER MAIN AND STORM SEWER PIPING & CATCH BASINS.
 - MAINTAIN A MINIMUM OF 10-FT HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAINS AND SERVICES UNLESS SHOWN OTHERWISE.
 - MAINTAIN A MINIMUM OF 5-FT HORIZONTAL CLEARANCE BETWEEN GAS SERVICE ALIGNMENT AND SEWER AND WATER MAIN ALIGNMENTS.
 - MAINTAIN A MINIMUM OF 5-FT HORIZONTAL CLEARANCE BETWEEN UTILITY SERVICE (TEL. ELEC. CABLE, ETC.) ALIGNMENT AND SEWER AND WATER MAIN ALIGNMENTS.
 - MINIMUM SLOPE OF THE BUILDING SANITARY SEWER LATERALS IS 2% AND SHALL MEET THE PLUMBING CODE REQUIREMENTS.



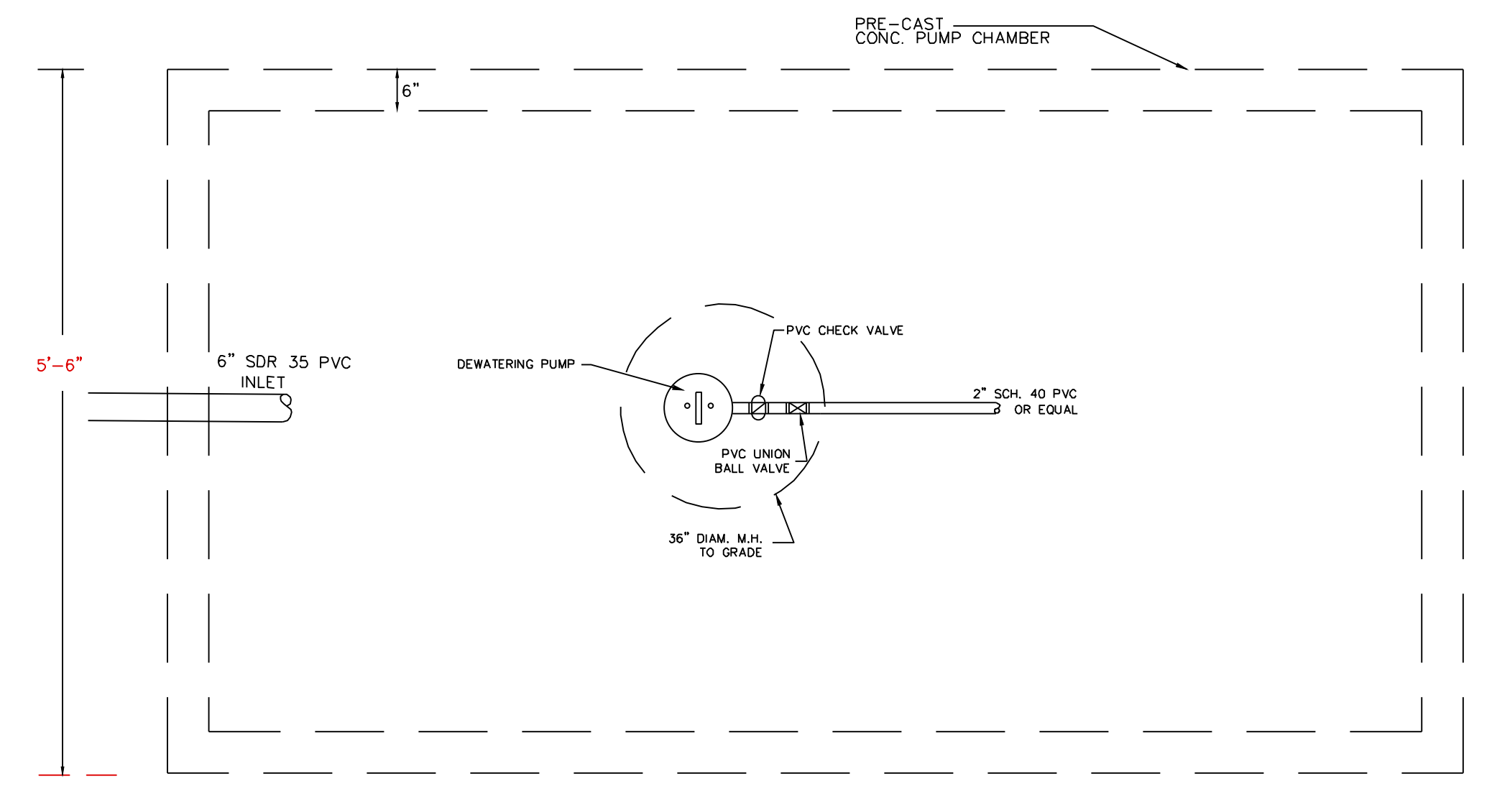
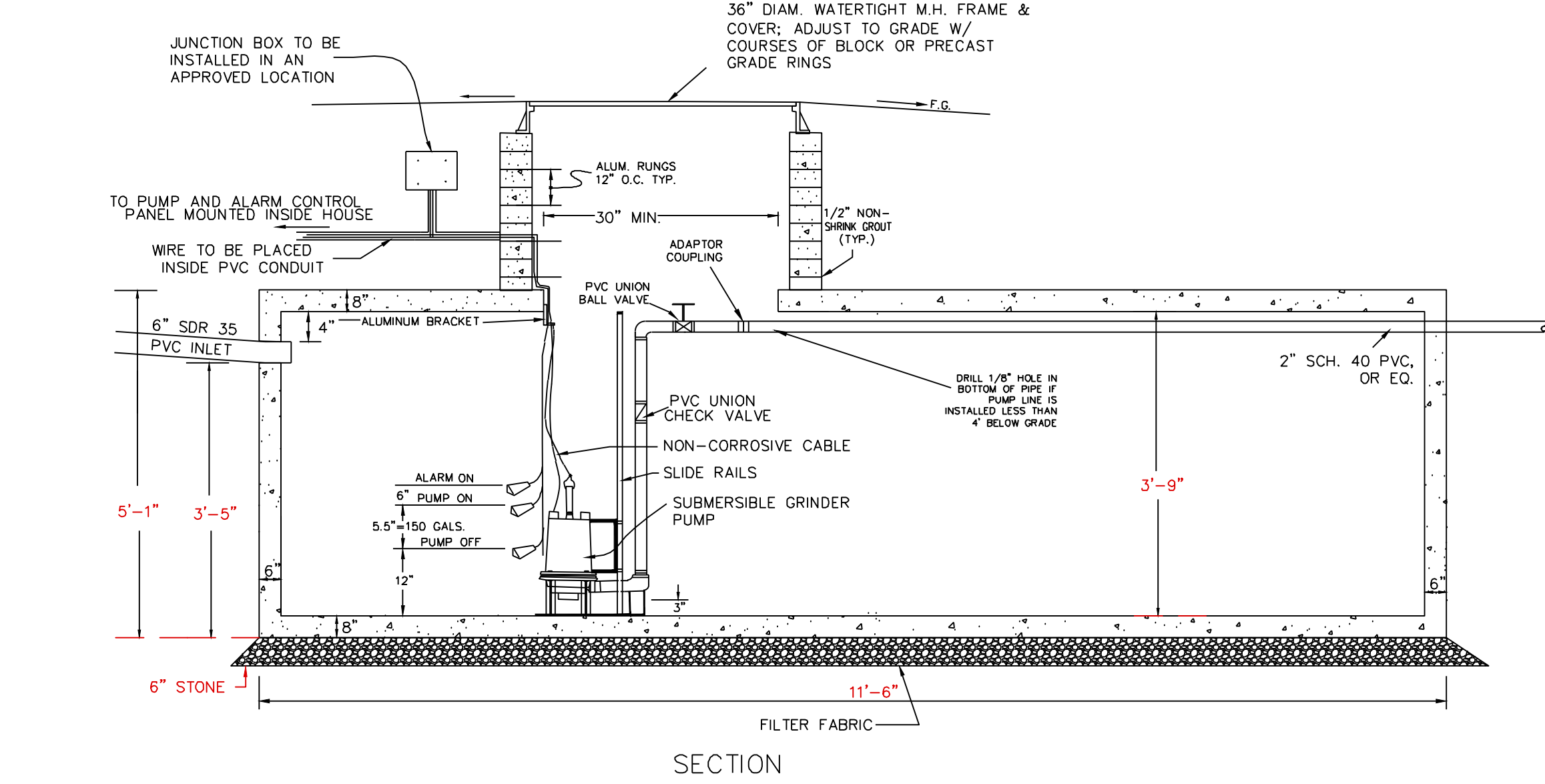
NO.	DATE	COMMENTS
1	4/2/12	NOTES
2	12/4/13	BALL VALVES

CITY OF DANBURY ENGINEERING DIVISION
 TYPICAL WATER SERVICE TAP & CONNECTION UP TO 2" DETAIL
 CHECKED BY: D.W.N. DRAWN BY: P.J.T.

- PUMP NOTES:
- PUMPS TO BE GOULDS SUBMERSIBLE 1-1/2" DEWATERING PUMP SERIES 1DW 1/2 H.P. OR EQUAL. CONTRACTOR TO PROVIDE SHOP DRAWING.
 - USE HIGH WATER ALARM BELL AND MERCURY LEVEL CONTROL FLOAT SWITCHES OR EQUAL; BATTERY POWERED POWER FAILURE ALARM TO BE INSTALLED.
 - PUMP CONTROLS TO BE PLACED OUTSIDE OF PUMP CHAMBER AND MANHOLE. CONTROL PANEL TO BE GOULDS DIGD2 OR EQUAL, TO BE LOCATED IN THE BUILDING'S MECHANICAL ROOM. DO NOT INSTALL LAG FLOAT FEATURE.
 - NO ELECTRICAL SPLICES INSIDE PUMP CHAMBER.
 - CLEANOUT MANHOLES SHALL BE EXTENDED TO GRADE FOR EASY ACCESS.
 - MAXIMUM SYSTEM DOSING TO BE 150 GALLONS.
 - MANHOLE SHALL BE OVER PUMP & UNION CONNECTIONS.
 - ALL PIPE PENETRATIONS SHALL BE SEALED WITH FLEXIBLE, WATERPROOF CAULK OR HAVE A-LOCK TYPE FLEXIBLE GASKETS.
 - ALL PIPING AND VALVES SHALL BE NON-CORROSIIVE PVC. CONNECTIONS WITHIN PUMP CHAMBER SHALL HAVE THREADED JOINTS TO ALLOW EASY DISASSEMBLY & REMOVAL.
 - ALL ELECTRICAL WORK REQUIRES A SEPARATE PERMIT FROM THE LOCAL BUILDING OFFICIAL.
- PUMP ON SWITCH 17.5" FROM BOTTOM
 PUMP OFF SWITCH 12" FROM BOTTOM
 HIGH LEVEL ALARM SWITCH 6" ABOVE ON SWITCH

1000 GALLON H-20 LOADED PUMP CHAMBER FOR FLOOR DRAINS

N.T.S.

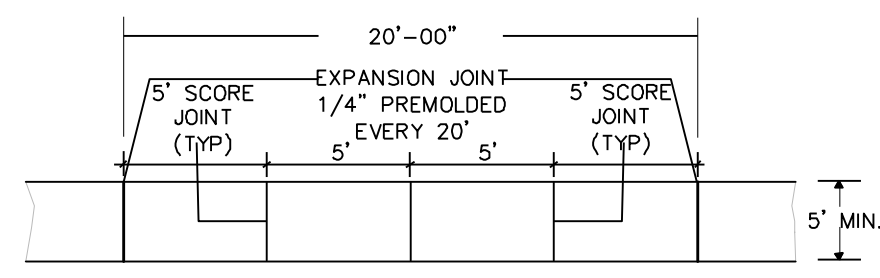


04/29/2020 REVISIONS PER MEP PLUMBING PLAN A
 09/18/19 CITY COMMENTS FOR WATER MAIN EXTENSION
 09/05/19 CITY COMMENTS FOR WATER MAIN EXTENSION
 DATE DESCRIPTION

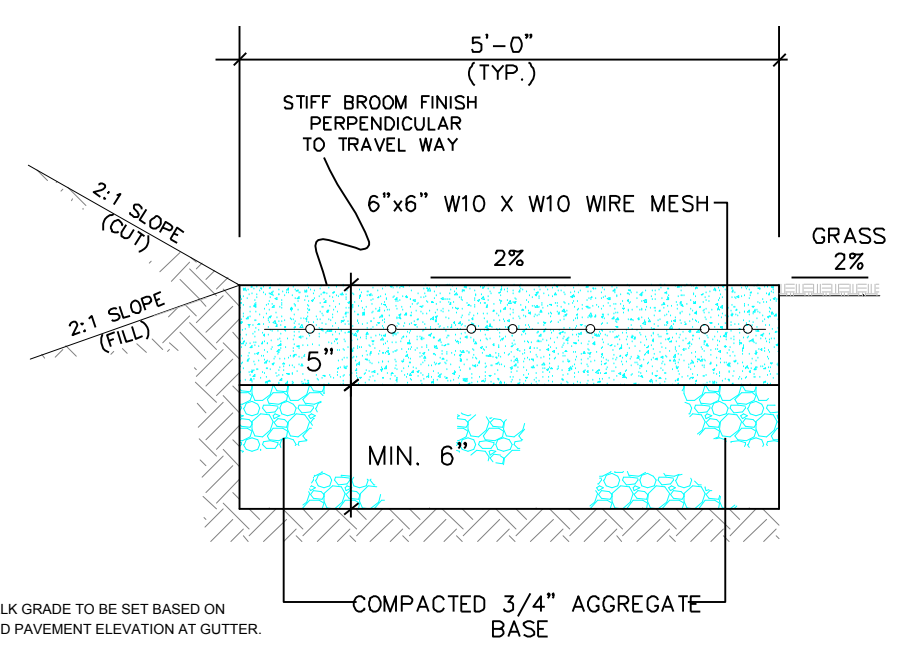
NOTES & DETAILS PREPARED FOR
BRT BROOKVIEW COMMONS, LLC
 MBLU I13-034
 333 MAIN STREET
 DANBURY, CONNECTICUT

Date: 6/27/18
 Scale: AS NOTED
 Proj. No.: 05-926.10
 File No.: 2856
 Acad No.: 05926.10SP
 Sheet: N2
 Drawn by: SCS

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 Brookfield, CT 06804
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 www.ccsengineering.com

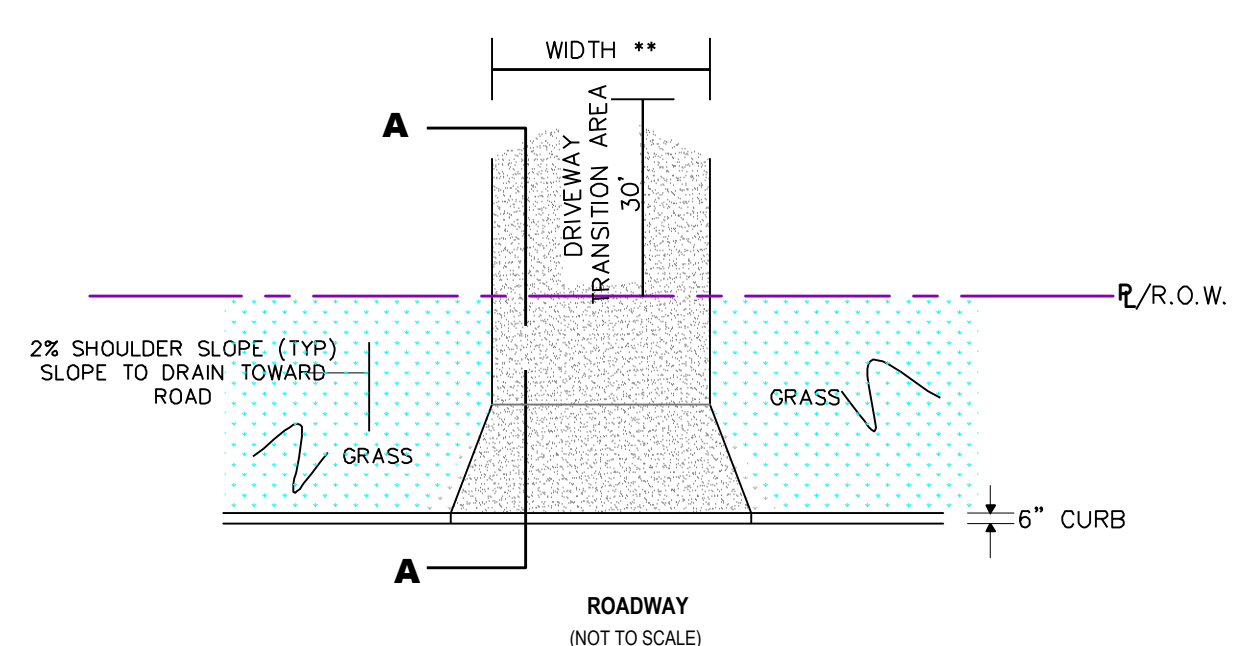


PLAN
(NOT TO SCALE)

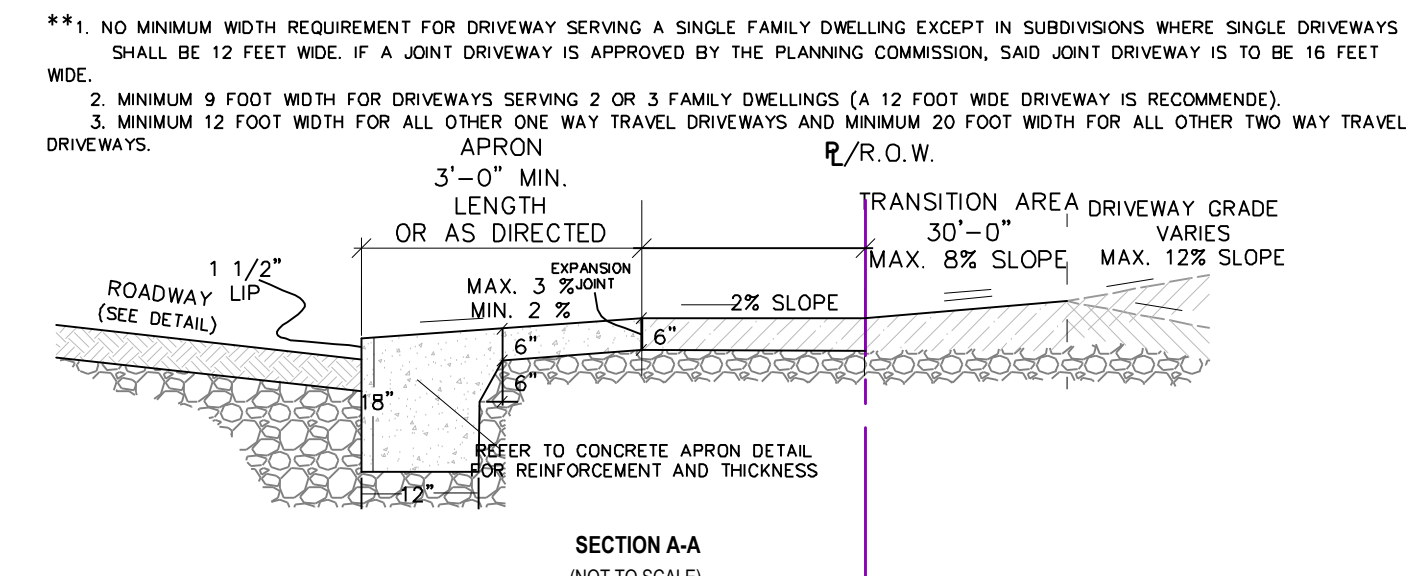


SIDEWALK CROSS SECTION
(NOT TO SCALE)

- NOTE:
 1. SIDEWALK GRADE TO BE SET BASED ON FINISHED PAVEMENT ELEVATION AT GUTTER.
 2. SIDEWALK FINISH TO BE TREATED WITH SALT GUARD PER DANBURY SPECIFICATIONS.
 3. SIDEWALK GRADE TO BE SET BASED ON FINISHED PAVEMENT ELEVATION AT GUTTER (EXPOSED CURB FRONT FACE 6" MAX.)
 4. CONTRACTOR TO COMPLY WITH ALL A.D.A. REQUIREMENTS

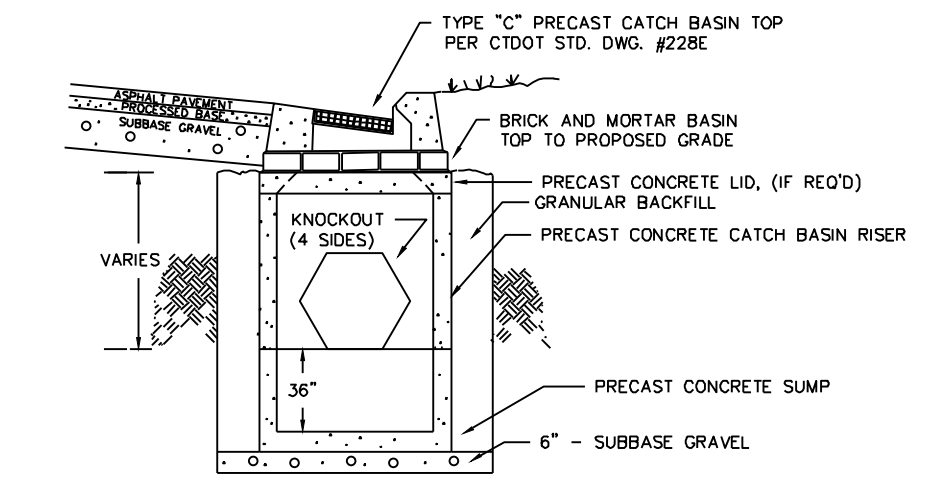


ROADWAY
(NOT TO SCALE)



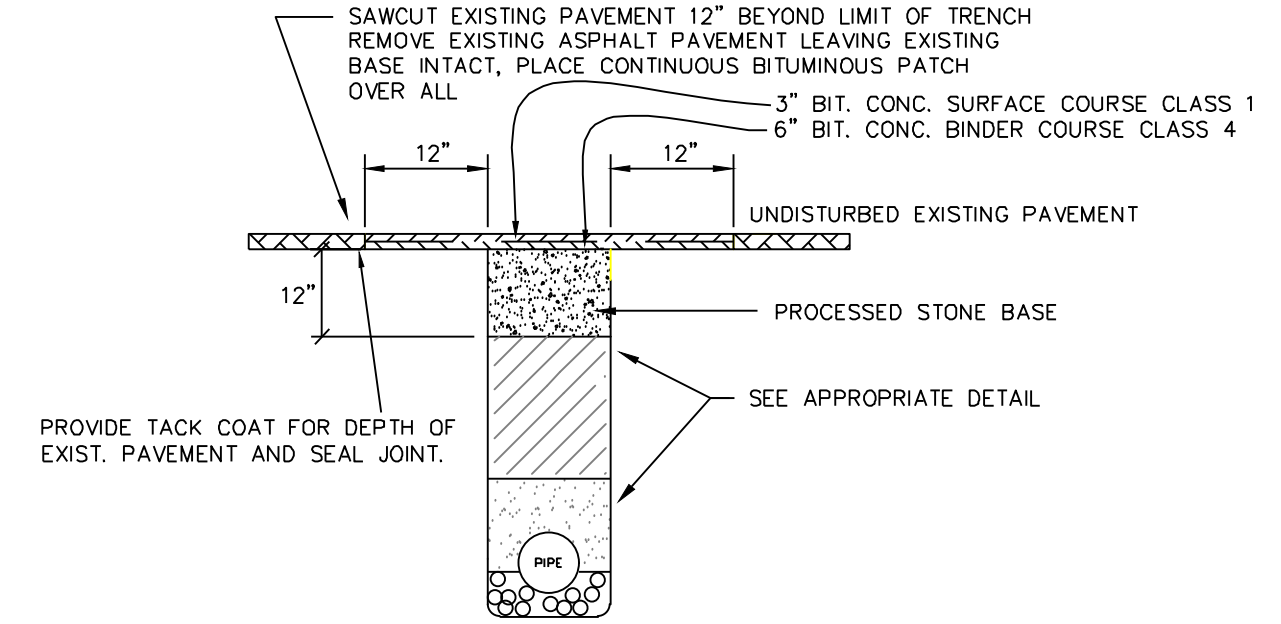
SECTION A-A
(NOT TO SCALE)

- NOTE:
 1. NO MINIMUM WIDTH REQUIREMENT FOR DRIVEWAY SERVING A SINGLE FAMILY DWELLING EXCEPT IN SUBDIVISIONS WHERE SINGLE DRIVEWAYS SHALL BE 12 FEET WIDE. IF A JOINT DRIVEWAY IS APPROVED BY THE PLANNING COMMISSION, SAID JOINT DRIVEWAY IS TO BE 16 FEET WIDE.
 2. MINIMUM 9 FOOT WIDTH FOR DRIVEWAYS SERVING 2 OR 3 FAMILY DWELLINGS (A 12 FOOT WIDE DRIVEWAY IS RECOMMENDED).
 3. MINIMUM 12 FOOT WIDTH FOR ALL OTHER ONE WAY TRAVEL DRIVEWAYS AND MINIMUM 20 FOOT WIDTH FOR ALL OTHER TWO WAY TRAVEL DRIVEWAYS.
 4. 4500 PSI MIX PER DANBURY CONCRETE MIX DESIGN AND SEALER SPECIFICATIONS.
 5. ALL SIDEWALKS MIN. 5" IN DEPTH WITH THE EXCEPTION WHERE TRAFFIC CROSSES TO BE 6" IN DEPTH.
 6. SIDEWALK GRADE TO BE SET BASED ON FINISHED PAVEMENT ELEVATION AT GUTTER (EXPOSED CURB FRONT FACE 6" MAX.)
 7. CONTRACTOR TO COMPLY WITH ALL A.D.A. REQUIREMENTS
 8. REINFORCEMENT NOT REQUIRED IN BITUMINOUS DRIVEWAY APRONS.

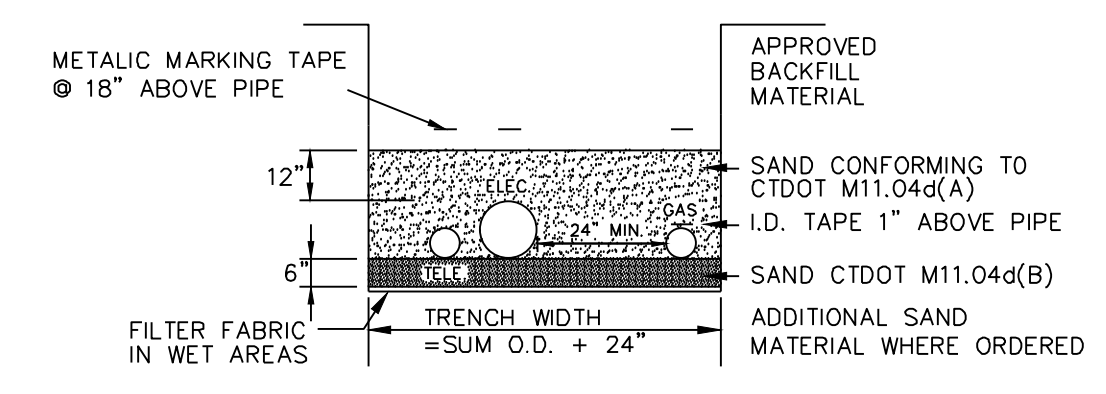


DETAIL - PRECAST CATCH BASIN WITH TYPE C CATCH BASIN TOP
N.T.S.

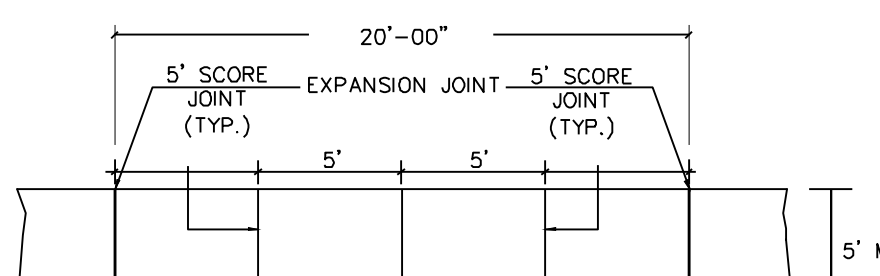
- NOTE - 1) ALL PRECAST COMPONENTS TO BE ABLE TO WITHSTAND HS-20 WHEEL LOADING.
 2) BACKFILL TO BE COMPACTED IN 8" LIFTS AROUND BASIN.
 3) TYPE C-1 OR C-2 CATCH BASIN TOP MAY BE SUBSTITUTED ABOVE WHERE CALLED FOR ON THE PLANS.



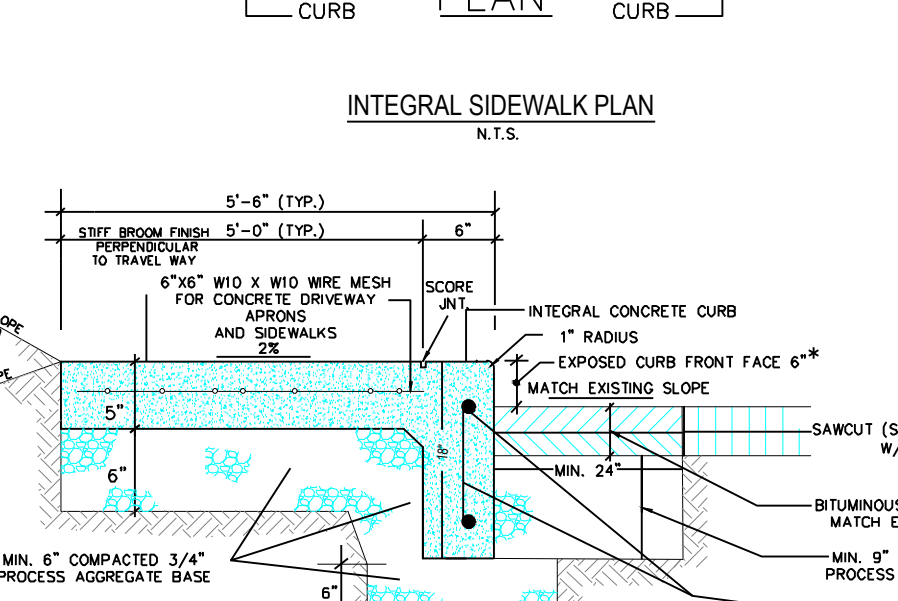
TYPICAL PAVEMENT PATCHING DETAIL
N.T.S.



TYPICAL UTILITY TRENCH SECTION
N.T.S.

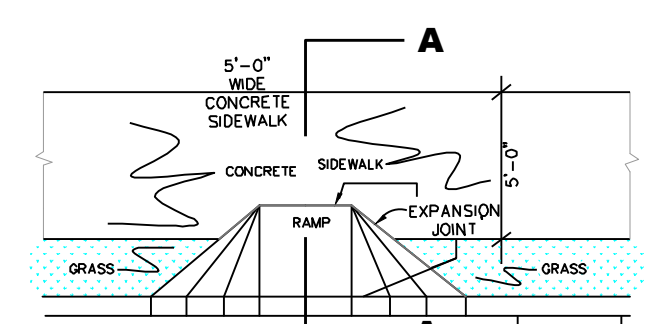


PLAN
(NOT TO SCALE)

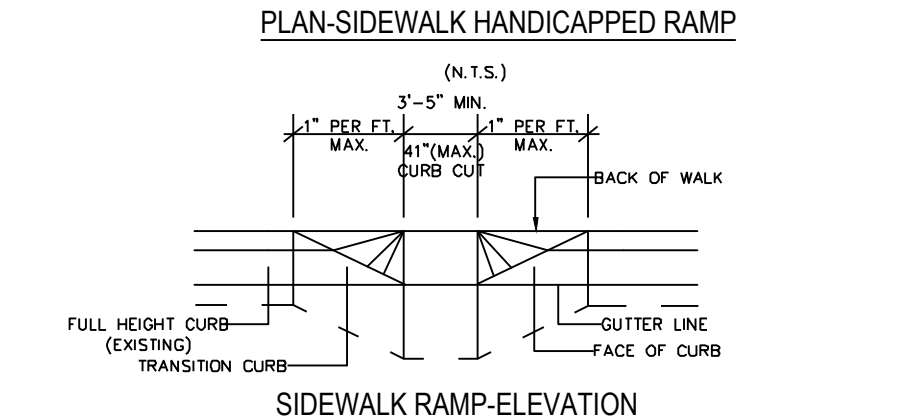


INTEGRAL SIDEWALK CROSS SECTION
(NOT TO SCALE)

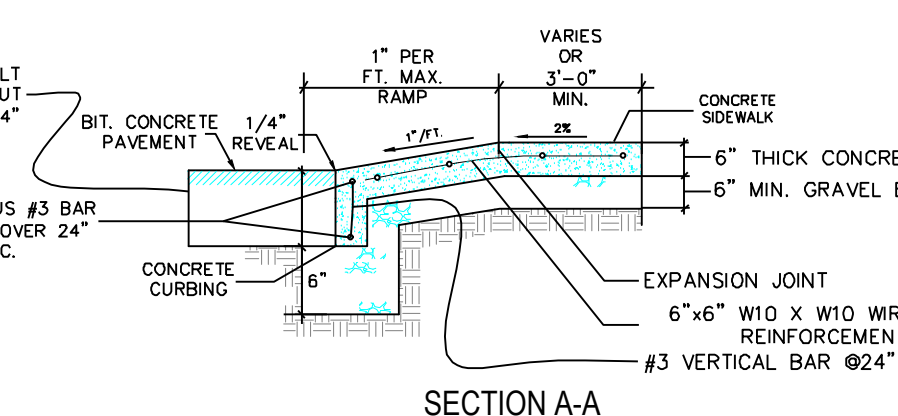
- NOTE:
 1. 4500 PSI MIX PER DANBURY CONCRETE MIX DESIGN AND SEALER SPECIFICATIONS.
 2. ALL SIDEWALKS MINIMUM 5" IN DEPTH WITH THE EXCEPTION WHERE TRAFFIC CROSSES TO BE 6" IN DEPTH.
 3. USE OF INTEGRAL CONCRETE CURB/SIDEWALK MUST BE APPROVED BY THE CITY OF DANBURY.
 4. SIDEWALK GRADE TO BE SET BASED ON FINISHED PAVEMENT ELEVATION AT GUTTER (EXPOSED CURB FRONT FACE 6" MAX.)
 5. CONTRACTOR TO COMPLY WITH ALL A.D.A. REQUIREMENTS



PLAN-SIDEWALK HANDICAPPED RAMP
(N.T.S.)

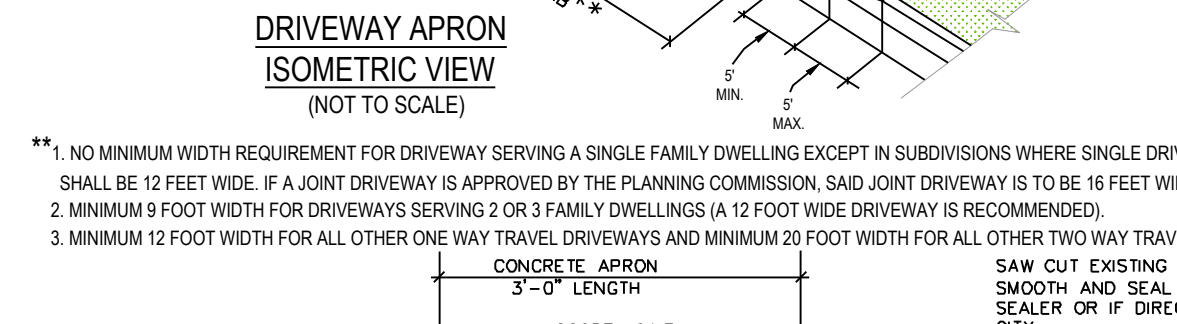


SIDEWALK RAMP-ELEVATION
(N.T.S.)

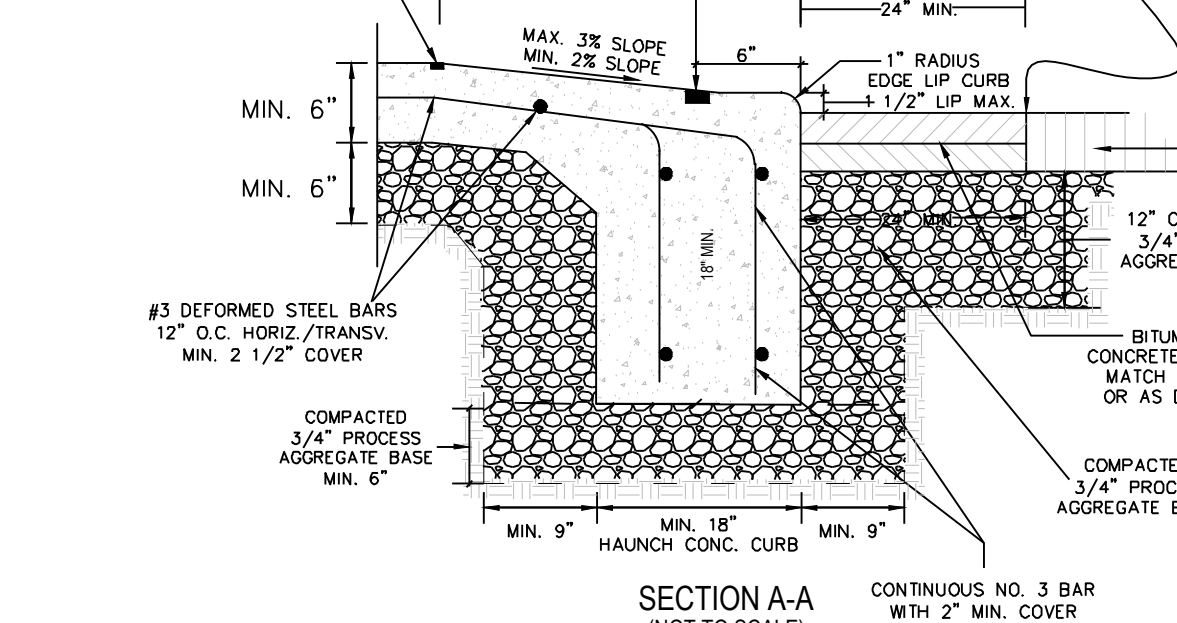


SECTION A-A
(NOT TO SCALE)

- NOTE:
 1. 4500 PSI MIX PER DANBURY CONCRETE MIX DESIGN AND SEALER SPECIFICATIONS.
 2. CONTRACTOR TO COMPLY WITH ALL A.D.A. REQUIREMENTS.
 3. STIFF BROOM FINISH.



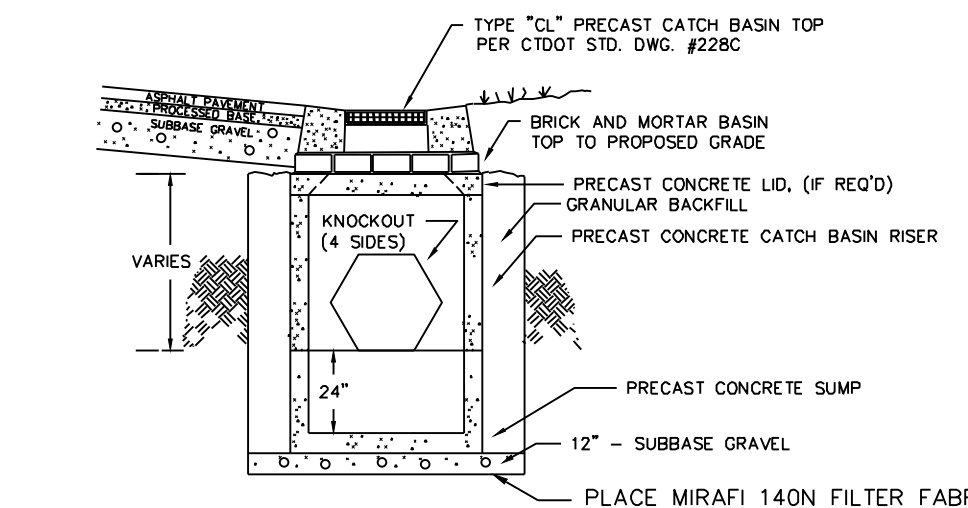
DRIVEWAY APRON ISOMETRIC VIEW
(NOT TO SCALE)



SECTION A-A
(NOT TO SCALE)

- NOTE:
 1. 4500 PSI MIX PER DANBURY CONCRETE MIX DESIGN AND SEALER SPECIFICATIONS.
 2. USE OF INTEGRAL CONCRETE CURB/APRON MUST BE APPROVED BY THE CITY OF DANBURY.
 3. CONTRACTOR TO COMPLY WITH ALL A.D.A. REQUIREMENTS
 4. COMMERCIAL APRONS TO BE 8" IN DEPTH.

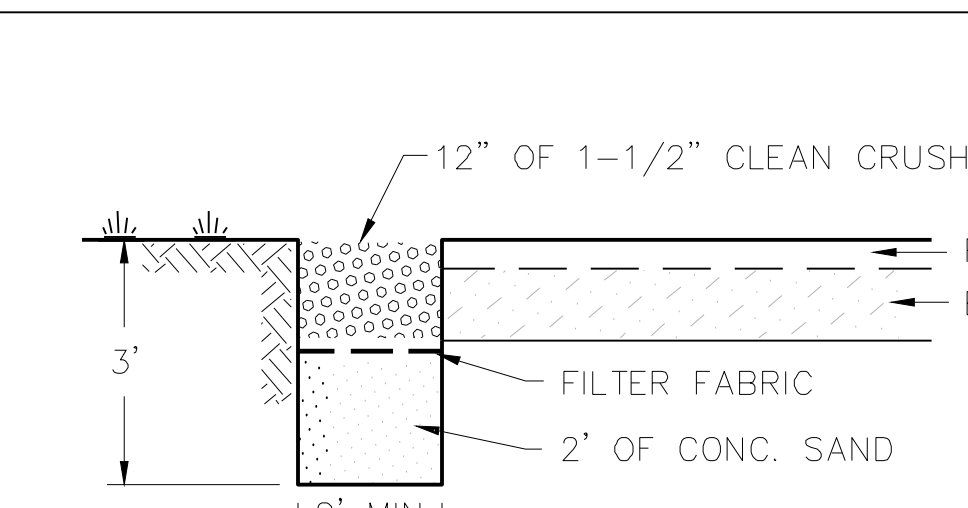
CONCRETE APRON DETAIL WITH HAUNCH
(N.T.S.)



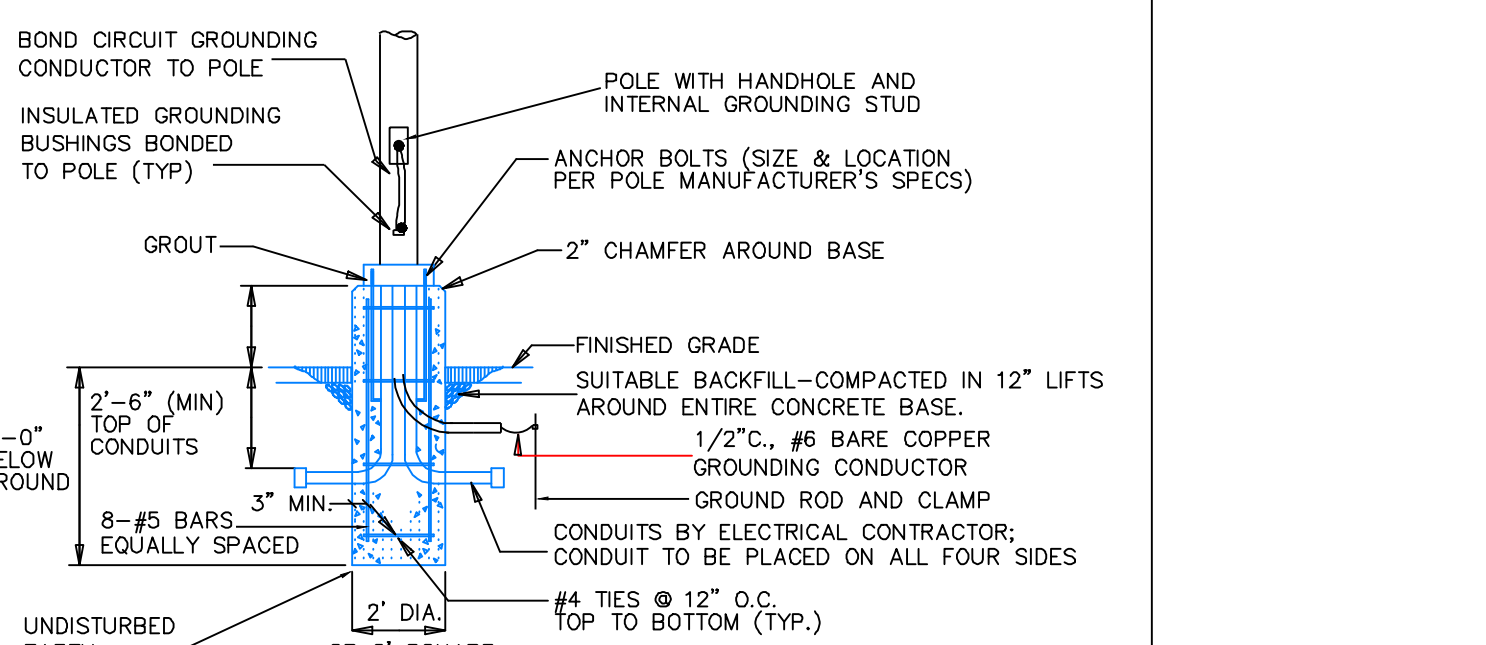
DETAIL - PRECAST CATCH BASIN WITH TYPE CL CATCH BASIN TOP
N.T.S.

- NOTE - 1) ALL PRECAST COMPONENTS TO BE ABLE TO WITHSTAND HS-20 WHEEL LOADING.
 2) BACKFILL TO BE COMPACTED IN 8" LIFTS AROUND BASIN.
 3) TYPE C OR C-2 CATCH BASIN TOP MAY BE SUBSTITUTED ABOVE WHERE CALLED FOR ON THE PLANS.

DETAIL - PRECAST CATCH BASIN WITH TYPE CL CATCH BASIN TOP
N.T.S.

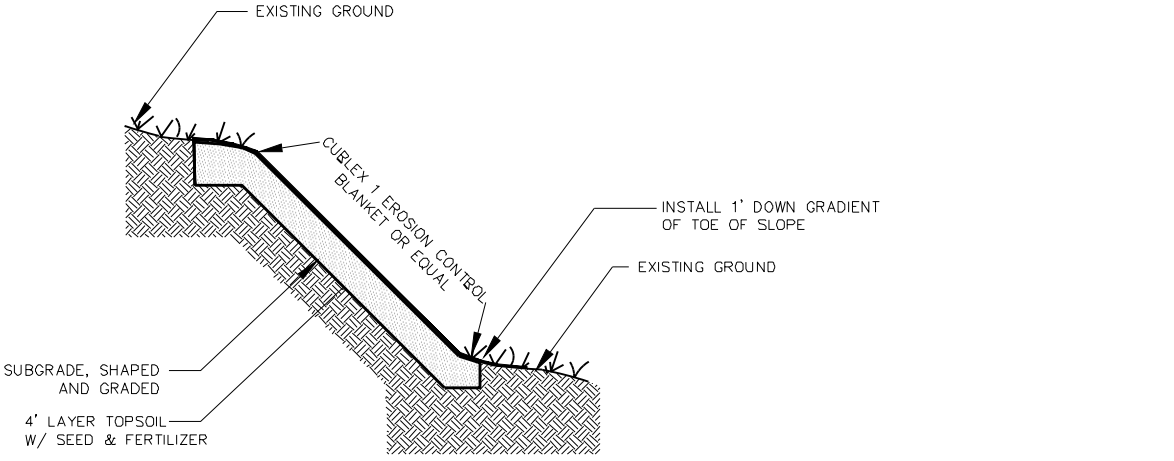


GRAVEL SPREADER DETAIL
N.T.S.



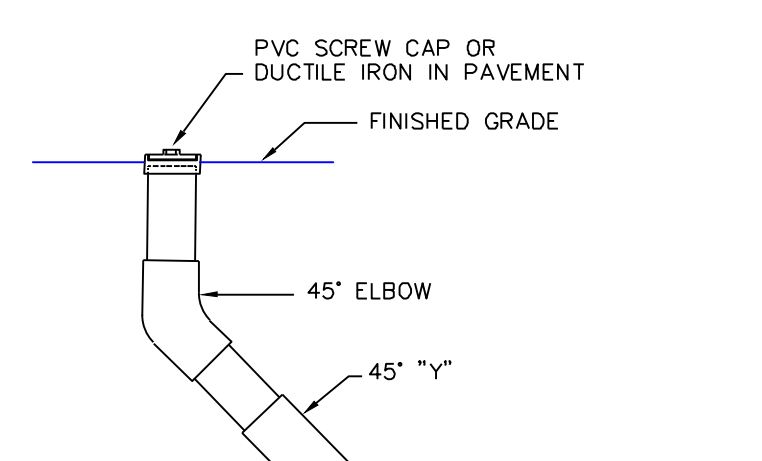
LIGHT POLE BASE DETAIL
N.T.S.

- CONCRETE SHALL BE 4000 PSI.
 REINFORCING STEEL BARS SHALL BE A MINIMUM ASTM A615, GRADE 60 AND SHALL BE FIELD WIRED IN PLACE.
 ALL WORK ASSOCIATED WITH GROUNDING TO BE DONE BY OTHERS.
 GROUNDING IN ACCORDANCE WITH REQUIREMENTS OF THE NEC OR LOCAL ELECTRICAL CODES.



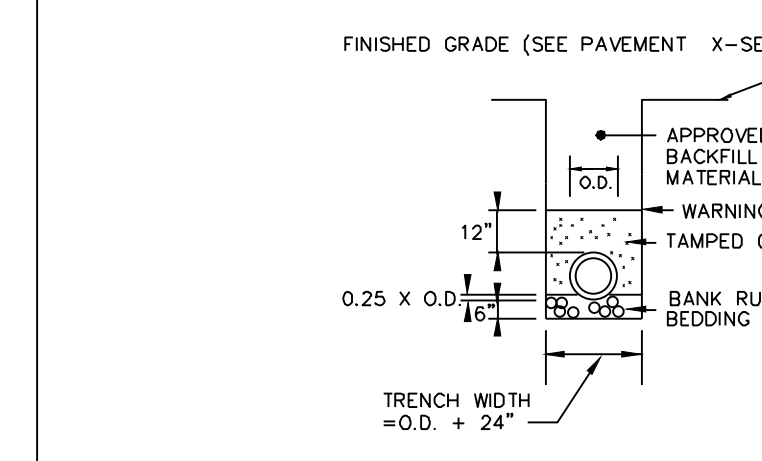
TYPICAL DETAIL 2:1 STABILIZED SLOPE
N.T.S.

- NOTE:
 1. SLOPE SHALL NOT EXCEED 2:1.
 2. SUBGRADE TO BE SHARPED AND GRADED SMOOTH AND UNIFORM AND SHALL BE FREE OF ROOTS, LARGE STONES, AND OTHER DELETERIOUS MATERIALS.
 3. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 4. LOCATIONS TO BE AS NEEDED TO STABILIZE SLOPES.



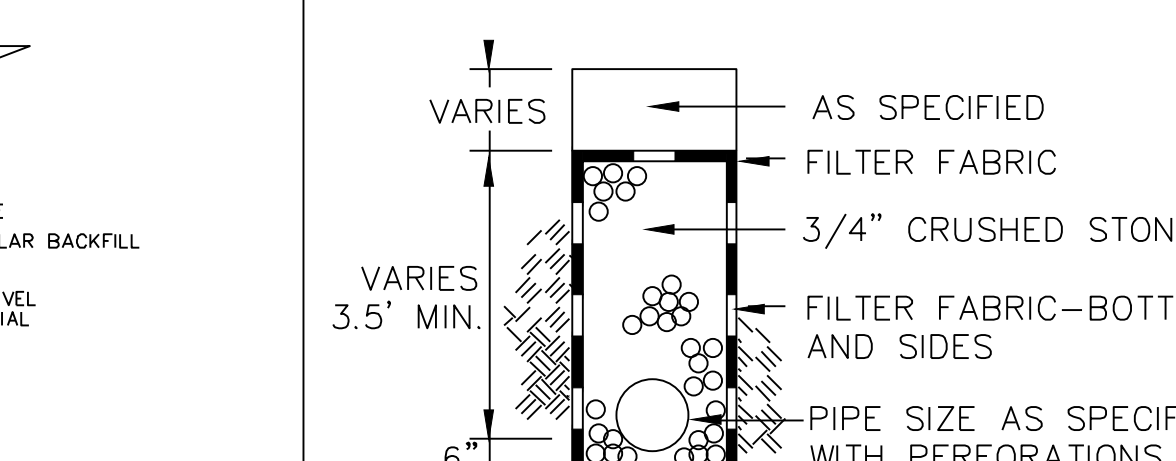
CLEAN OUT TO GRADE DETAIL
N.T.S.

- NOTE:
 1. PIPE SECTIONS TO BE JOINED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 2. INSTALL ADDITIONAL 6" OF BEDDING MATERIAL FOR TRENCH IN LEDGE.



TYPICAL TRENCH SECTION
N.T.S.

- NOTE:
 1. PIPE SECTIONS TO BE JOINED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 2. INSTALL ADDITIONAL 6" OF BEDDING MATERIAL FOR TRENCH IN LEDGE.



UNDER DRAIN DETAIL
N.T.S.

- NOTE:
 1. PIPE SECTIONS TO BE JOINED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 2. INSTALL ADDITIONAL 6" OF BEDDING MATERIAL FOR TRENCH IN LEDGE.

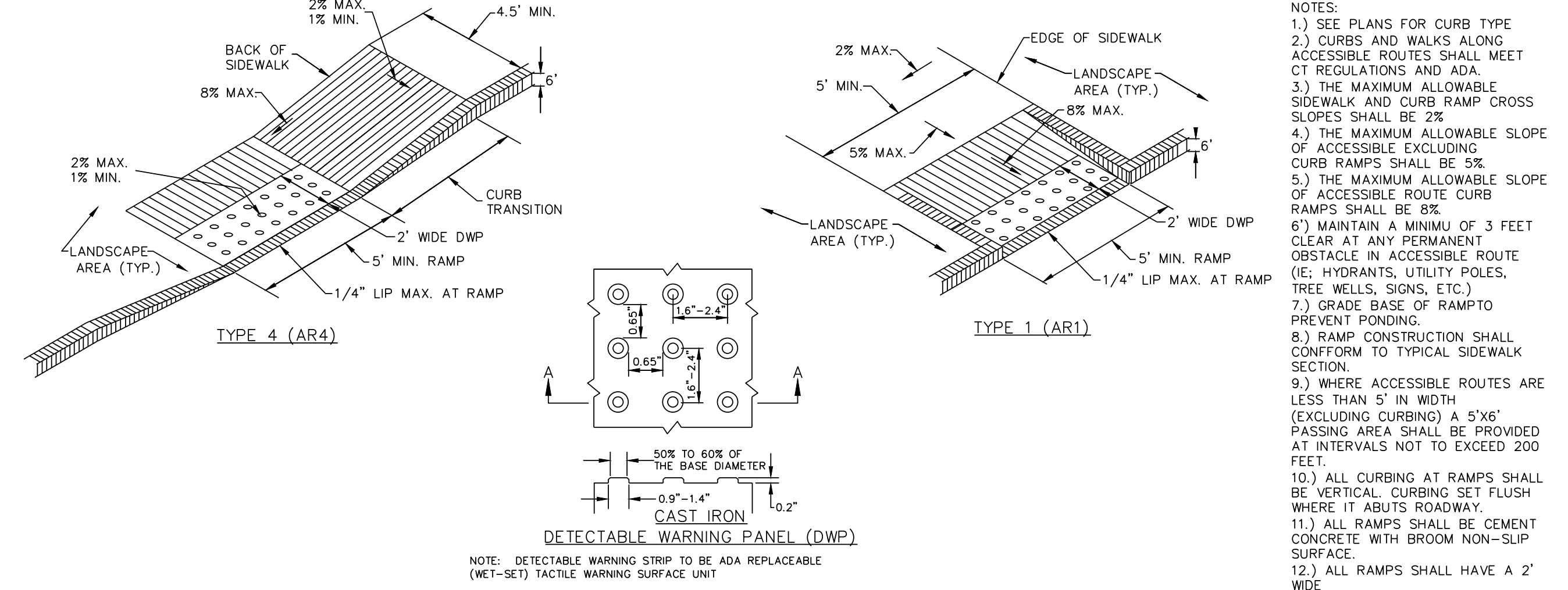
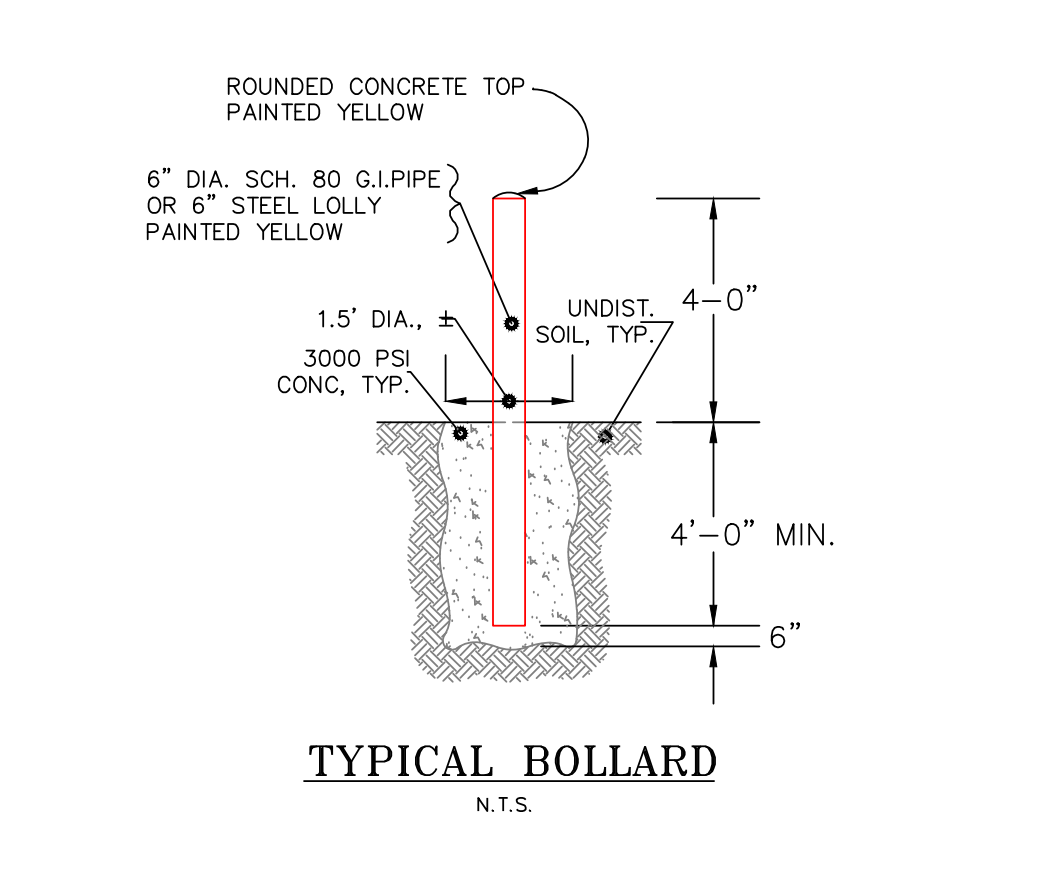
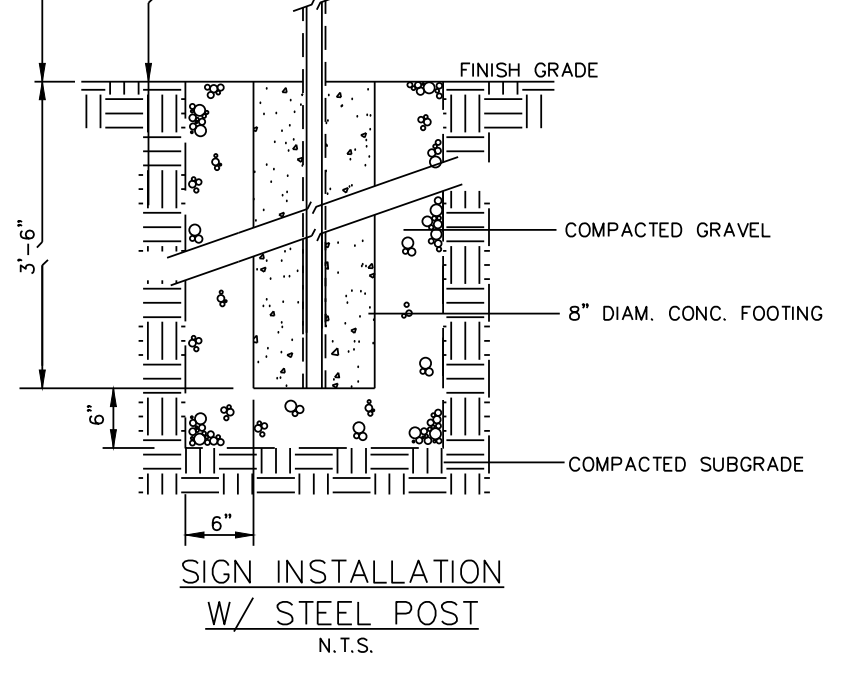
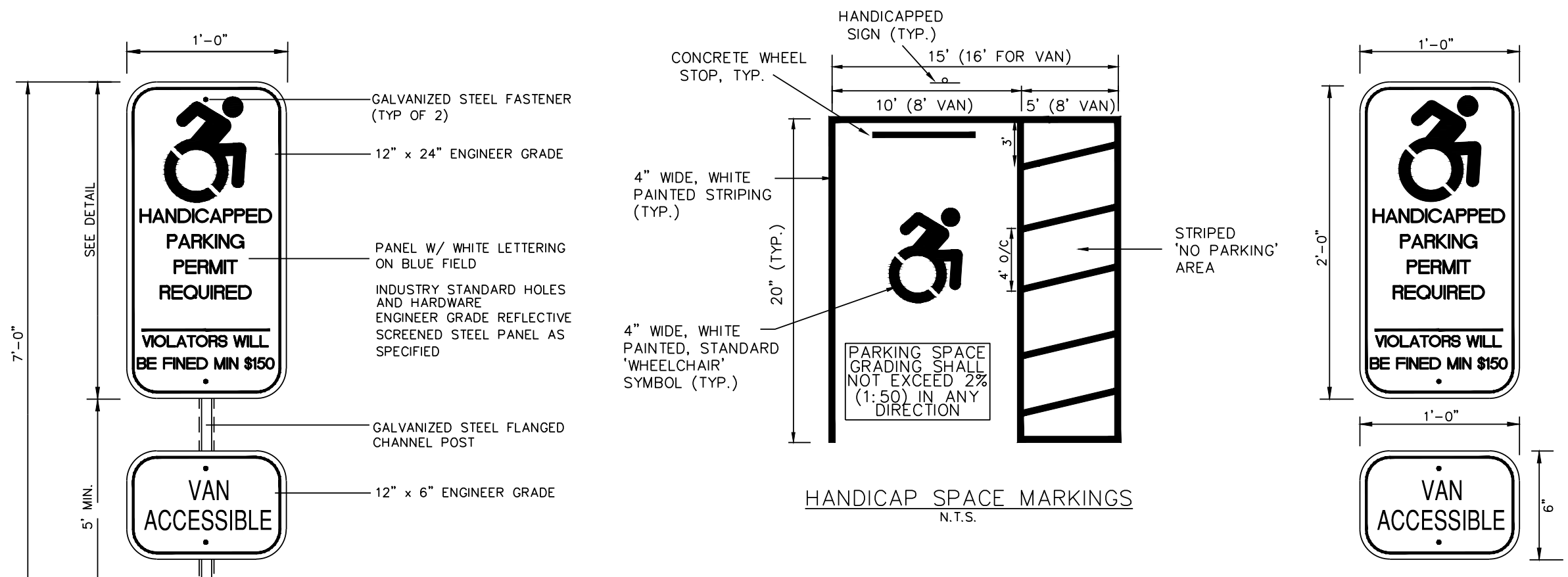
DATE	DESCRIPTION

NOTES & DETAILS
 PREPARED FOR
BRT BROOKVIEW COMMONS, LLC
 MBLU I13-034
 333 MAIN STREET
 DANBURY, CONNECTICUT

CCA LLC
 ENVIRONMENTAL - CIVIL - ENGINEERING SURVEYING

Date: 6/27/18
 Scale: AS NOTED
 Proj. No: 05-926.10
 File No: 2856
 Acad No: 05926.10SP
 Sheet: N4
 Drawn by: SCS

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 Brookfield CT 06804
 (203)775-6207
 www.ccsengineering.com



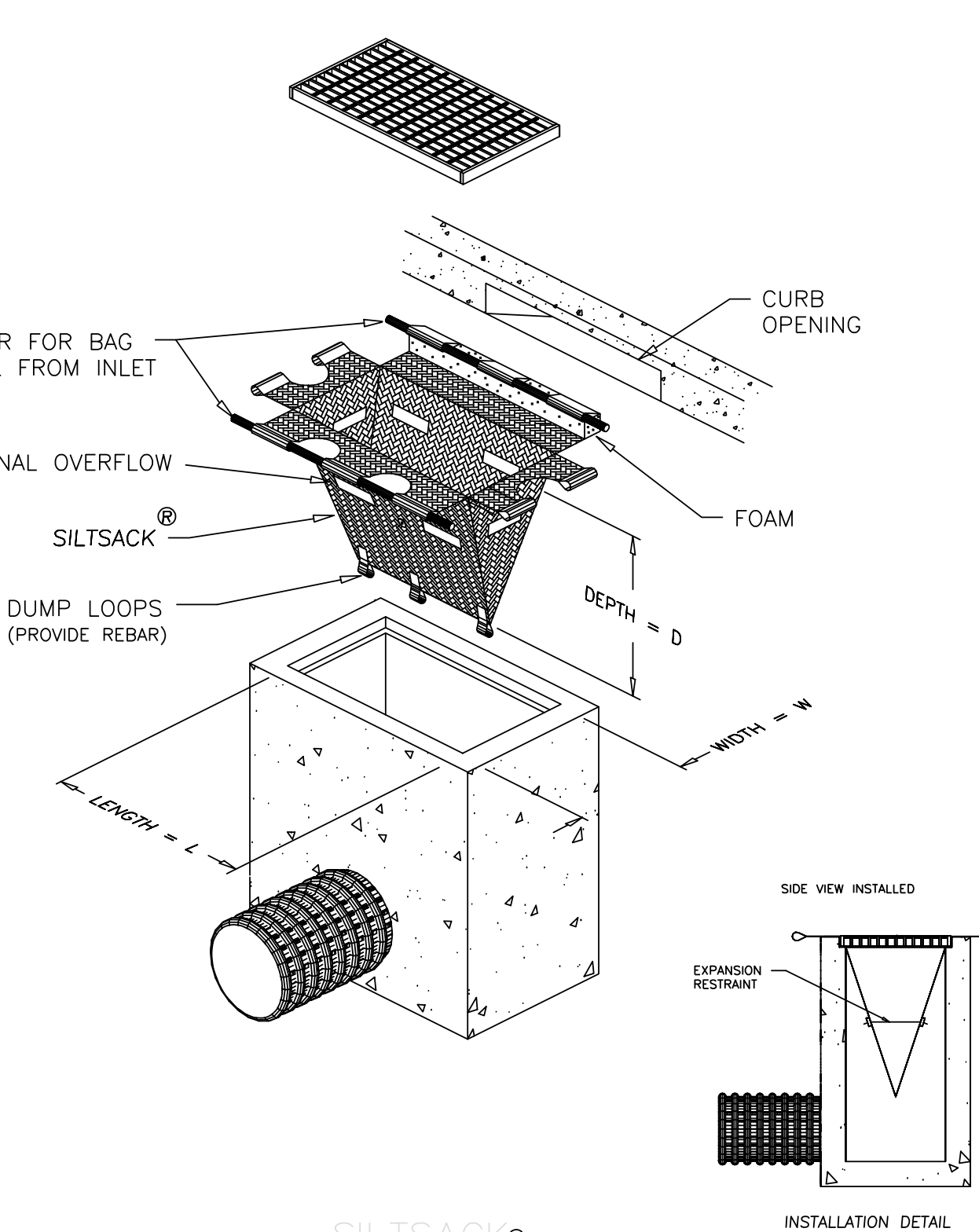
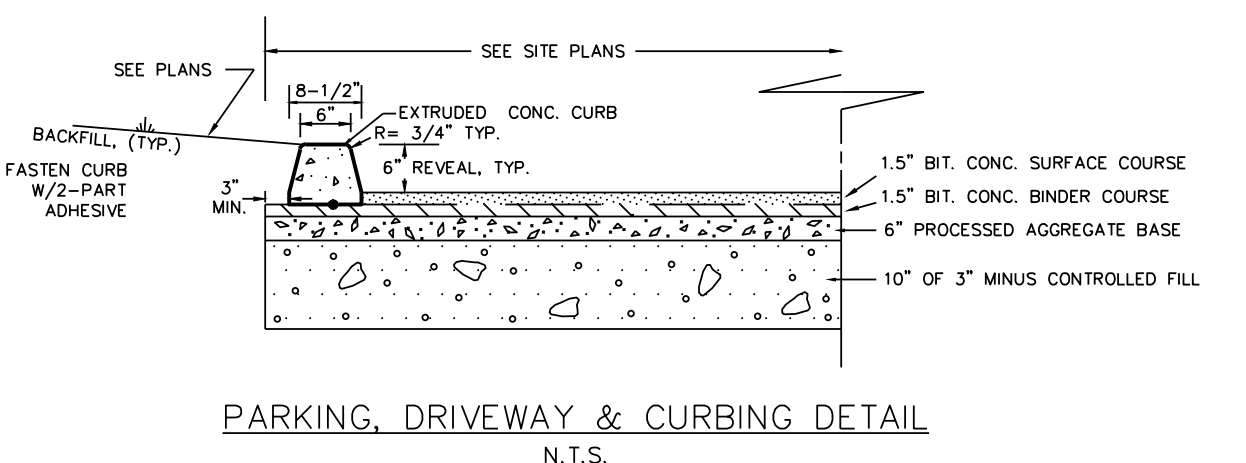
- NOTES:
- 1.) SEE PLANS FOR CURB TYPE
 - 2.) CURBS AND WALKS ALONG ACCESSIBLE ROUTES SHALL MEET CT REGULATIONS AND ADA.
 - 3.) THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2%
 - 4.) THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE EXCLUDING CURB RAMP SHALL BE 5%
 - 5.) THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMP SHALL BE 8%
 - 6.) MAINTAIN A MINIMUM OF 3 FEET CLEAR AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (IE: HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
 - 7.) GRADE BASE OF RAMPTO PREVENT PONDING.
 - 8.) RAMP CONSTRUCTION SHALL CONFORM TO TYPICAL SIDEWALK SECTION.
 - 9.) WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5'x6' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 - 10.) ALL CURBING AT RAMPS SHALL BE VERTICAL, CURBING SET FLUSH WHERE IT ABUTS ROADWAY.
 - 11.) ALL RAMPS SHALL BE CEMENT CONCRETE WITH BROOM NON-SLIP SURFACE.
 - 12.) ALL RAMPS SHALL HAVE A 2' WIDE DETECTABLE WARNING PANEL EXTENDING THE FULL WIDTH OF THE FLUSH RAMP EDGE.

DRAINAGE SYSTEM NOTES:

1. Unless otherwise noted on the plans, all drainage pipe shall be CT DOT approved, CPEP(s). Pipe to be joined in accordance with the manufacturer's recommendations.
2. Crushed stone for underdrains (perforated pipe), if necessary, shall be 3/4" stone conforming to Form 816 CT DOT standard specifications. Filter fabric shall be Mirafix 140n or equivalent.
3. Rip-rap shall conform to Form 816, CT DOT standard specifications.
4. All footing, roof and curtain drains shall daylight to a catch basin, drainage manhole or to grade.
5. Groundwater (curtain) drains may be required in excavation areas by the engineer during construction.
6. All roof drains shall be 6" SDR35 D3034 PVC.

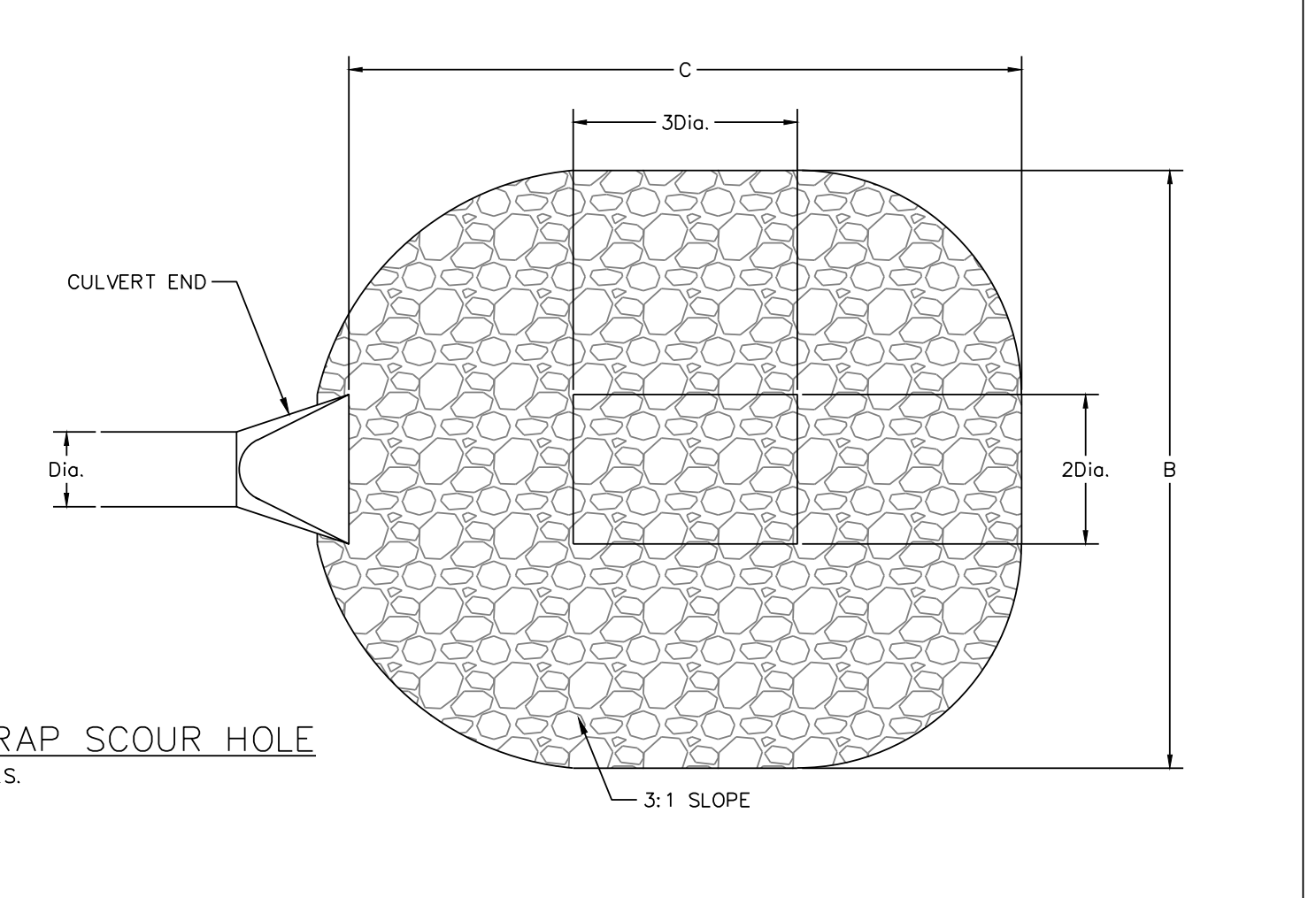
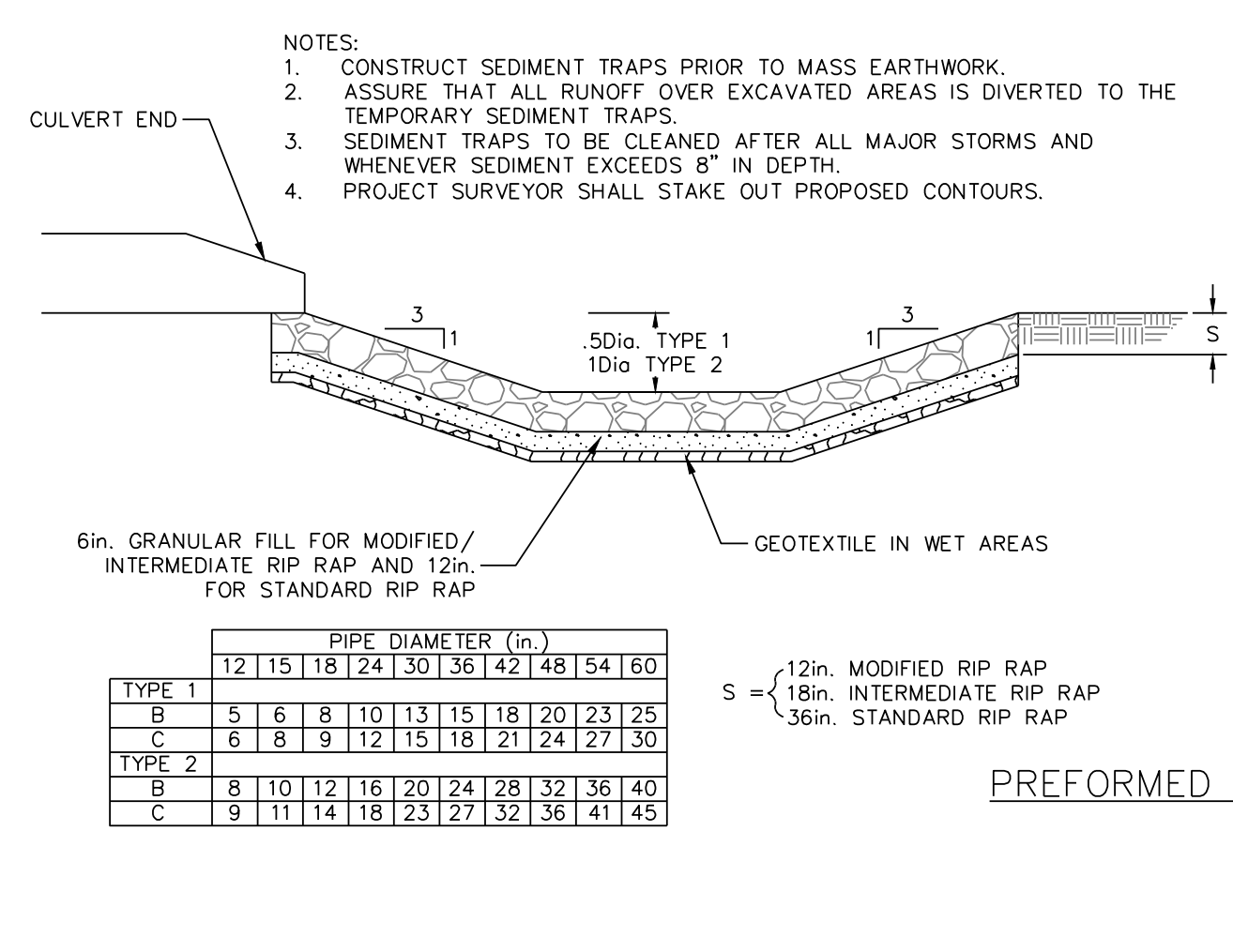
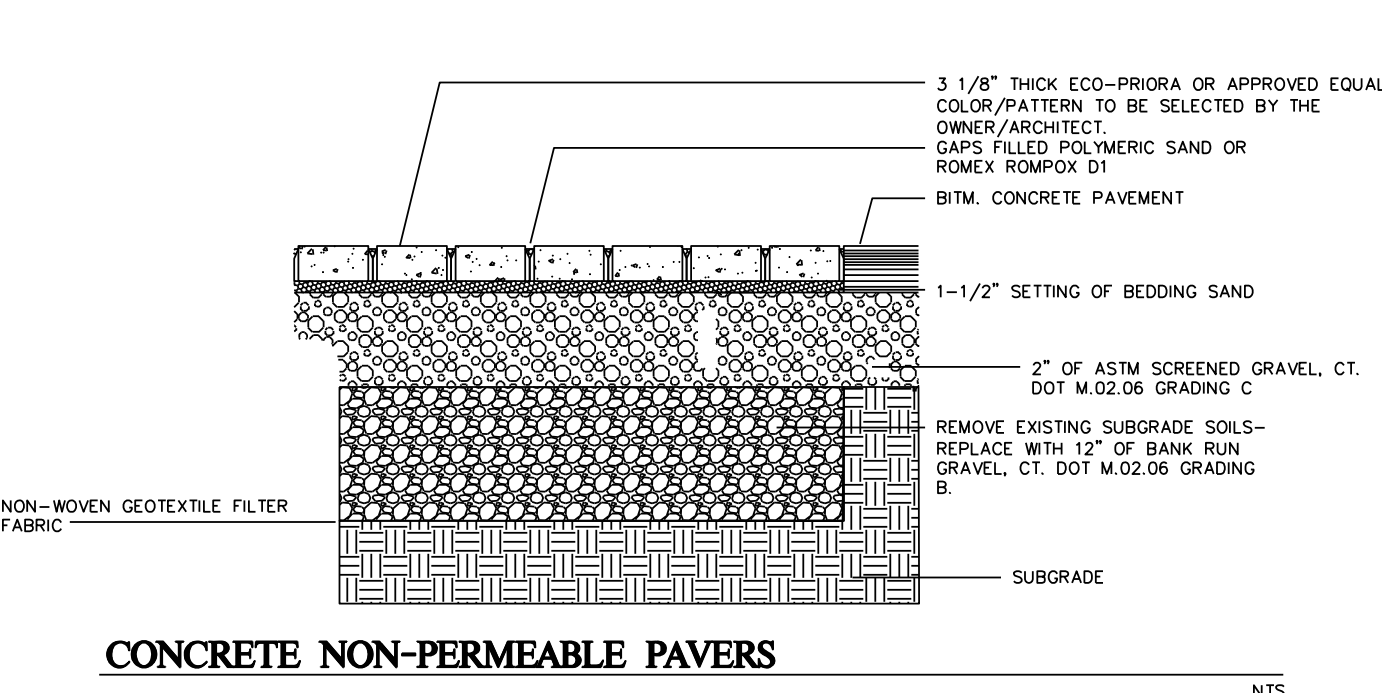
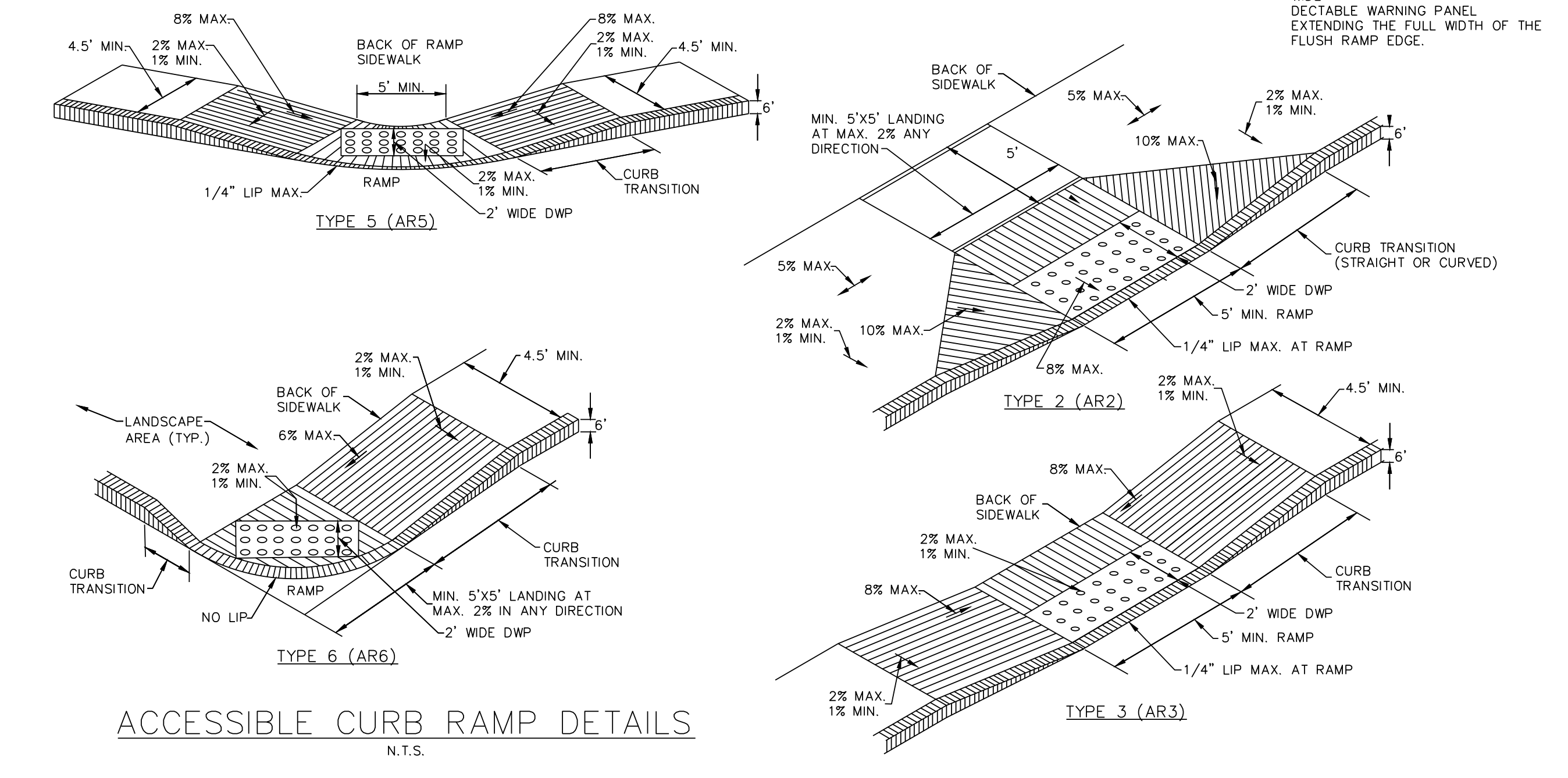
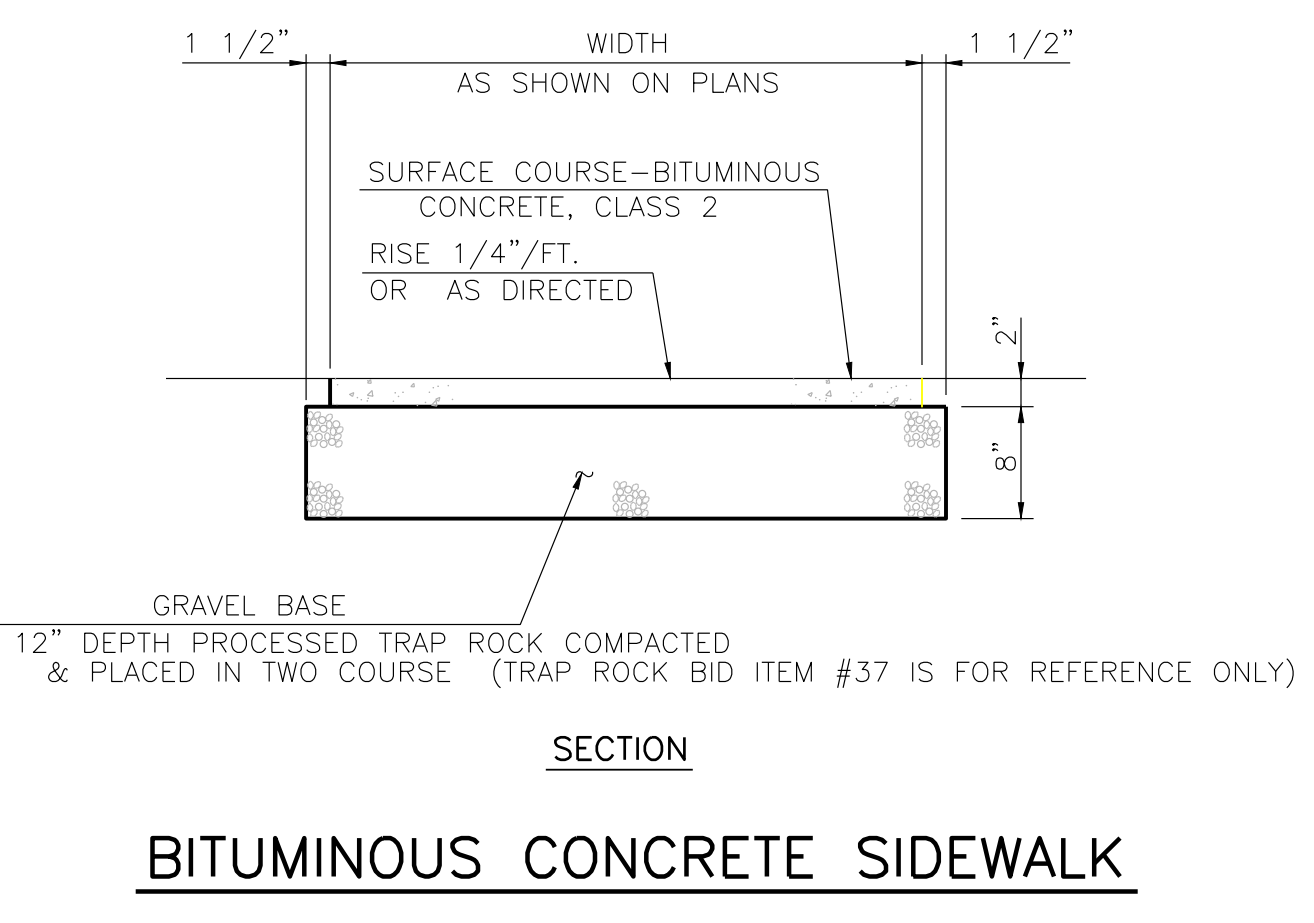
GRADING NOTES:

1. - All grading shall be performed to eliminate low points and depressions which would trap surface water. Contact the design engineer if changes are warranted.
2. - Fill under all parking, driveway and sidewalk areas is to be adequately compacted.
3. - All backfill for buildings, trenches, structures, etc. Shall be adequately compacted to prevent excessive settlement. Contact the engineer should additional clarification be necessary.
4. - Minor grading changes are permitted to meet field conditions provided prior approval is obtained from the engineer.
5. - Proposed grading shall maintain existing runoff conditions.



NOTE: THE SILTSACK® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL./MIN./SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1



NOTES & DETAILS
PREPARED FOR
BRT BROOKVIEW COMMONS, LLC
MBLU I13-034
333 MAIN STREET
DANBURY, CONNECTICUT

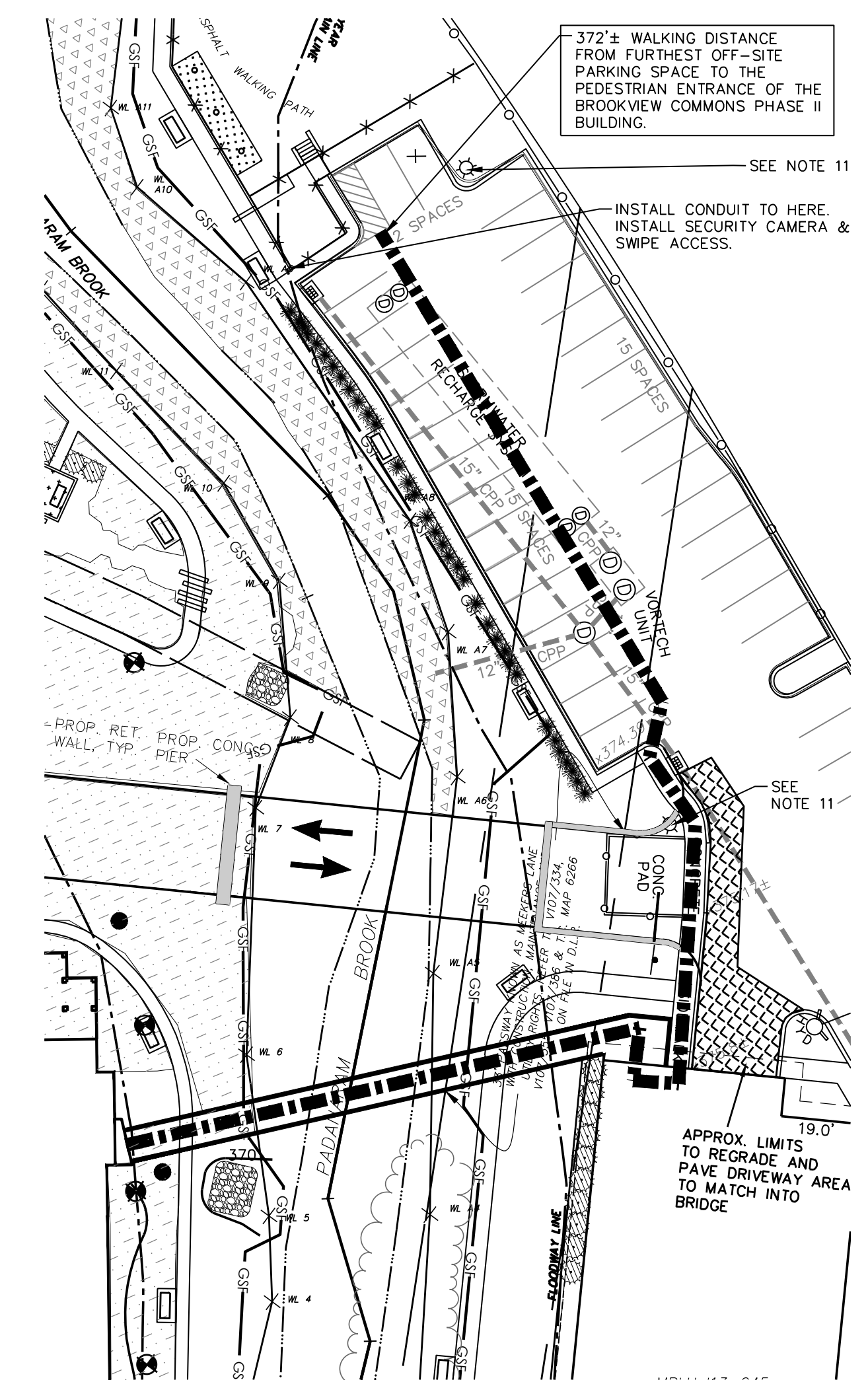
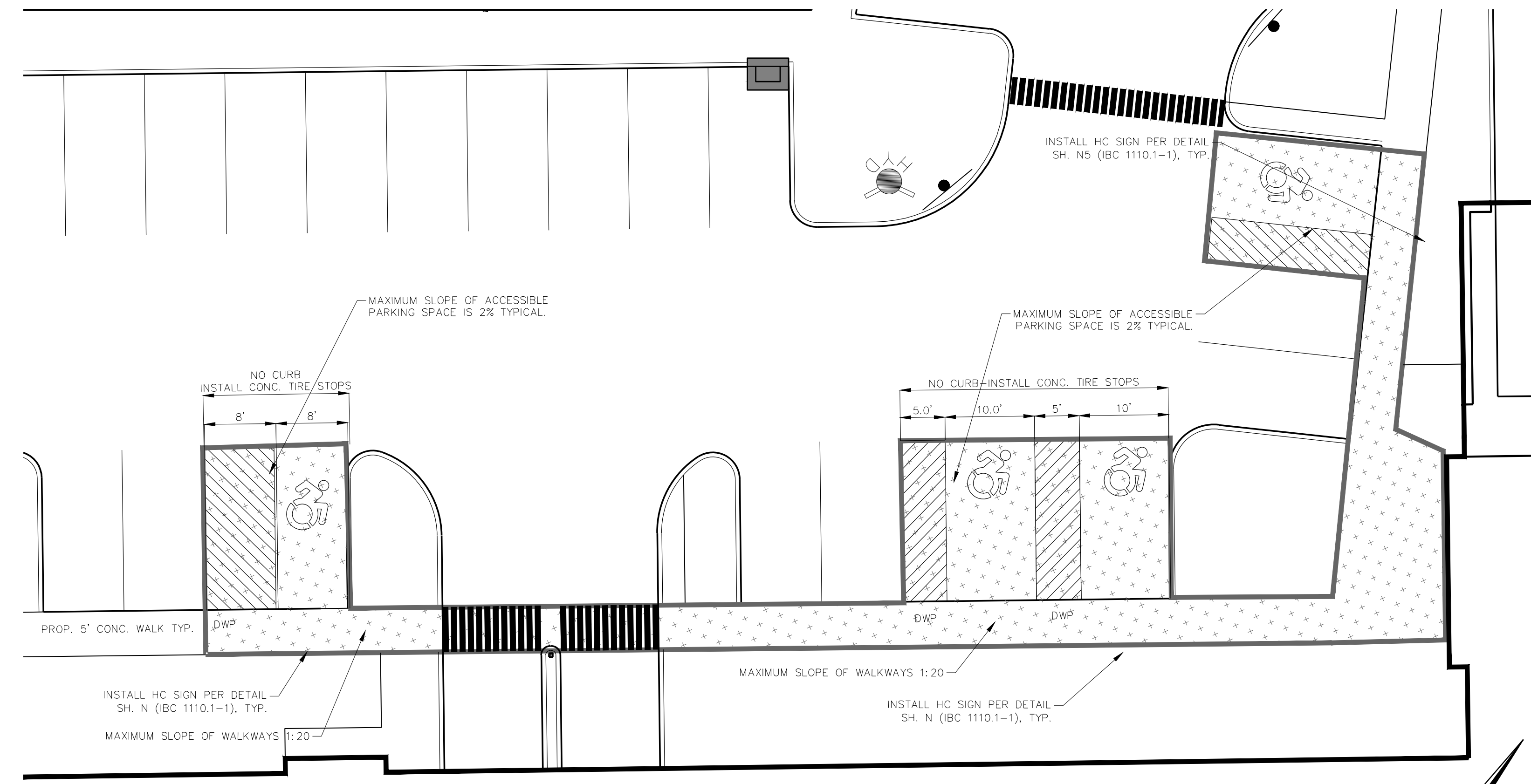
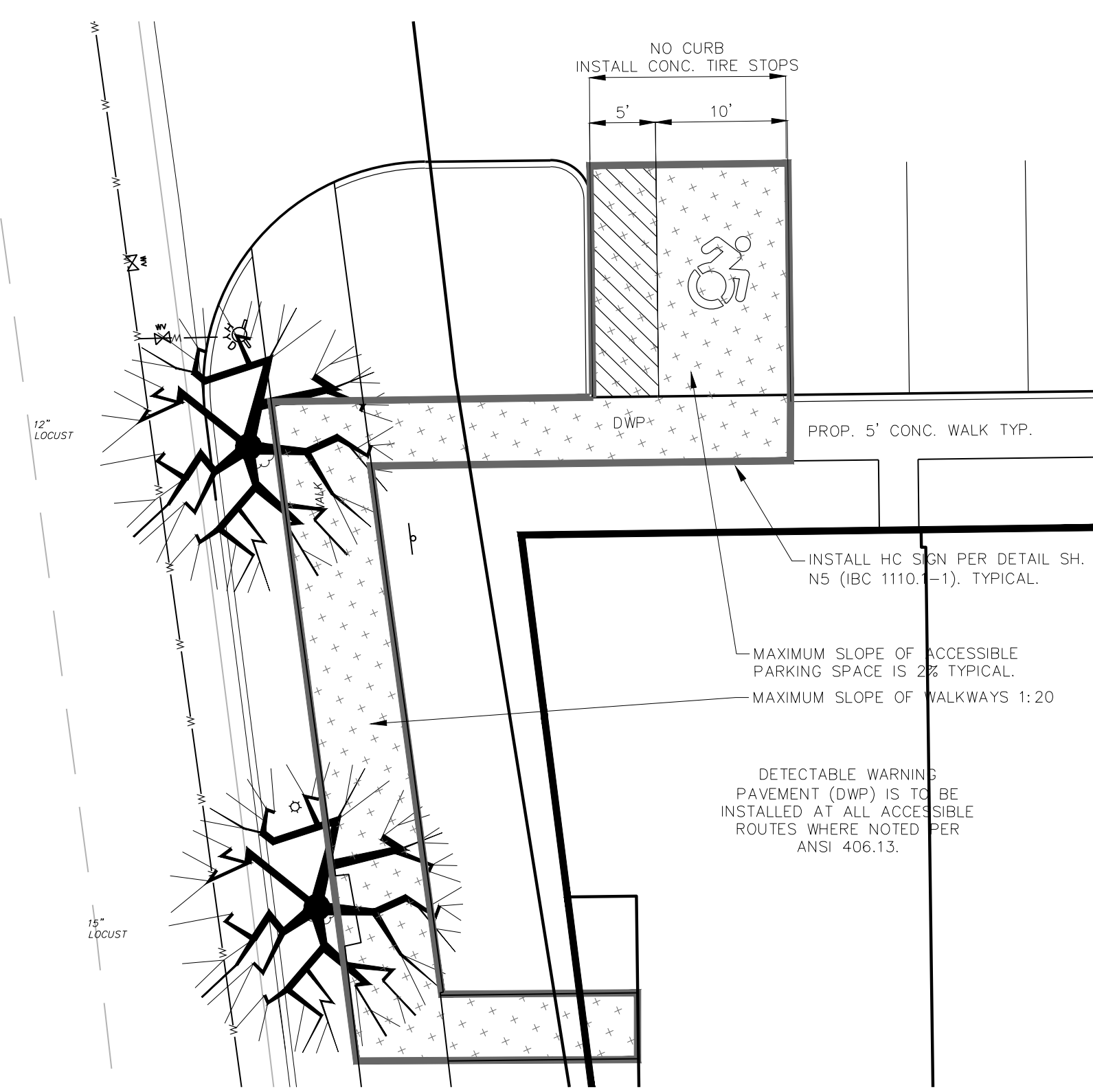
03/08/19 REVISIONS PER CITY COMMENTS
DATE DESCRIPTION

Date: 6/27/18
Scale: AS NOTED
Proj No: 05-926.10
File No: 2856
Acad No: 05926.10SP
Sheet: N5
Drawn by: SCS

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ENVIRONMENTAL - CIVIL - ENGINEERING
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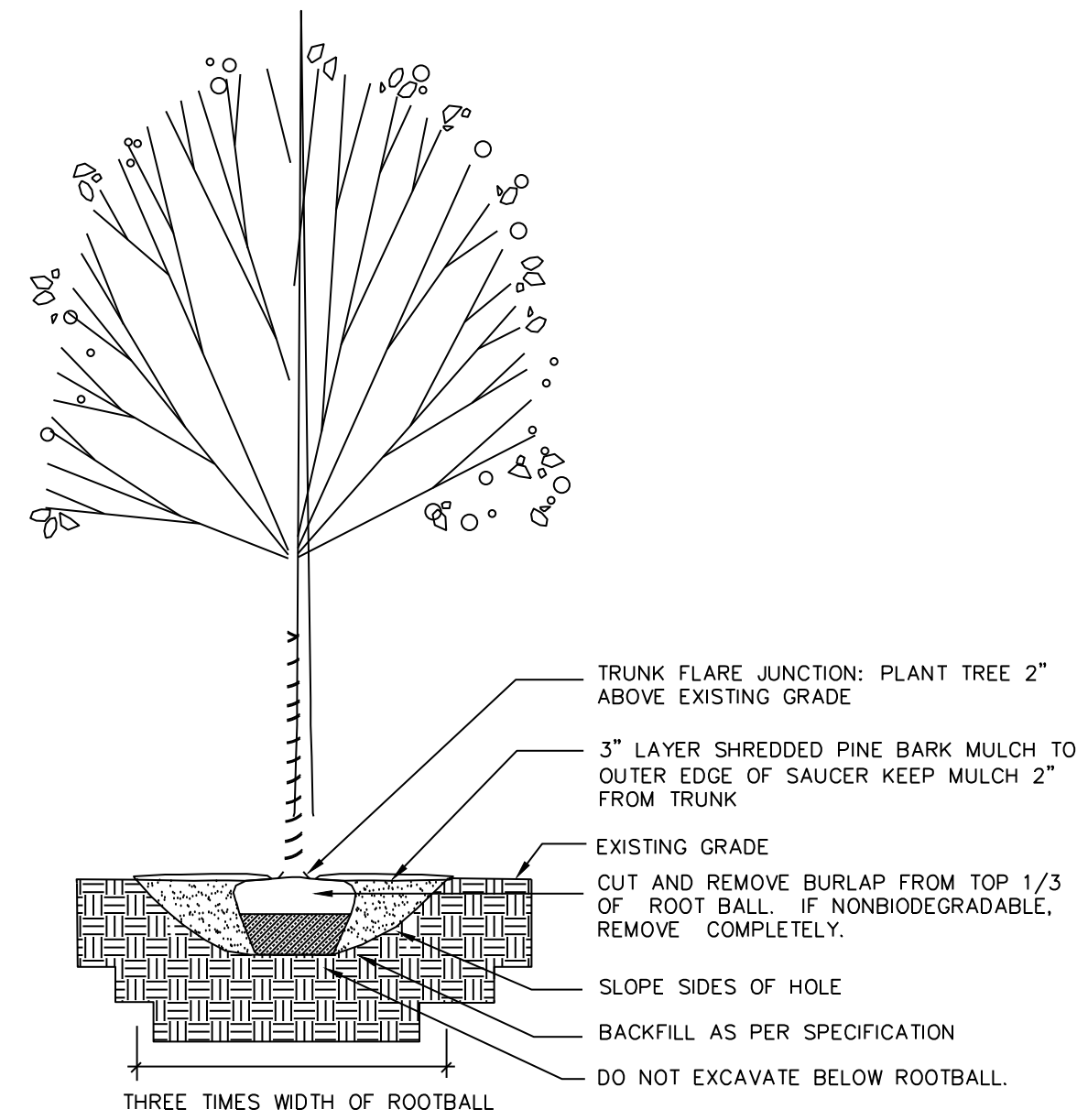
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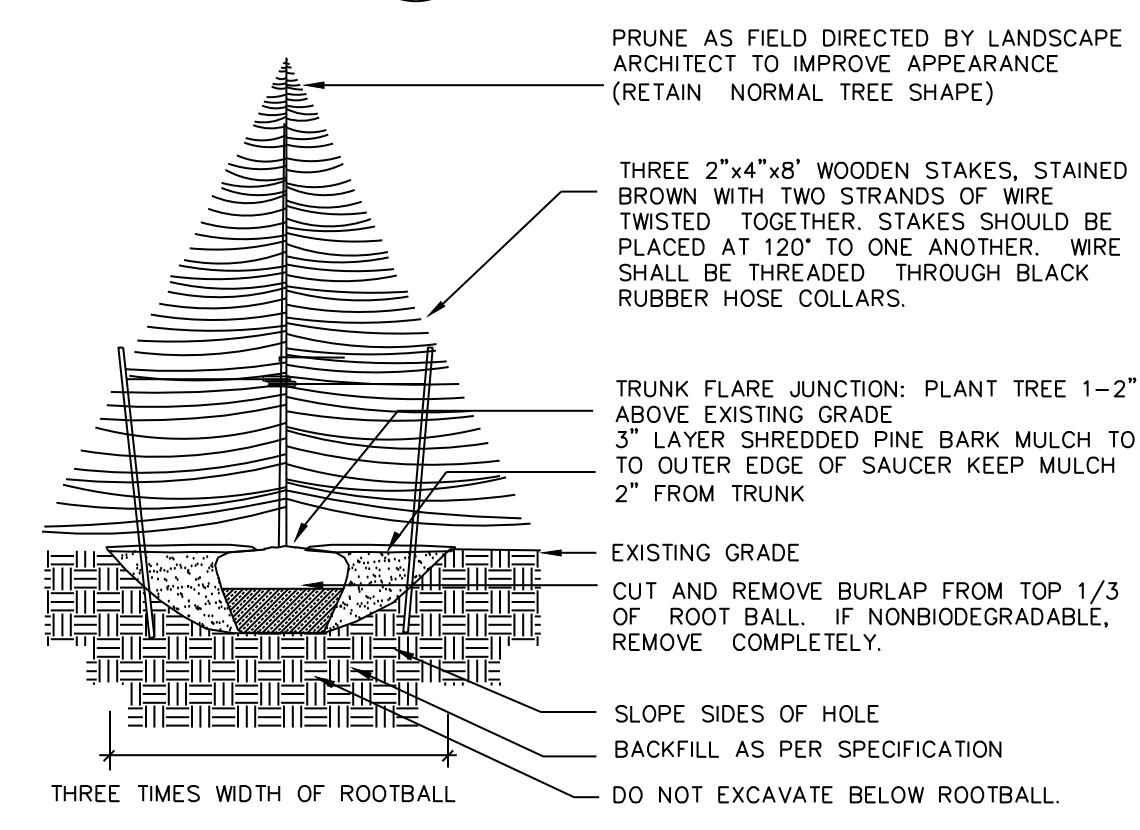
ACCESSIBILITY PLAN
1"=10'

DETECTABLE WARNING PAVEMENT (DWP) IS TO BE INSTALLED AT ALL ACCESSIBLE ROUTES WHERE NOTED PER ANSI 406.13.

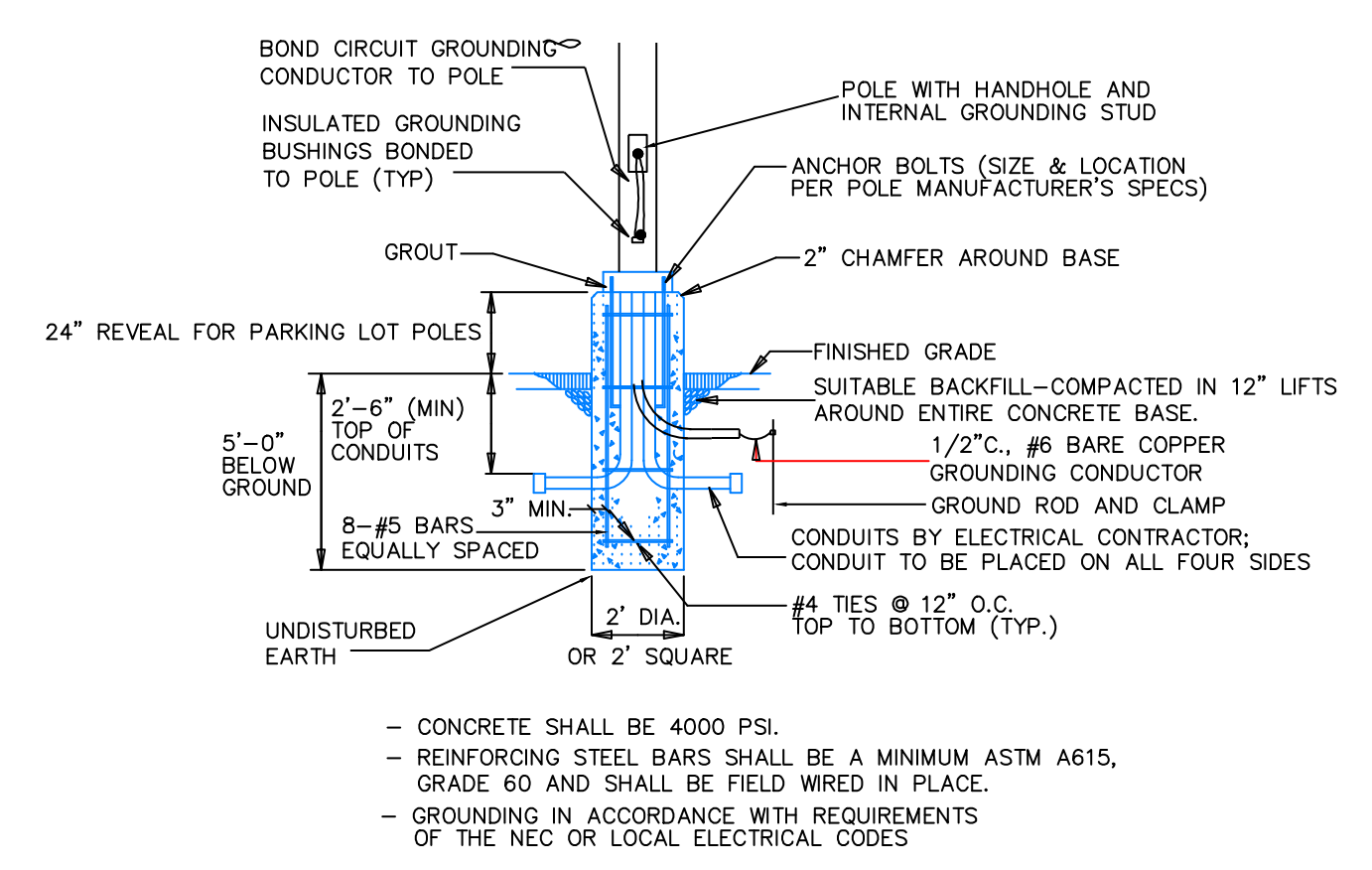
OFF-SITE ACCESSIBILITY PLAN
1"=30'



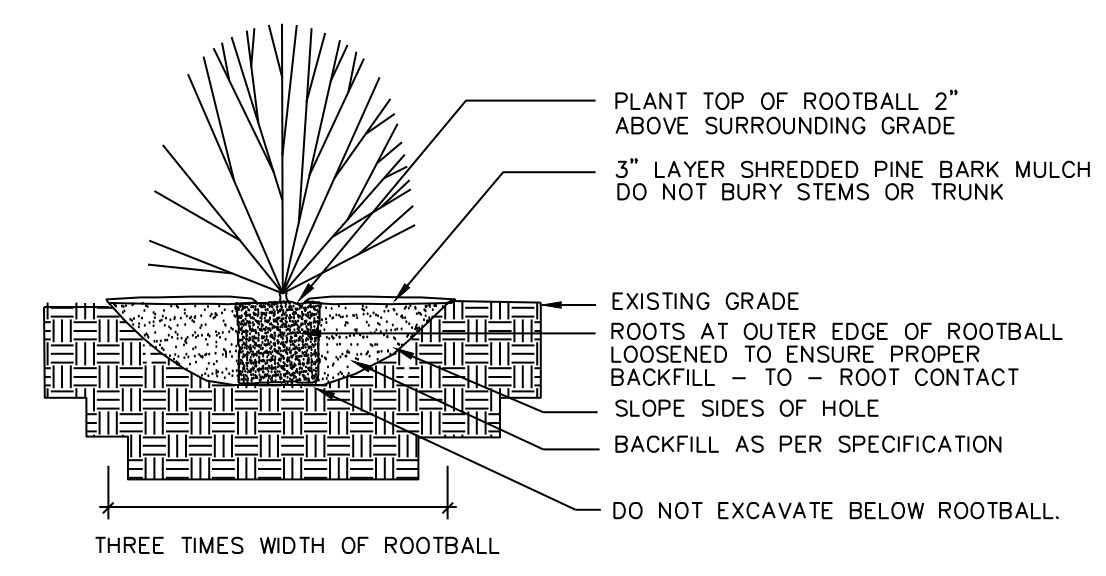
DECIDUOUS TREE PLANTING
DETAIL
NOT TO SCALE



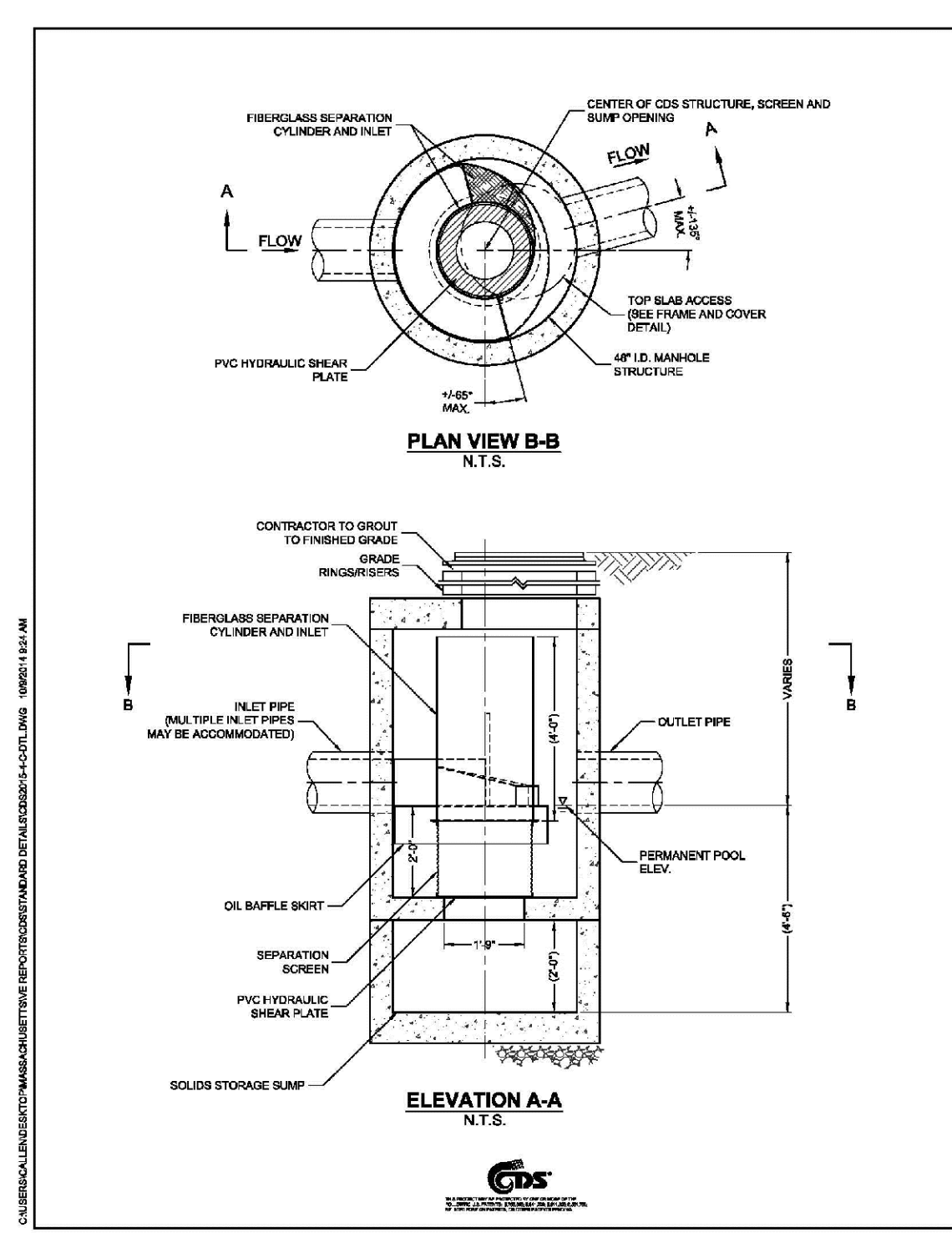
EVERGREEN TREE PLANTING
DETAIL
NOT TO SCALE



LIGHT POLE
BASE DETAIL
N.T.S.



SHRUB PLANTING
DETAIL
NOT TO SCALE



CDS2015-4-C DESIGN NOTES
CDS2015-4-C RATED TREATMENT CAPACITY IS 1.4 GPM, OR PER LOCAL REGULATIONS.
THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO MEET SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

GRAVED INLET ONLY (NO INLET PIPE)	
GRAVED INLET WITH INLET PIPE (EPS)	
CURB INLET ONLY (NO INLET PIPE)	
CURB INLET WITH INLET PIPE (EPS)	

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WATER QUALITY FLOW RATE (EPS)	PEAK FLOW RATE (EPS)	RETURN PERIOD OF PEAK FLOW (YRS)	DESIGN LIFTING (INCH OR FEET)

GENERAL NOTES
1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH A ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CDS/TECH CONSTRUCTION PROJECT REPRESENTATIVE.
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL BE SET ABOVE HIGH WATER AND SHALL BE ABOVE ALL LOCAL AND AROUND WATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CORRECT ACTUAL UNDERWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SITE AT BOTTOM OF SCREEN COLUMN. REMOVE AND REPAIR IF NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
1. ANY ELEVATION, DEPTH, AND/OR ANTI-FLOTTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
3. CONTRACTOR TO PROVIDE, INSTALL, AND PROTECT ALL STRUCTURE, REGIONAL, AND ASSEMBLY STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND PROTECT ALL INLET AND OUTLET PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE LIMIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

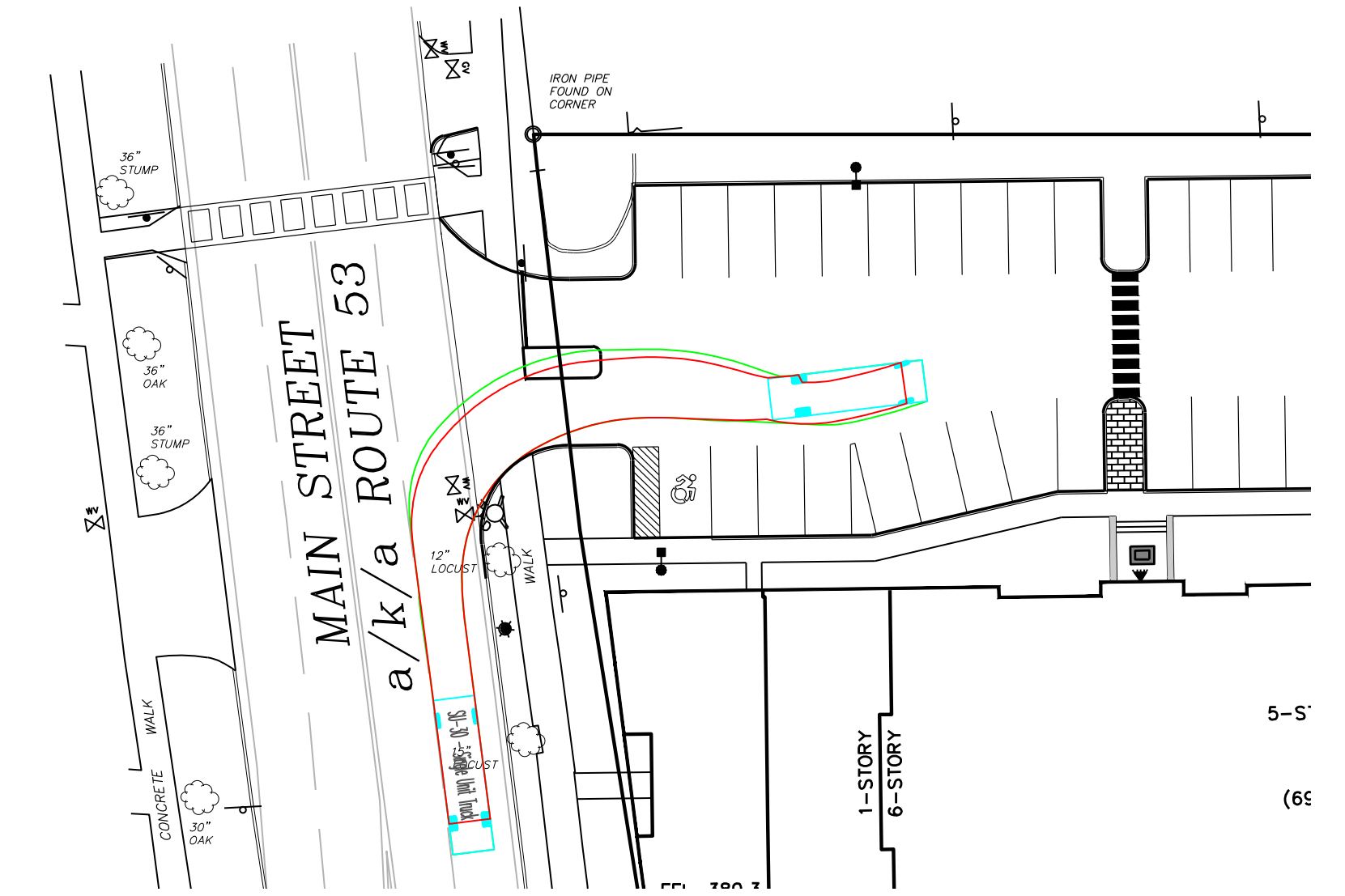
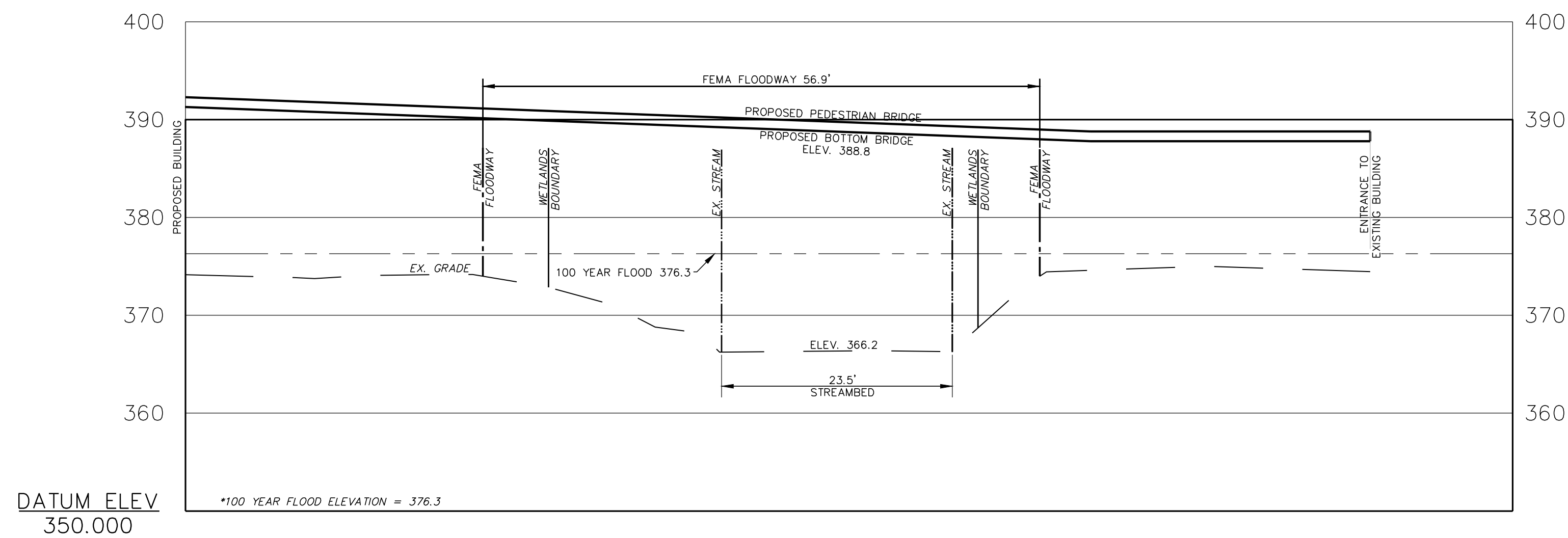
05/14/2020	REVISIONS PER REVISED BUILDING FOOTPRINT
03/26/19	REVISIONS PER CITY COMMENTS
04/08/19	REVISIONS PER CITY COMMENTS
03/08/19	REVISIONS PER CITY COMMENTS
12/20/18	REVISIONS PER PRE-APP MEETING & BUILDING FOOTPRINT
DATE	DESCRIPTION

NOTES & DETAILS
PREPARED FOR
BRT BROOKVIEW COMMONS, LLC
MBLU 113-034
333 MAIN STREET
DANBURY, CONNECTICUT

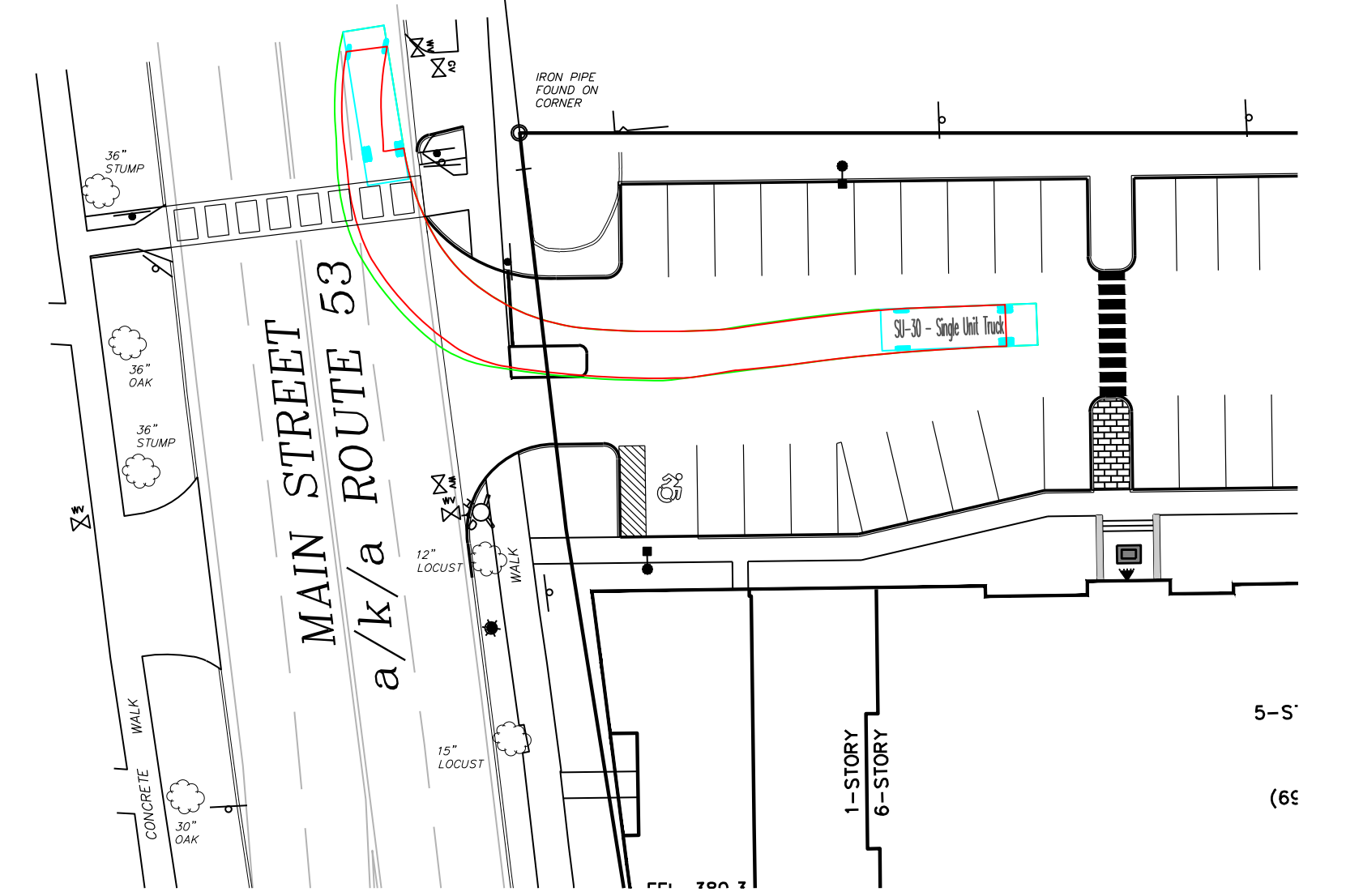
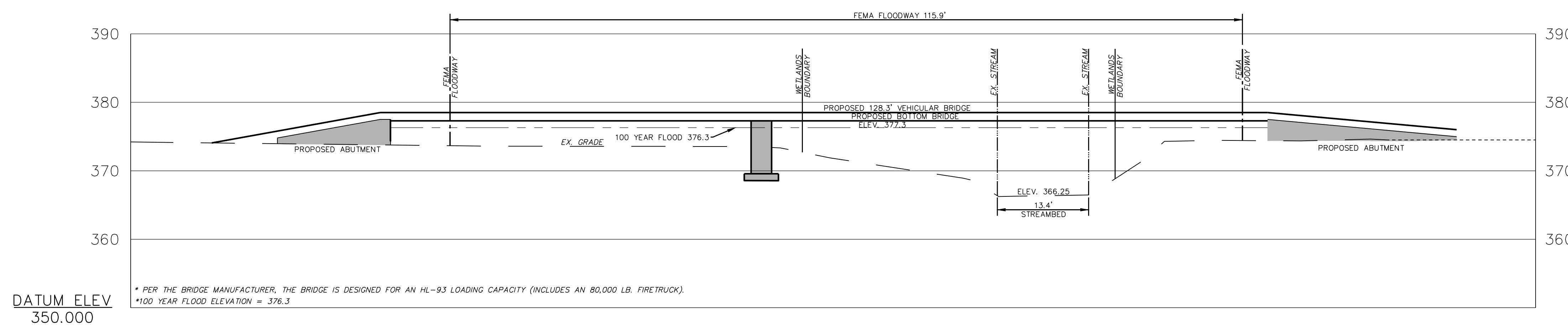


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Scale:	AS NOTED
Proj. No.:	05-926.10
File No.:	2856
Acad No.:	05926.10SP
Sheet:	N6
Drawn by:	SCS/NY

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SU-30 TRUCK ENTERING MANEUVERING PLAN
1" = 30'

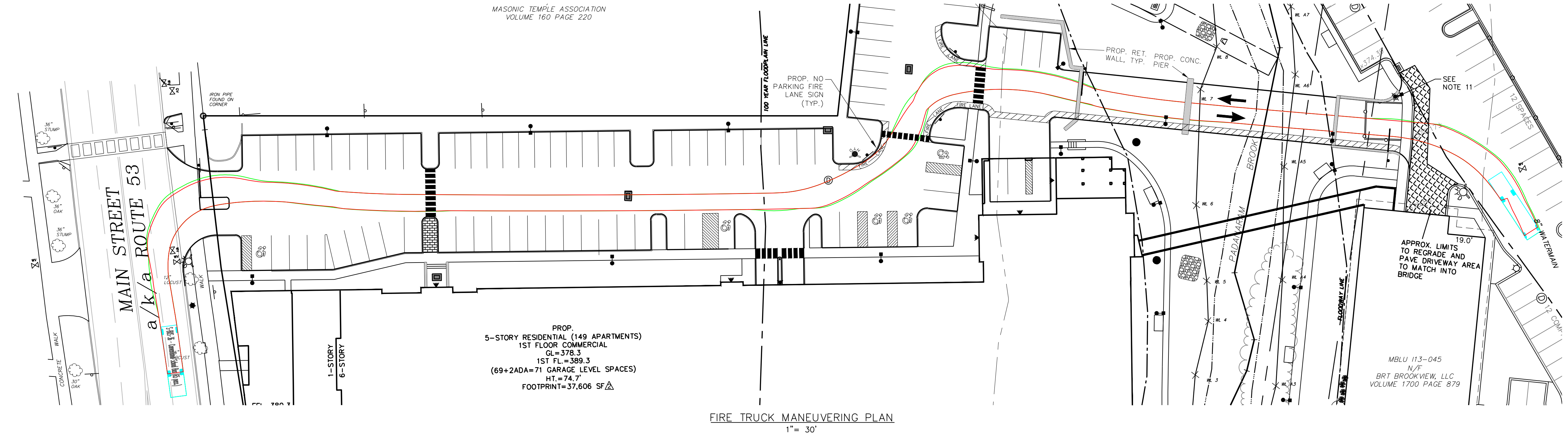


SU-30 TRUCK EXITING MANEUVERING PLAN
1" = 30'

PEDESTRIAN & VEHICULAR BRIDGE CROSS SECTIONS
1" = 10'

— BOTH BRIDGES MUST BE INSTALLED UNDER THE DIRECTION OF A STATE OF CONNECTICUT PROFESSIONAL ENGINEER EXPERIENCED IN BRIDGE DESIGN AND BOTH STRUCTURAL AND GEOTECHNICAL ENGINEERING DISCIPLINES. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE BY THE ZONING ENFORCEMENT OFFICER, THE DEVELOPER'S QUALIFIED PROFESSIONAL ENGINEER MUST PROVIDE A SEALED CERTIFICATION THAT THE BRIDGE SYSTEMS WERE INSTALLED IN ACCORDANCE WITH THE APPROVED DESIGN AND ARE IN GOOD WORKING CONDITION.

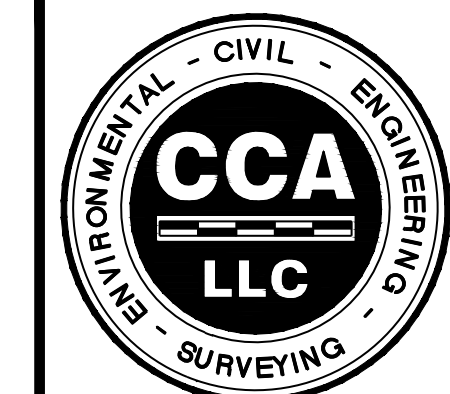
MASONIC TEMPLE ASSOCIATION
VOLUME 160 PAGE 220



FIRE TRUCK MANEUVERING PLAN
1" = 30'

05/14/2020	REVISIONS PER REVISED BUILDING FOOTPRINT
04/24/19	REVISIONS PER CITY COMMENTS
04/08/19	REVISIONS PER CITY COMMENTS
03/08/19	REVISIONS PER CITY COMMENTS
12/20/18	REVISIONS PER PRE-APP MEETING & BUILDING FOOTPRINT
03/24/18	BRIDGE PIER
DATE	DESCRIPTION

PEDESTRIAN & VEHICULAR BRIDGE CROSS SECTIONS AND TRUCK MANEUVERING PLAN
PREPARED FOR
BRT BROOKVIEW COMMONS, LLC
MBLU 113-034
333 MAIN STREET
DANBURY, CONNECTICUT



Date:	6/27/18
Scale:	AS NOTED
Proj. No.:	05-926.10
File No.:	2856
Acad No.:	05926.10SP
Sheet:	N7
Drawn by:	KST/SCS

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- NOTES:
1. ALL TRAFFIC EQUIPMENT IS NEW.
 2. ANY PROPOSED REVISIONS TO THE LOCATION OF THE APPURTENANCES SHOWN ON THE PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DIVISION OF TRAFFIC ENGINEERING PRIOR TO INSTALLATION.
 3. INSTALL RECTANGULAR RAPID FLASHING BEACON (RRFB) IN ACCORDANCE WITH TRAFFIC CONTROL SIGNAL PLAN PREPARED BY VHB, DATED 5/17/2021.
 4. CITY OF DANBURY TO OWN AND MAINTAIN RRFB ASSEMBLY.
 5. CROSS WALK TO BE CITY MAINTAINED.



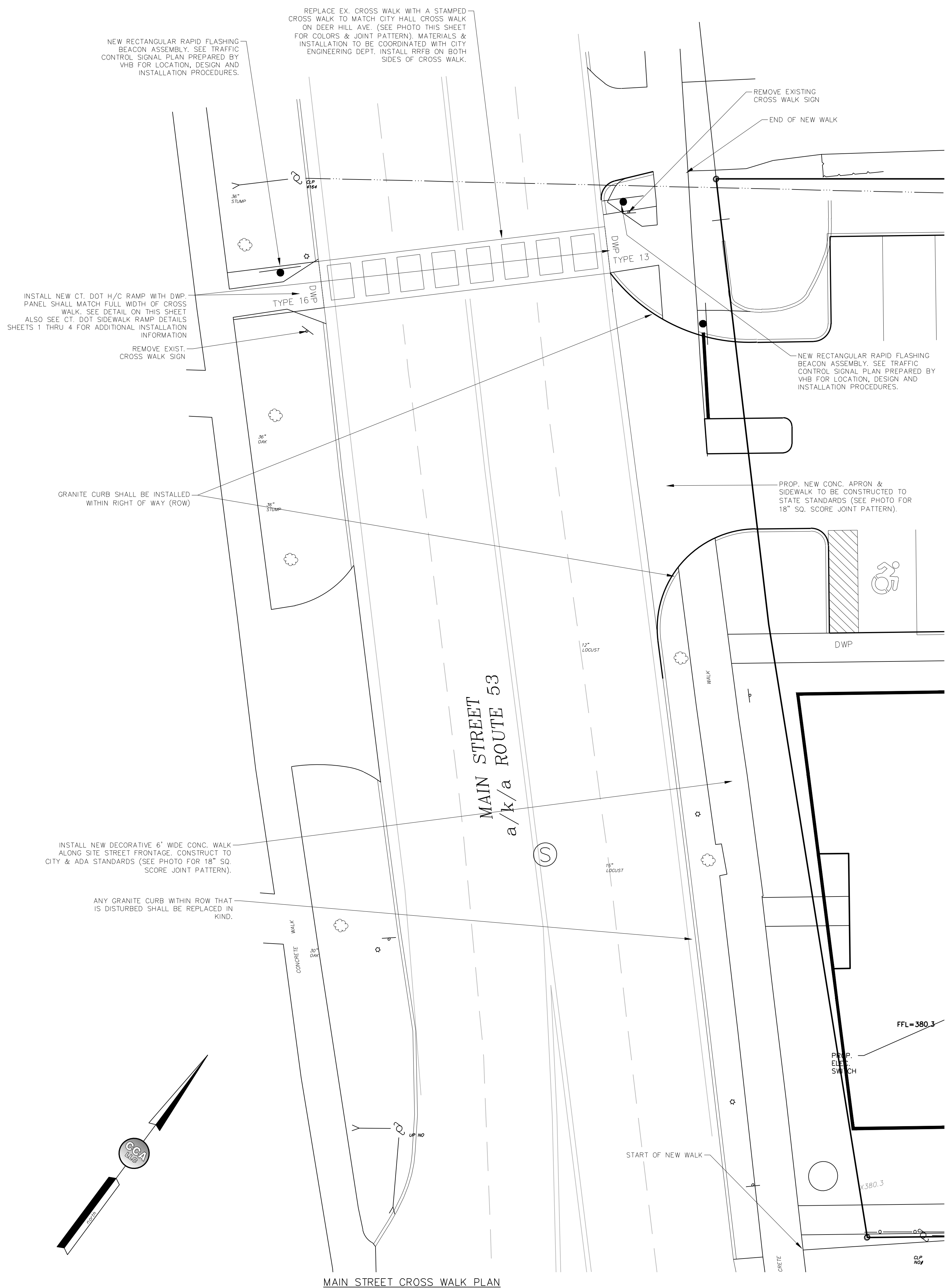
SCORE JOINT PATTERN FOR DECORATIVE CONC. WALK AND DRIVEWAY APRON



STAMPED BITUMINOUS CONCRETE CROSS WALK AT DEER HILL AVE. & CITY HALL

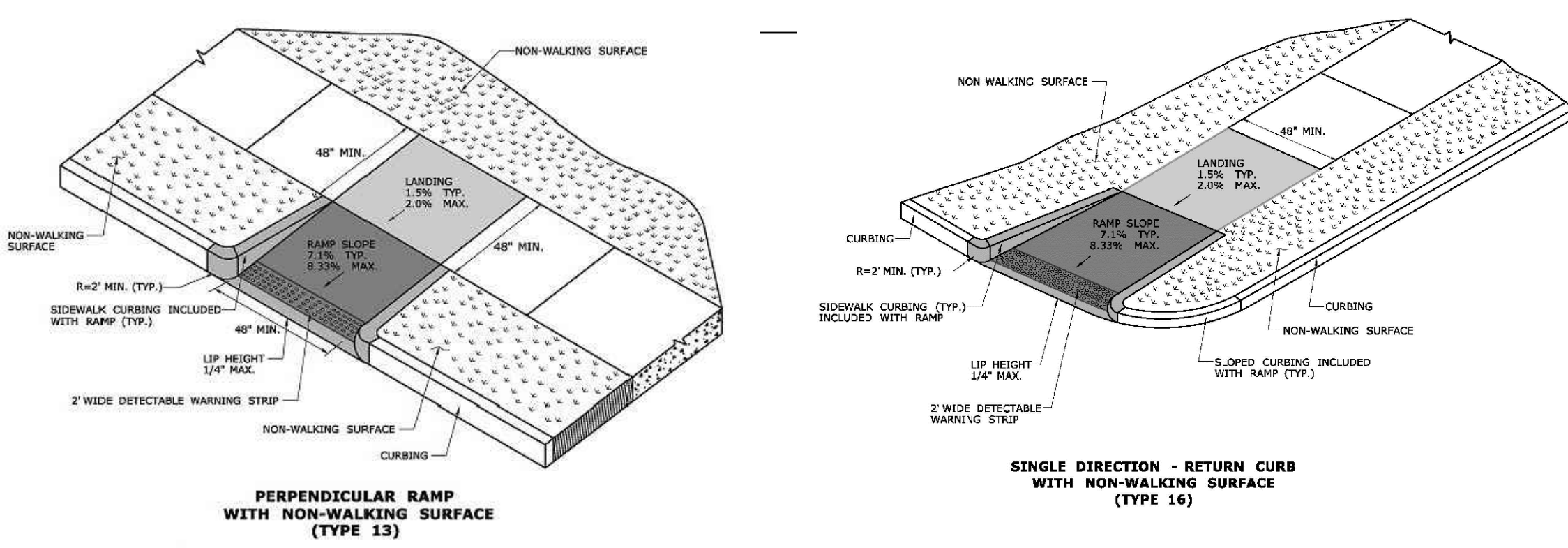


COLOR: BEIGE TO MATCH CROSS WALK AT CITY HALL
COLOR: BRICK RED TO MATCH CROSS WALK AT CITY HALL



Form 818 Construction Notes

- All work within the State right-of-way will comply with Form 817, "The State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges and Incidental Construction" with the latest Special Provisions and Typical State Standard Details. In any case where the construction is not specifically detailed in the Form 817, the work will be completed as directed by the Engineer or District Permit Section Representative.
- Removal of pavement markings along state roadways shall be completed by a non-destructive method in compliance with the State of Connecticut Department of Transportation Standard Specifications for Road, Bridges, and Incidental Construction Form 817 Section 12.11 as revised.
- New Pavement markings shall be painted with epoxy resin paint in compliance with the State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 817 Section 12.10 as revised.
- New sign material and sheeting shall be made of reflective material in compliance with State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 817 Section 12.08 as revised. Type 1 Reflective Sheeting shall be used for signs with white background, Type 3 Reflective Sheeting shall be used for signs with colored background except for signs with red background that shall be Type 8 or 9 Reflective Sheeting.
- All signs and pavement markings installed within the State Right of Way must conform to the "Manual on Uniform Traffic Control Devices" and the latest State of Connecticut Catalog of Signs as revised.
- Any damage to the existing curb, sidewalk or any other highway appurtenances during the development of the permitted site will be replaced by the contractor as directed by the District 3 Permit Section at no cost to the State.
- ALL WORK WITHIN THE CT D.O.T. RIGHT OF WAY REQUIRES A CT D.O.T PERMIT.
- THE CT D.O.T. WILL DETERMINE THE AMOUNT OF THE REQUIRED AREA TO BE RESURFACED FOR ANY PAVEMENT ENCROACHMENT.



CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL MATERIALS FOR APPROVAL PRIOR TO CONSTRUCTION.

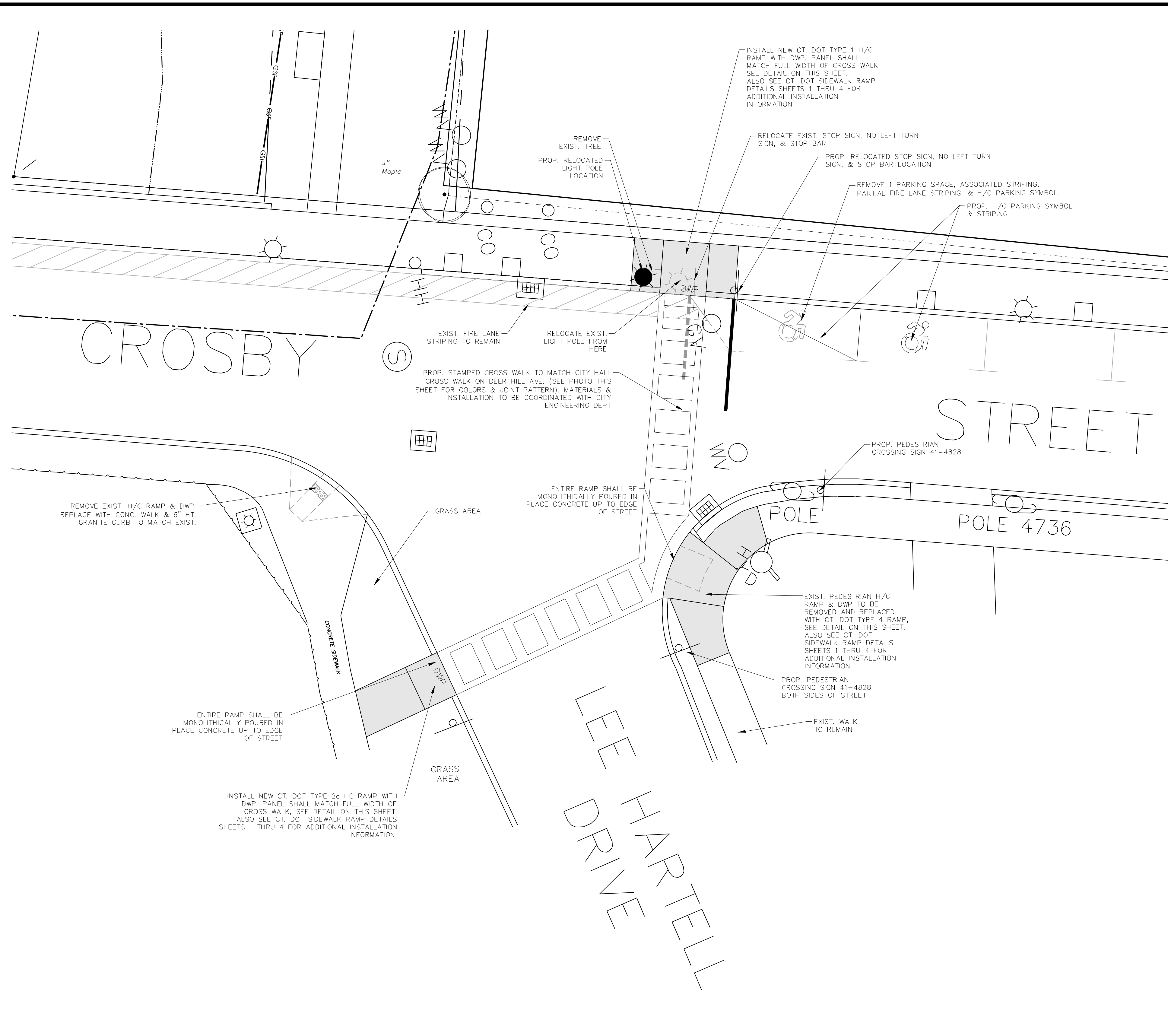
FOR BITUMINOUS PAVEMENT, GRANITE CURBING, CONCRETE DRIVEWAY APRON, AND CONCRETE SIDEWALK SEE STATE STANDARD DETAILS: PAVEMENT REPAIR, HW-813_02 STONE CURBING, & HW-921_01 DRIVEWAY RAMPS AND SIDEWALKS.

DATE	DESCRIPTION
02/01/2022	PLAN COORDINATION WITH VHB TRAFFIC CONTROL SIGNAL PLAN
05/19/2021	REVISE DOT RAMP TYPES
09/01/2020	DOT DISTRICT IV COMMENTS
05/14/2020	REVISIONS PER REVISED BUILDING FOOTPRINT

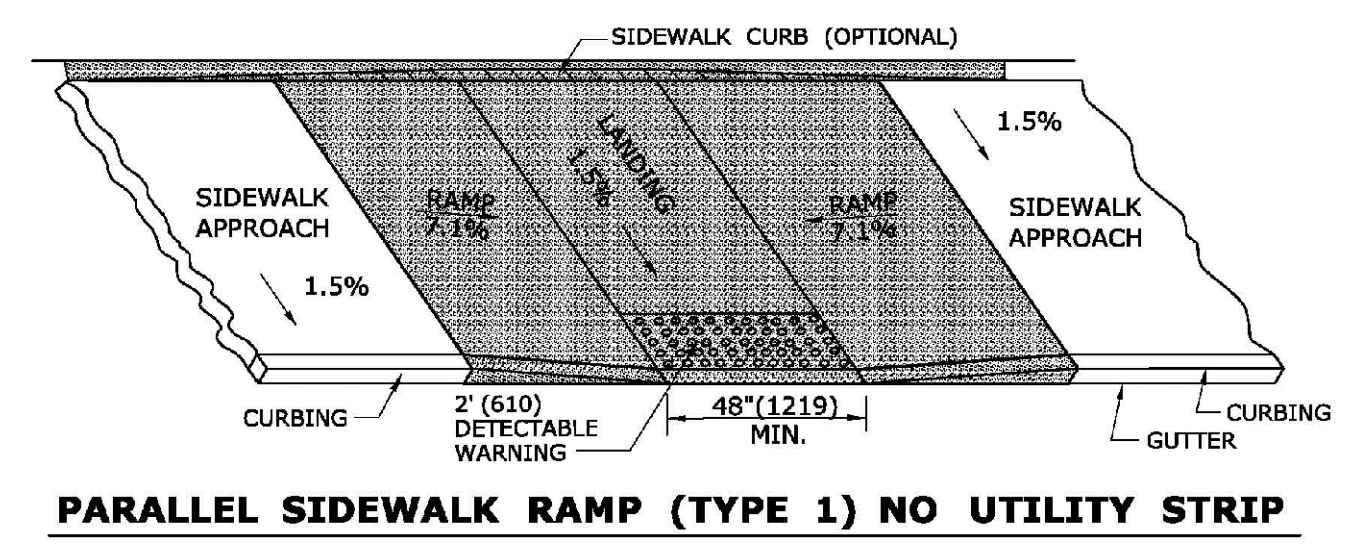
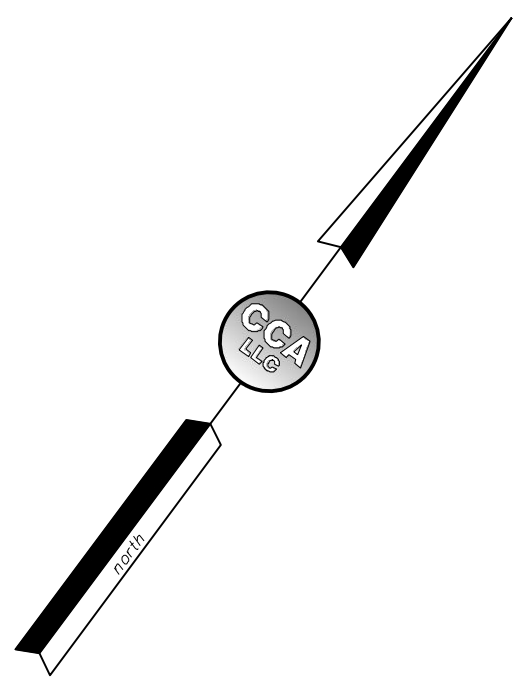
MAIN STREET CROSS WALK & SIGNAGE PLAN
PREPARED FOR
BRT BROOKVIEW COMMONS, LLC
MBLU 113-034
333 MAIN STREET
DANBURY, CONNECTICUT

	Date:	04/09/2020
	Scale:	AS NOTED
	Proj. No.:	05-926.10
	File No.:	2856
	Acad No.:	05926.10SP
	Sheet:	N8
	Drawn by:	SCS/NY

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CROSBY STREET & LEE HARTELL DRIVE CROSS WALK & SIGNAGE PLAN
1"=10'



PARALLEL SIDEWALK RAMP (TYPE 1) NO UTILITY STRIP

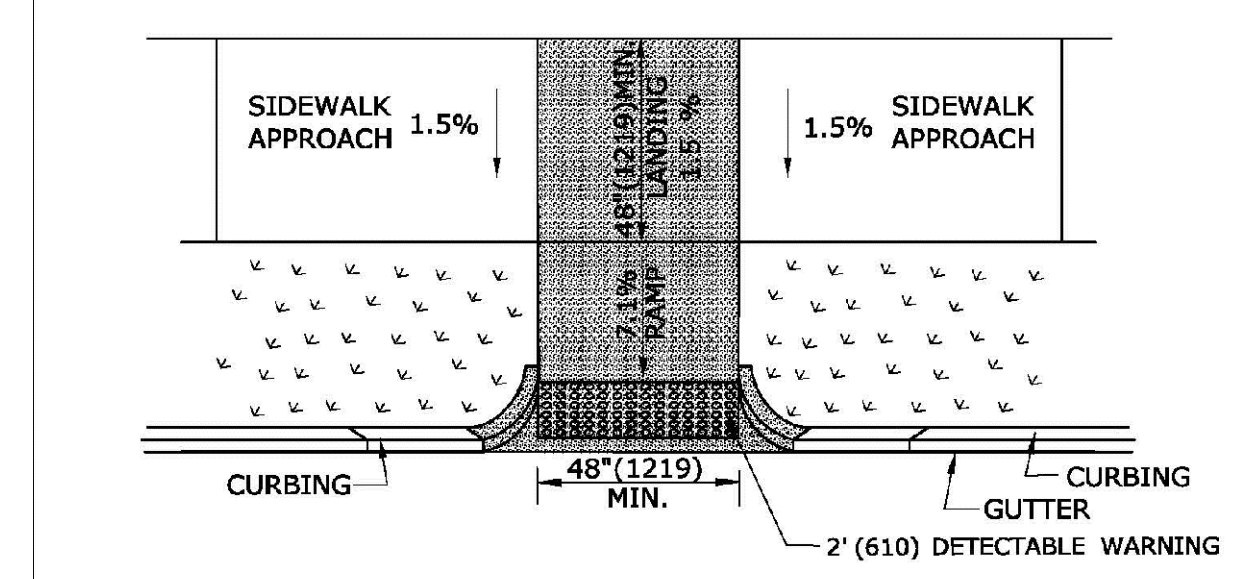
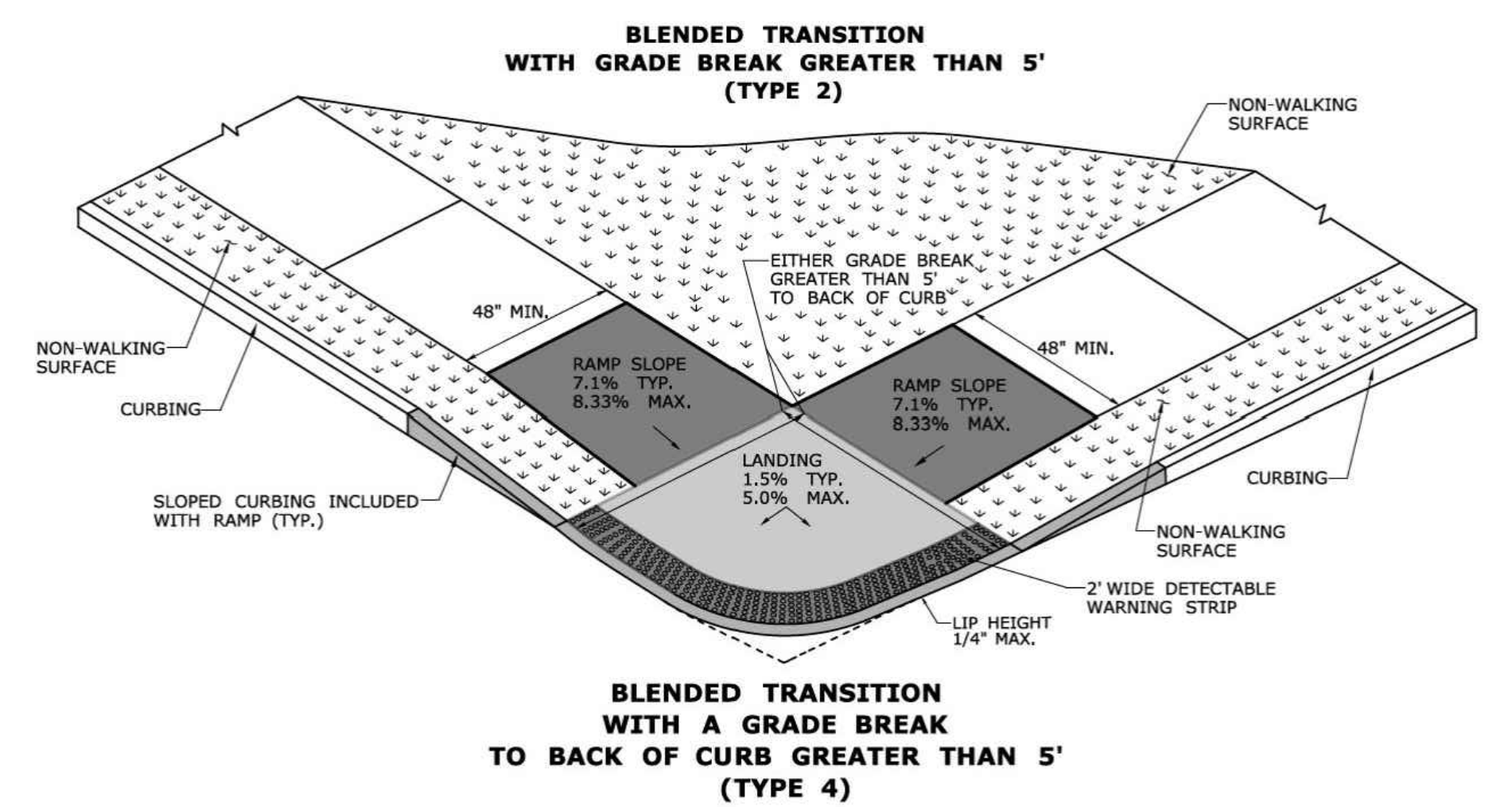


STAMPED BITUMINOUS CONCRETE CROSS WALK
AT DEER HILL AVE. & CITY HALL
NTS

COLOR: BEIGE TO MATCH
CROSS WALK AT CITY
HALL
COLOR: BRICK RED TO
MATCH CROSS WALK AT
CITY HALL



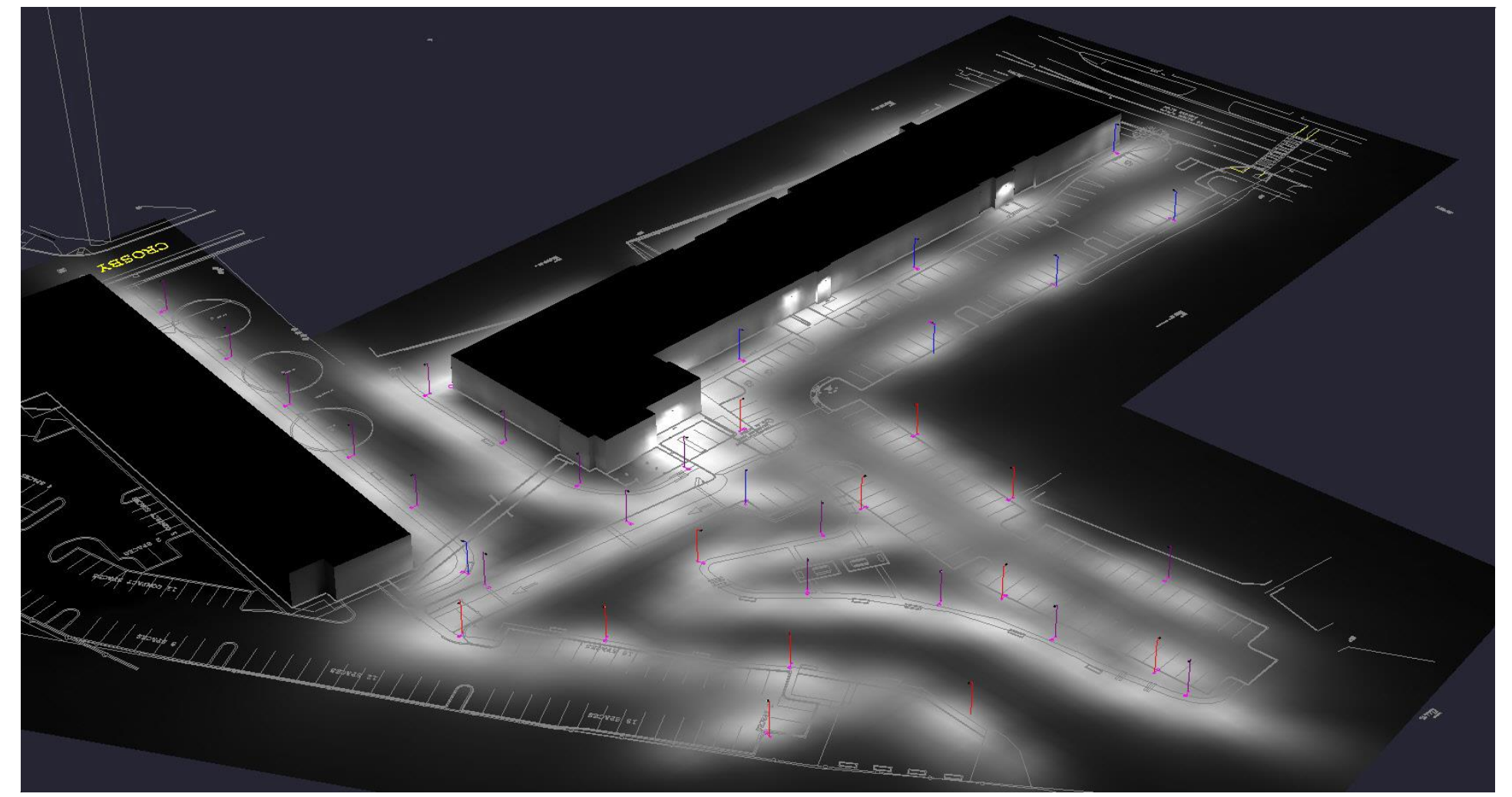
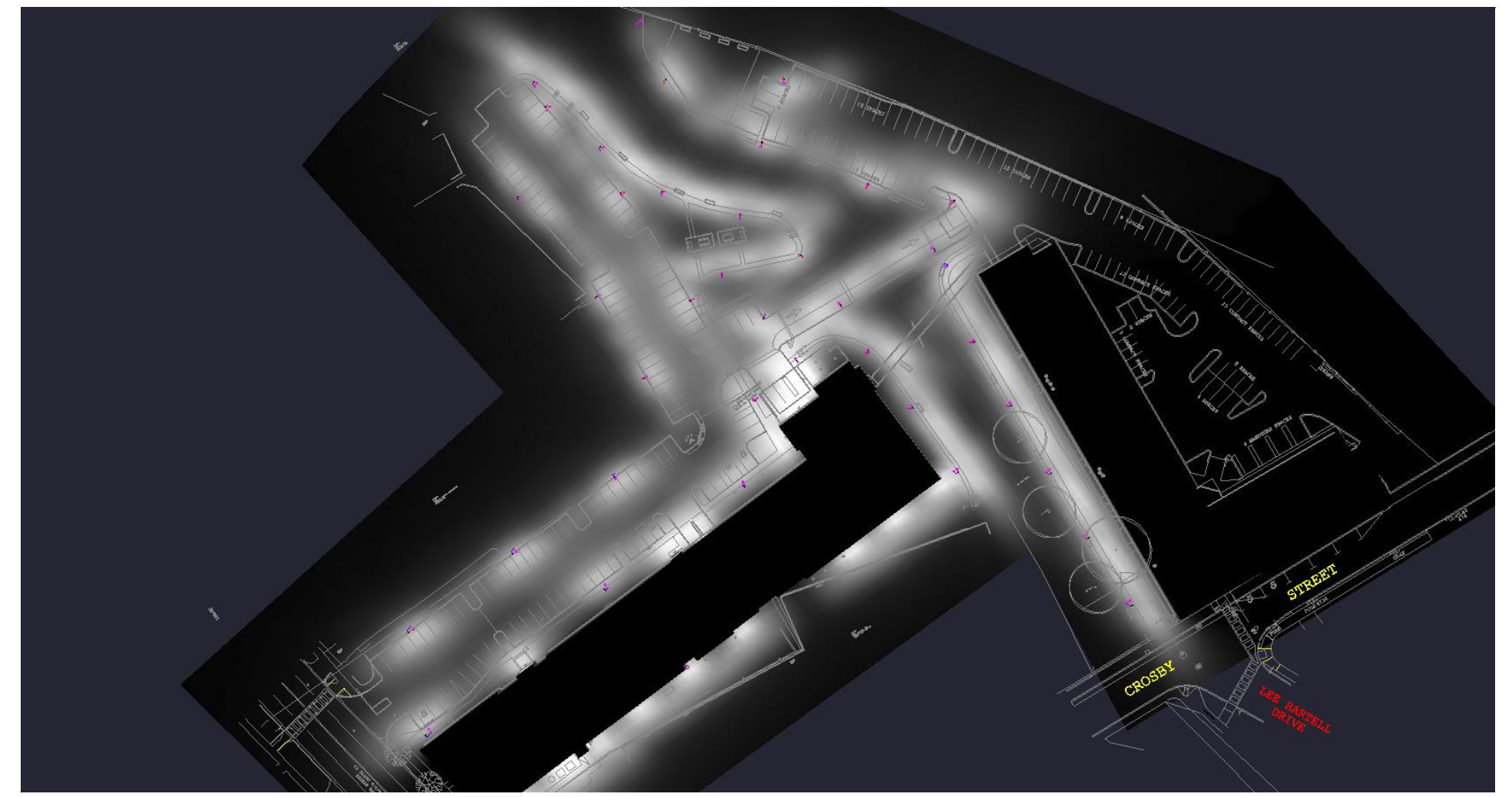
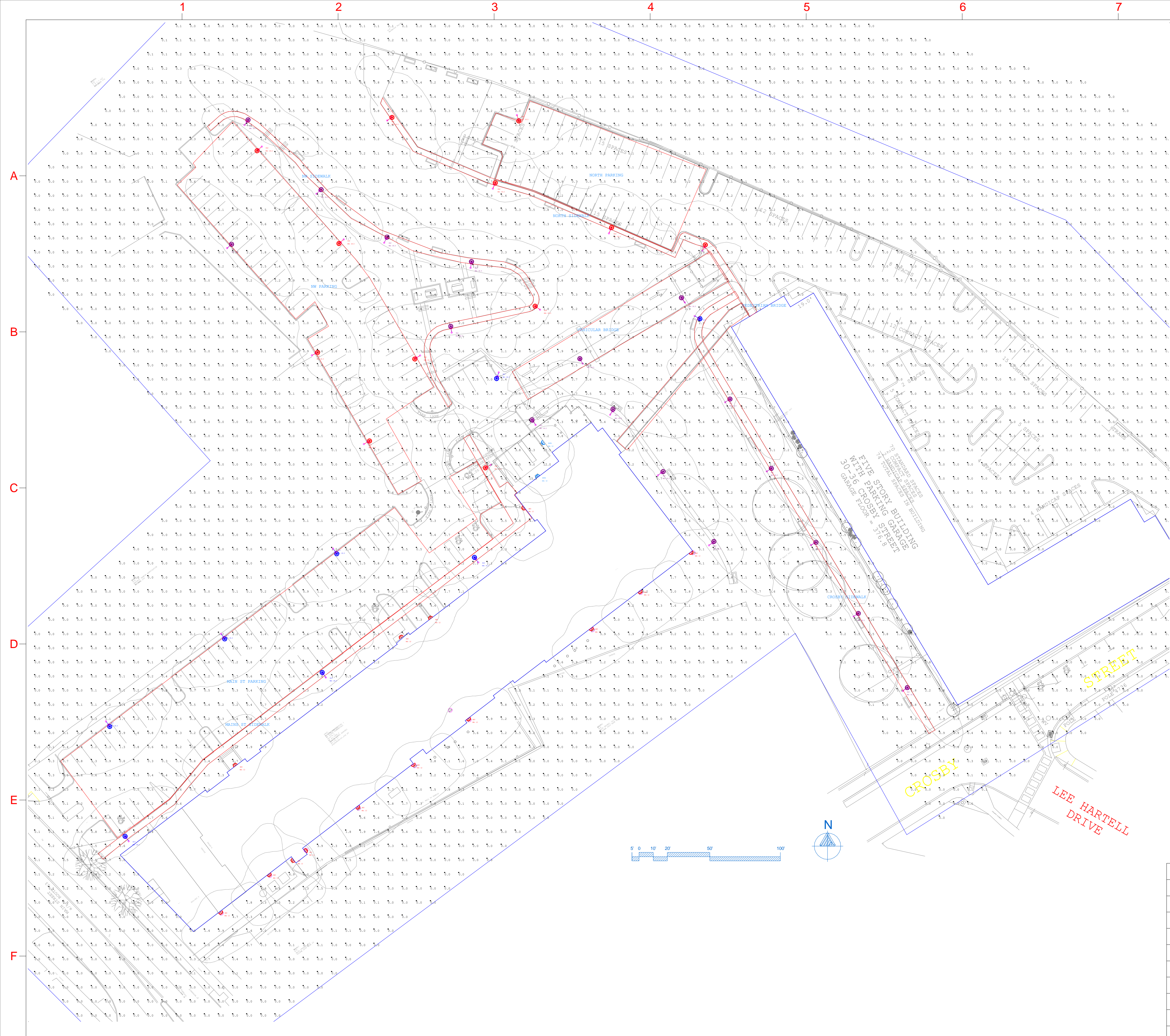
41-4828 SIGN
NTS



PERPENDICULAR SIDEWALK RAMP
W/CURB RETURNS / UTILITY GRASS STRIP (TYPE 2a)
* OPTIONAL FLARE ONE SIDE OF RAMP

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS
ON ALL MATERIALS FOR APPROVAL PRIOR TO
CONSTRUCTION.

03/22/2022	REVISION TO APPROVED PLAN APPLICATION
DATE	DESCRIPTION
CROSBY STREET & LEE HARTELL DRIVE CROSS WALK & SIGNAGE PLAN PREPARED FOR BRT BROOKVIEW COMMONS, LLC MBLU 113-034 333 MAIN STREET DANBURY, CONNECTICUT	
	Date: 04/09/2020
	Scale: AS NOTED
	Proj. No.: 05-926.10
	File No.: 2856
	Acad No.: 05926.10SP
Sheet: N9	
Drawn by: SCS/NY	
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www.visionairelighting.com
 Phone: (310) 512-6480 Fax: (310) 512-6486
 19645 Rancho Way-Rancho Dominguez, CA. 90220
 POINT-BY-POINT CALCULATION
 Illuminance at Grade (Footcandles), unless otherwise specified.

VISIONAIRE

L I G H T I N G
 PHOTOMETRIC STUDY

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AREA	Illuminance	Fc	0.44	17.5	0.0	N.A.	N.A.
CROSBY SIDEWALK	Illuminance	Fc	2.41	3.5	0.8	3.01	4.38
MAIN ST PARKING	Illuminance	Fc	1.07	3.3	0.2	5.35	16.50
MAINS ST SIDEWALK	Illuminance	Fc	2.55	6.8	0.6	4.25	11.33
NORTH PARKING	Illuminance	Fc	0.92	3.4	0.1	9.20	34.00
NORTH SIDEWALK	Illuminance	Fc	1.52	2.8	0.7	2.17	4.00
NW PARKING	Illuminance	Fc	1.28	3.0	0.4	3.20	7.50
NW SIDEWALK	Illuminance	Fc	2.24	3.9	1.0	2.24	3.90
PEDESTRIAN BRIDGE	Illuminance	Fc	1.24	3.2	0.2	6.20	16.00
VEHICULAR BRIDGE	Illuminance	Fc	2.03	3.7	0.8	2.54	4.63

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Lum. Lumens	BUG Rating	Lum. Watts
⊙	17	SL2	SINGLE	0.850	VISIONAIRE ODN-1-L_T2_48LC_3_4K_VOLT_CLS-SINGLE @ 18.5' MTG. HT. (N)	5265	B1-U0-G2	53.5
⊙	8	SL3	SINGLE	0.850	VISIONAIRE ODN-1-L_T3_48LC_3_4K_VOLT_CLS-SINGLE @ 18.5' MTG. HT. (N)	5361	B1-U0-G2	53.5
⊙	12	SL4	SINGLE	0.850	VISIONAIRE ODN-1-L_T4_48LC_3_4K_VOLT_CLS-SINGLE @ 18.5' MTG. HT. (N)	5023	B1-U0-G2	53.5
⊙	14	SW3	SINGLE	0.950	VISIONAIRE PGRS-2_T3_32LC_3_4K_VOLT_WM @ 12' MTG. HT.	4485	B1-U0-G1	34
⊙	2	SW3B	SINGLE	0.950	VISIONAIRE PGRS-2_T3_32LC_7_4K_VOLT_WM @ 10' MTG. HT.	7719	B2-U0-G2	69

DRAWING NUMBER : GR011422ML-BROOKVIEW SITE-02
 LAYOUT DESIGNER : GR
 DESIGNER EMAIL : gabrielrocha@visionairelighting.com
 PROJECT DATE : 01/14/22
 REVISION DATE : 01/19/22
 REP : MOXIE LIGHTING
 NOTE/S: -

DISCLAIMER
 BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE PROJECT ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS. THE LIGHTING DATA REPRESENTS ILLUMINATION LEVELS TAKEN FROM A LABORATORY SETTING UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL PERFORMANCE MAY VARY DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, INSTALLATION, TOLERANCE LEVELS, BUILDINGS, OTHER LIGHTING, AND OTHER VARIABLES THAT WERE NOT CONSIDERED WHEN THIS PHOTOMETRIC REPORT WAS CREATED. IT IS THE RESPONSIBILITY OF THE OWNER OR PROJECT ENGINEER TO ENSURE COMPLIANCE OF ALL STANDARDS IN EFFECT. THIS PHOTOMETRIC LAYOUT IS THE PROPERTY OF VISIONAIRE LIGHTING AND IT CANNOT BE USED FOR INSTALLATION OF PRODUCTS OTHER THAN SPECIFIED.
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CITY OF DANBURY

OFFICE OF THE MAYOR
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ROBERTO L. ALVES
MAYOR

(203) 797-4511
FAX: (203) 796-1666
r.alves@danbury-ct.gov

December 21, 2023

The Honorable City Council
155 Deer Hill Avenue
Danbury, CT 06810

RE: Grant Resolution Agenda Item

Dear City Council Members,

I am seeking your approval to review and consider the resolution attached, which applies to the Danbury Code of Ordinances Sec 2-181. This resolution would allow City Departments to apply for and accept grant funds that do not require a city match without going through Council approval.

We seek Council approval on this item for the purpose of streamlining and creating a more effective grant process for City departments whereas grants are typically subject to deadlines and time constraints that can conflict with the monthly Council meeting, thus preventing the City from meeting deadline requirements and losing grant funding opportunities. Such grant applications would be included in Council meeting agendas in department reports.

Please see the attached resolution for your consideration.

Sincerely,

Roberto L. Alves
Mayor



RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

_____ A.D. 2024

RESOLVED BY THE CITY COUNCIL OF THE CITY OF DANBURY

WHEREAS, as a corporate municipality pursuant to general home rule powers in accordance with the Connecticut General Statutes, the City of Danbury periodically seeks, obtains and processes grant applications from outside government and other entities and agencies for the furtherance of municipal business and needs; and

WHEREAS, and additionally pursuant to applicable authority as set forth in the Danbury Code of Ordinances Sec. 2-181; and

WHEREAS, in order to accomplish in as efficient, beneficial and expeditious manner as possible within said authority, it is desired that the mayor of the City of Danbury or his named designee, be authorized to apply for, process and obtain grant funding without the necessity of individual or ad hoc approvals of the City Council in instances where no local match, funding or in kind is required; and

WHEREAS, it is in the best interests of the City of Danbury to not only keep open all incoming funds' opportunities, streamline the conjoined interests of the legislative branch and the executive branch but also eliminate risks of funding loss due to time requirements;

NOW THEREFORE BE IT RESOLVED THAT that Mayor Roberto L. Alves or his designee be and hereby is authorized to make application for, receive funding and process all necessary requirements for said purposes as pertain to grant funding without prior legislative approval, where it is in the best interests of the City to so do, where there is no local match or associated local dollars or in kind required, and to report such activity to the next following City Council agenda for notification.

* This resolution shall be deemed effective for two (2) years from adoption or until withdrawn or modified by action of the Council.



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810-7769

DANIEL GARRICK
DIRECTOR OF FINANCE

(203) 797-4650
FAX: (203) 796-1526

MEMORANDUM

TO: Mayor Roberto Alves and the City Council

FROM: Dan Garrick, Director of Finance

DATE: December 21, 2023

SUBJECT: AMERICAN RESCUE PLAN ACT OF 2021

Attached you will find a resolution to reallocate funds for the American Rescue Plan Act as highlighted on Exhibit 1-G. These funds are needed for turnout and technical rescue gear for current personnel and new hires. The additional allocation of \$120,000 brings the unallocated balance of ARPA funds to \$1,011,655.

Please feel free to contact me should you require any additional information. Thank you.



RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

_____A.D. 2023

RESOLVED BY THE CITY COUNCIL OF THE CITY OF DANBURY

WHEREAS, on March 11, 2021, the \$1.9 trillion American Rescue Plan Act of 2021 (the "ARPA") was enacted, which includes \$1.6 billion in relief for local governments; and

WHEREAS, the City of Danbury (the "City") has received the total amount of \$32,098,155 in ARPA funds from the Coronavirus State Fiscal Recovery Fund and the Coronavirus Local Fiscal Recovery Fund (the "Recovery Fund Grant"); and

WHEREAS, on December 5, 2023 the City Council approved the acceptance of these funds for the projects set forth in the attached Exhibit 1-A-F, in the amounts designated for each project as set forth in Exhibit 1-A-F; and

WHEREAS, the City now desires to reallocate certain amounts previously designated in Exhibit 1-A-F. The reallocation of these amounts are set forth in the attached Exhibit 1-G.

NOW, THEREFORE, IT IS RESOLVED THAT the Recovery Fund Grant funds, subject to availability, be reallocated in the amounts designated for certain projects as set forth in the attached Exhibit 1-G; and

IT IS FURTHER RESOLVED THAT Roberto Alves, Mayor of the City of Danbury, or his designee, be and hereby is authorized to take all actions necessary to effectuate the intent of this resolution.

City of Danbury
American Rescue Plan Act of 2021 (ARPA)
Exhibit 1-G

120,000 FD Turnout Gear

120,000 Total Additional Projects - Exhibit 1-G

31,086,500 Total ARPA Projects/Programs

1,011,655 Balance to be Allocated

Please note: The City has calculated a revenue loss of \$12,117,857 in accordance with ARPA guidelines. As permitted, the City will also withhold up to 5% for associated administrative costs on all grant amounts.

City of Danbury
American Rescue Plan Act of 2021 (ARPA)
Exhibit 1-A-F - PREVIOUSLY APPROVED BY CITY COUNCIL

\$	32,098,155	Total ARPA Allocation due to the City of Danbury
	425,000	Playscape Replacement in City Parks & Schools
	100,000	Playscape Repairs in City Parks
	100,000	Playground Safety Surfacing
	50,000	War Memorial Emergency Generator
	2,660,000	FD Trucks: Ladders, Rescue, Pumpers
	500,000	Fire Training School Site Improvements MS4/Tower Compliance Requirements
	900,000	FD Communication, Radio, Paging Equip and Systems
	100,000	Public Safety Tough Book Replacement (Technology)
	100,000	Public Safety Software Upgrades
	125,000	City Website Redesign
	75,000	Dispatch Center computers, monitors and wiring
	25,000	EOC Ruggedized laptops
	140,000	Public Safety Hardware Replacement Prog.
	75,000	Fire Dept MDT Replacements
	75,000	Park Furniture and Equipment Program
	150,000	Reconstruct Boat Ramp area
	300,000	Spray Parks Equipment Replacement Prog.
	100,000	Facade Improvement Program
	300,000	Eng Plans for Relocation of Pulse Point
	200,000	Support Affordable Housing Programs
	400,000	Small Business Economic Assistance
	545,000	Body Camera Project
	115,000	Taser Project
	250,000	Steve Kaplanis Memorial Field Lighting
	500,000	Richter House Improvements
	400,000	Tarrywile Parking and Driveway Improvements
	250,000	Tarrywile Pavilion Construction
	1,560,000	EMS Vehicle Replacement Program
	211,572	Stretcher/Stairchair Replacement Program
	707,000	Cardiac Monitor Replacement Program
	143,117	Automated External Defibrillators
	37,000	Traffic Cameras
	200,000	United Way - ALICE Program to help need families impacted by the pandemic
	238,500	The Housing Collective (formerly Supportive Housing Works, Inc.)
	3,677,311	Ambulance Fund (FY20 - FY25)
	150,000	Public Safety Wellness Program
	100,000	Public Safety Training
	1,000,000	Authorities (FY20 - FY25)
	2,591,500	COVID pay
	440,000	Summer Youth Program - Summer of 2022 & 2023
	2,500,000	Local economic impact (resulting from commercial tax appeals)
	100,000	Playground Safety Surfacing
	450,000	Playscape Replacement in City Parks & Schools
	130,000	Playscape Repairs in City Parks
	1,275,000	Westside Field Turf Replacement
	1,225,000	FD Trucks, Rescues, Pumpers
	140,000	FD Apparatus Replacement/FM & Rescue Vehicles
	40,000	FD Tool Replacement Program Allocation
	60,000	FD Turnout Gear
	60,000	FD Technical Rescue Gear
	500,000	Fire Training School Site Improvements MS4/Tower Compliance Requirements
	900,000	FD Communication, Radio, Paging Equipment and Systems
	40,000	Public Safety Software Upgrades
	930,000	PD Vehicle Replacement Program
	65,000	PD Communication Equipment Replacement Program
	65,000	PD Patrol Critical Incident Response Equipment
	65,000	PD Equipment Replacement Program
	140,000	PD Body Camera Project
	120,000	PD Taser Project
	155,500	PD Primary Firearm and MOS Project
	90,000	Ambulance Portable Radio Project Replacement
	250,000	Mobile Operations Command Vehicle
	200,000	Rogers Park/Danbury Westerner's Field
	1,000,000	Purchase 98 Elm Street Support Center
	100,000	Amos House (Pending verification of eligibility from ARPA consultant)
	250,000	Dispatch/Public Safety Server Redundancy
	100,000	Uninterruptible Power Supply for Public Safety Servers
	30,966,500	Total Previously Approved ARPA Projects/Programs



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

AGENDA ITEM SUMMARY

DATE: January 4, 2024
TO: Mayor and the City Council
FROM: John Kleinhans, Assistant Finance Director
 Finance
**RE: 2022 OPM JAG Violent Crime Prevention Grant Extension of Funding -
 Police Department**

Honorable Mayor and City Council,

Attached for your review is a resolution that will allow the City of Danbury Police Department to accept an extension to a previously approved funding award from the State of Connecticut Office of Policy and Management. The original funding was approved at the January 2022 City Council meeting for the "2022 JAG Local VCP (Violent Crime Prevention) Grant Program.

John Kleinhans, Assistant Finance Director

Finance



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

Dan Garrick
Director of Finance

(203) 797-4652
FAX: (203) 796-1526

MEMORANDUM

TO: Hon. Roberto Alves via the City Council
FROM: John Kleinhans, Assistant Director of Finance
DATE: 12/19/23
RE: **RESOLUTION- 2022 OPM JAG VCP EXTENSION OF FUNDING-
POLICE DEPARTMENT**

Attached for your review is a resolution that will allow the City of Danbury Police Department to accept an extension to a previously approved funding award from the State of Connecticut Office of Policy and Management. The original funding was approved at the January 2022 City Council meeting for the "2022 JAG Local VCP (Violent Crime Prevention) Grant Program.

The State is allowing an extension of the funding award period until December 31, 2024 and has authorized \$7,500 of unspent funds from the initial award period to be re-allocated back to the Danbury Police Department. This increases the total award for this program \$15,000 to \$15,031.50. This does not require a local match.

The City Council is respectfully requested to consider this resolution at its next meeting.

JK/sk
Cc: Chief Ridenhour

OFFICE OF POLICY AND MANAGEMENT
 Criminal Justice Policy and Planning Division
 450 Capitol Avenue-MS#52CPD
 Hartford, CT 06106-1308

OPM-CVR 14

GRANT APPLICATION COVERSHEET

Applicant Information
Applicant Name: City of Danbury
Applicant Address: 155 Deer Hill Avenue, Danbury, CT 06810
Project Title: 2022 JAG Local VCP Grant
Proposed Period of Award:
I, THE UNDERSIGNED, FOR AND ON BEHALF OF THE NAMED MUNICIPALITY OR STATE AGENCY, DO HEREWITH APPLY FOR THIS SUBGRANT, ATTEST THAT, TO THE BEST OF MY KNOWLEDGE, THE STATEMENTS MADE HEREIN ARE TRUE, AND AGREE TO THE GENERAL AND SPECIAL GRANT CONDITIONS ATTACHED TO THIS GRANT APPLICATION FORM. SIGNATURE: _____ DATE: _____

Director Contact Information	
Project Director Contact Information	Financial Officer Contact Information Responsible for Management and reporting of grant Expenditures
Name: James T. Antonelli	Name: Susan B. Kaminski
Title: Lieutenant	Title: Senior Accountant
Address: 375 Main Street, Danbury, CT 06810	Address: 155 Deer Hill Ave., Danbury, CT 06810
Phone: 203-797-4577	Phone: 203-796-1615
E-mail: j.antonelli@danbury-ct.gov	E-mail: s.kaminski@danbury-ct.gov
Fax: 203-796-8018	Fax:

Project Summary	
Summary Project Description:	
Summary Budget Total Award Amount: \$7,468.60	
Federal Employer Identification Number: 06-6001868 DUNS Number: 072123250 UEI V8WJMYC4Y951	
Applicant Fiscal Year End: 6/30	Date of Last Audit: 06/2023
Dates Covered by Last Audit: 7/1/20-6/30/21	Date of Next Audit: In process
Dates to be Covered by Next Audit: 7/1/2021-6/30/2022 and 7/1/22-6/30/23	



STATE OF CONNECTICUT
Office of Policy and Management

1

2022 JAG Local VCP Grant Program
Violent Crime Prevention (VCP)

(Distribution of JAG Local FY 2017-2019 Federal Grant Funds)

Project Narrative

Application Due to OPM: January 8th, 2024

Instructions

- The **due date** for the 2022 JAG Local VCP Grant application is **January 8th, 2024**
- The effective date of the Notice of Grant Award is **the date on which the Notice of Grant Award is signed by both parties.** Applicants must not execute purchase orders or contracts or incur expenditures before the Grant Award is signed by both parties.
- Once completed, please convert your completed project narrative document to **PDF format (No Scanned Documents).**
- Please attach the completed project narrative PDF document, along with the other required grant application PDF documents as one "master" e-mail submittal and send the single e-mail to: **cjppdjag@ct.gov**

Applicant Information

Municipality Name: Danbury CT Police Department
 Project/Program Title: 2022 JAG Local VCP Grant Program
 Requested Program/Project Time (Months): 6 months
 Date: January 8, 2024

OPM CONTACT

**If you have any questions on the Project Narrative, submission process or accessing the grants portal
please contact:
cjppdjag@ct.gov**

**Programs
(Questions 1-5)**

1) Indicate the types of programs you plan to implement. (Check all that apply)	
<input checked="" type="checkbox"/>	Community Policing Strategies
<input type="checkbox"/>	Response to Gun Crime and Shootings
<input type="checkbox"/>	Response to Gang/Group(s) Crime
<input type="checkbox"/>	Response to Domestic Violence
<input type="checkbox"/>	Response to Sexual Assault
<input type="checkbox"/>	Response to Mentally Ill Offenders

2) Please briefly explain how the activities will address violent crime? Describe purpose of activities and expected outcome.

The Danbury Police Department will use the 2022 JAG Local VCP Grant Program to fund overtime costs in order to supplement extra patrol officers/units in Danbury’s downtown entertainment and residential district. Additional patrols will also be targeted in the City of Danbury Housing Authority areas. The proposed initiative is in response to concerns expressed by both residents and business owners in the identified areas. This will also assist in the area’s rising crisis intervention and mental health calls for service. These directed patrols will consist of walking beats, bicycle patrols and conducting plainclothes operations to target violent crime, narcotics trafficking and prostitution. In addition, these officers may attend community meetings (as appropriate and available) in this area in an effort to enhance community relations and gather input/information from the resident’s/business owners to improve the effectiveness of these patrols. Officers will develop programs specifically directed at improving relationships with community youth and the police.

--

**3) Do you plan to hold an event using the JAG funds?
(Examples Include: Safe streets operations, community outreach campaigns)**

Yes

No (Skip to next section)

4) What types of events do you plan for the grant period?

Check All that Apply	Event	Topic
<input type="checkbox"/>	Community Outreach	
<input type="checkbox"/>	Educational Events	
<input type="checkbox"/>	Media Campaign	
<input checked="" type="checkbox"/>	Community Meetings	Connecting with youth through Danbury Youth Center
<input checked="" type="checkbox"/>	Citizen Police Academy	
<input type="checkbox"/>	Other	

5) Please provide a brief explanation of the anticipated events?

The Danbury Police Department plans on working with the Youth Center to bridge the gap with youth and police officers through co-sponsored events. The police department is also planning on restarting the Citizen Police Academy in Spring of 2024.

**Personnel
Questions (6-8)**

6) Do you plan to use JAG funds to support overtime hours?

Yes

No (Skip to next section)

7) Indicate the type of position supported with overtime hours using JAG funds. Briefly State the purpose of the overtime.

(Examples Include: Attend training, surveillance operation, special patrol, citizen academy)

Check All That Apply	Position Title	Purpose of Overtime
<input checked="" type="checkbox"/>	Police officer	Provide targeted, proactive patrols and planned operations in the downtown City Center entertainment and residential district and Housing Authority areas
<input type="checkbox"/>	Corporal	
<input type="checkbox"/>	Detective or Investigator	
<input checked="" type="checkbox"/>	Sergeant	Provide targeted, proactive patrols and planned operations in the downtown City Center entertainment and residential district and Housing Authority areas
<input type="checkbox"/>	Lieutenant	
<input type="checkbox"/>	Captain	
<input type="checkbox"/>	Non-Sworn Personnel	
<input type="checkbox"/>	Major	
<input type="checkbox"/>	Lieutenant Colonel	
<input type="checkbox"/>	Colonel	

8) Please provide an estimate of the Over-Time hours to be supported by JAG Funds.

JAG funds of \$7,500 will enable the police department to utilize two officer patrols in four hour increments for high visibility patrols in known violent crime areas of the City.

**Equipment Purchases and Technology Investments
Questions (9-11)**

9) Do you plan to use JAG funds for equipment purchases and/or technology investments?

Yes

No (Skip to next section)

**10) What types of equipment purchases and/or technology investments
(Please see the detailed JAG controlled list for unallowable items)
<https://bja.ojp.gov/doc/jag-controlled-purchase-list.pdf>**

Check All That Apply	Equipment Category
<input type="checkbox"/>	Camera/Surveillance Equipment
<input type="checkbox"/>	Computer Equipment
<input type="checkbox"/>	Vehicles <small><i>Vehicle is considered a "police cruiser" only if it is used in the ordinary course for routine police patrol within the United States. Vehicles (including motorcycles, SUVs, pickup trucks, ATVs, and UTVs) used as "police cruisers" are not prohibited under JAG.</i></small>
<input type="checkbox"/>	Duty Equipment (Weapons and Ammunition are excluded)
<input type="checkbox"/>	Technology
<input type="checkbox"/>	Forensics/Evidence
<input type="checkbox"/>	Canines and Equipment
<input type="checkbox"/>	Medical/Overdose Response

11) Describe any efficiencies or cost savings to be achieved as a result of any equipment purchases and or technology investments.

--

**Training
(Questions 12 -13)**

12) Do you plan to conduct any training during the grant period?

Yes

No (Skip to next section)

13) Please indicate the training topics, target audience, and provide an estimate of the number of persons to be trained. Please also identify the type of trainer. (Examples Include: Police Officer, POST, FBI, IAPC, or FLETC)

--

**Task Forces
(Questions 14-15)**

14) Do you plan to use JAG funds to support a multijurisdictional task force activity?

Yes

No (Skip to next section)

14a) Indicate the types of task forces below.

Task Force	Yes	No	Is this a Multijurisdictional Task Force?	Estimated number of Hours during grant period
Anti-Gang Task Force	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Anti-Gun Task Force	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drug Task Force	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Violent Crime Task Force	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If other, please explain:				

15) Please provide a brief summary of the task force activities that will be supported by the JAG funds.



RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

_____ A.D. 2024

RESOLVED BY THE CITY COUNCIL OF THE CITY OF DANBURY

WHEREAS, the State of Connecticut, Office of Policy and Management, previously awarded funding to the City of Danbury Police Department through its 2022 JAG Violent Crime Prevention (VCP) grant program; and

WHEREAS, the State has notified the Danbury Police Department of the availability to receive an extension to use unexpended program funds to assist in preventing violent crime and improving public safety; and

WHEREAS, funds in the amount of \$7,500 are being allocated to the City of Danbury Police Department which increases the original award from \$15,000 to \$15,031.50; and

WHEREAS, the funding period for this extension and additional award amount expires December 31, 2024 and does not require a City match; and

NOW THEREFORE BE IT RESOLVED THAT Roberto L. Alves, Mayor of the City of Danbury, or Patrick Ridenhour, Chief of Police, as his designee, is hereby authorized to apply for and accept said funding and to sign any contracts/documents to effectuate the purposes of said grant.



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

AGENDA ITEM SUMMARY

DATE: January 4, 2024
TO: Mayor and the City Council
FROM: Katie Pearson, Director
Library
RE: **Will Eisner Graphic Novel Grants - Library**

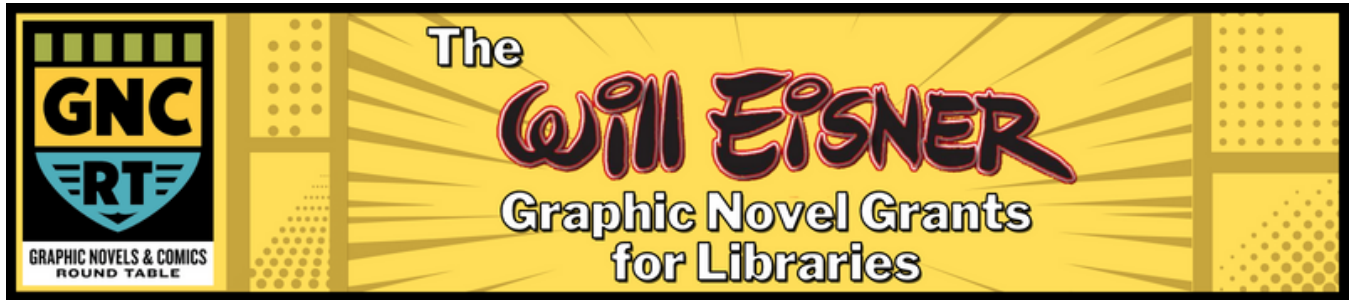
Honorable Mayor and City Council,

In line with the purpose of the grant, this newly created collection would encourage public awareness on the rise and importance of graphic literature, sequential art, and comics as a literary medium. It would also allow us to expand upon programming surrounding our graphic novel collections by providing book discussions, author/illustrator visits and classes on graphic novel and comic creation. The grant award consists of \$2000 allotted for collection development in conjunction with a donation of books from The Will Eisner Library and winning titles from the current year's Will Eisner Awards valued at \$3000.

Katie Pearson, Director

Library

Eisner Grant Application Instructions



The 2024 grant cycle is now open. Application deadline: Sunday, January 28, 2024

Will Eisner Graphic Novel Innovation Grant

For the Innovation Grant, applicants should submit one complete application using the online form (<https://airtable.com/appabCwFPbfNDFXAO/shr4QTGTvs32Ma2HO>) and include a detailed budget and timeline. Your proposal narrative should outline how the library will use the grant to further public awareness or community engagement with the graphic novel format.

The Will Eisner Graphic Novel Innovation Grant Jury will evaluate the applicant based on the following criteria:

- A project plan that includes a timeline, budget, and clarity of purpose
- The identification of the audience for the project and developing a program directed at that audience. The proposed project may be aimed at any audience served by the institution.
- Originality of project and methodology showing a clear link between library objectives and community impact.
- Demonstration of the ability of the applicant(s) to undertake and successfully complete the project
- The potential to generate greater awareness and understanding of comics and graphic novels encouraging and inspiring life-long reading and education
- The quality of the benefits this grant will bring to the community
- The degree to which the applicant's philosophy reflects the spirit of the Will and Ann Eisner Family Foundation and the legacy of Will Eisner himself as an innovator and creator
- Potential for project replication by other libraries

Will Eisner Graphic Novel Growth Grant

For the Growth Grant, applicants should submit one complete application using the online form (<https://airtable.com/appabCwFPbfNDFXAO/shr4QTGTvs32Ma2HO>) and include a detailed budget and timeline. Your proposal narrative should outline how the library has demonstrated its ability to present a graphic novel collection, project, or program that promotes the significance of graphic novels by highlighting the quality, artistry, and innovation of the format and engages the local community as well as how the library will use the grant to expand or improve said collection, project or program.

The Will Eisner Graphic Novel Growth Grant Jury will evaluate the applicant based on the following criteria:

- The identification of the audience for the project and developing a program directed at that audience. The proposed project may be aimed at any audience served by the institution.
- Originality of project and methodology showing a clear link between library objectives and community impact.
- Documenting the need for the project, was the need well-defined
- A project plan for expanding the existing project that includes a timeline, budget, and clarity of purpose
- The quality of the design of the project.
- The clearness of the action plan and calendar
- Whether the needed resources were available (including staff) to make the project a success.
- The degree to which the applicant's philosophy reflects the spirit of the Will and Ann Eisner Family Foundation and the legacy of Will Eisner himself as an innovator and creator
- Additional areas that may be considered: the importance of the need met; whether the project improved services to users.



170 Main Street, Danbury, CT 06810 203.797.4505
danburylibrary.org

To: Honorable Mayor Roberto Alves
Members of the City Council

From: Katie Pearson, Library Director

Subject: Will Eisner Graphic Novel Grants for Libraries

Date: December 11, 2023

The Danbury Library is respectfully requesting permission to initiate an application to the American Library Association (ALA) Graphic Novels & Comics Roundtable for the Will Eisner Graphic Novel Growth Grant (an approximate value of \$7,000). If granted, the library would be able to expand upon its materials by designating monies to begin building a graphic novel collection geared towards adults.

While the library currently houses graphic novel collections for children and teens already, this grant would aid the library in creating a collection of graphic novels for its adult patrons. In line with the purpose of the grant, this newly created collection would encourage public awareness on the rise and importance of graphic literature, sequential art, and comics as a literary medium. It would also allow us to expand upon programming surrounding our graphic novel collections by providing book discussions, author/illustrator visits and classes on graphic novel and comic creation.

The grant award consists of \$2000 allotted for collection development in conjunction with a donation of books from The Will Eisner Library and winning titles from the current year's Will Eisner Awards valued at \$3000. \$1000 of this grant is to be used for hosting graphic novel-themed events at the library for the community and the remaining \$1000, as a requirement of the grant, is earmarked for attendance at the ALA Annual Conference, where I, the Library Director, would receive the grant money.

If able to secure this grant, the library looks forward to putting funding towards the creation of this new collection and programs signifying the importance of graphic novels in our library and community. With the growing popularity of graphic novels we recognize the demand and wish to fulfill this growing request and need for our patrons.

Please note that this application is a competitive grant and there is no requirement for matching funds.

Sincerely,

Katie Pearson
Library Director



RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

_____A.D. 2024

RESOLVED BY THE CITY COUNCIL OF THE CITY OF DANBURY

WHEREAS, the City of Danbury Library wishes to apply for the American Library Association (ALA) Graphic Novels & Comics Roundtable for the Will Eisner Graphic Novel Growth Grant (an approximate value of \$7,000; and

WHEREAS, if awarded, the library would be able to expand upon its materials by designating monies to begin building a graphic novel collection geared towards adults; and

WHEREAS, if awarded, this newly created collection would encourage public awareness on the rise and importance of graphic literature, sequential art, and comics as a literary medium. It would also allow us to expand upon programming surrounding our graphic novel collections by providing book discussions, author/illustrator visits and classes on graphic novel and comic creation; and

WHEREAS, the grant award consists of \$2000 allotted for collection development in conjunction with a donation of books from The Will Eisner Library and winning titles from the current year's Will Eisner Awards valued at \$3000. \$1000 of this grant is to be used for hosting graphic novel-themed events at the library for the community and the remaining \$1000, as a requirement of the grant, is earmarked for attendance at the ALA Annual Conference, where Katie Pearson, the Library Director, would receive the grant money; and

WHEREAS, there is no requirement for matching funds.

NOW, THEREFORE, BE IT RESOLVED THAT Mayor Roberto L. Alves, Mayor of the City of Danbury, or Katie Pearson, Library Director, as his designee, is hereby authorized to sign any documents necessary to effectuate the purposes of said grant application and execute on behalf of the City of Danbury all contracts, agreements or amendments and to take all actions necessary to accomplish the purposes of this funding.



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

AGENDA ITEM SUMMARY

DATE: January 4, 2024
TO: Mayor and the City Council
FROM: Katie Pearson, Director
Library
RE: **Libraries Transform Engagement Grant - Library**

Honorable Mayor and City Council,

The Danbury Library is respectfully requesting permission to initiate an application to the American Library Association (ALA) for the Libraries Transform Engagement Grant in the amount of \$2000. The funds from this grant would allow the library to provide a frequently requested service to those who speak English as a second language. By providing them with these free classes, we hope to help to strengthen their English learning endeavors as well as aid in dismantling a language barrier preventing them from succeeding and any lack of community empowerment they may feel.

Katie Pearson, Director

Library

Libraries Transform Communities: Engagement Grant

LIBRARIES TRANSFORM COMMUNITIES ENGAGEMENT GRANT

A grant offering of the American Library Association



The Libraries Transform Communities Engagement Grant is an annual grant to recognize, promote, and support innovative and meaningful community engagement efforts in libraries. Community engagement is the process of working collaboratively with community members – be they library patrons, residents, faculty, students, or local organizations – to address issues for the betterment of the community.

Each year, the grant will focus on supporting a community engagement project with a specific theme. For the 2023-2024 cycle, libraries are invited to submit applications for a community engagement project that focuses on **community empowerment**. This is the process of facilitating a populace to build capacity and collaborate to make important decisions about their communities.

Some example proposals could include (but are not limited to):

1. a project that brings people together to discuss the local economy and works to increase resources to support entrepreneurship based on the needs identified;
2. a program that collaborates with a local partner to increase civic participation to help strengthen the community;
3. projects that work with formerly incarcerated individuals to create better avenues for reentry;
4. a project empowering individuals to celebrate and exercise intellectual freedom.

Libraries should work collaboratively with community members and at least one partner organization to develop a project that addresses a local issue and builds upon community assets. *Please note that, while projects should be community-driven, they must be spearheaded by the library.*

Applications for the 2023-2024 cycle are now open! Please review the links below to learn more about the opportunity and how to apply.

ALA announced the creation of the Libraries Transform Communities Engagement Grant in 2019, an initiative made possible by a matching grant and ongoing support from former ALA president and longtime generous supporter Nancy Kranich.

- Apply online (<https://www.grantinterface.com/Home/Logon?urlkey=AMALA>)
- Read the grant guidelines (<http://www.ala.org/tools/programming/LTCEG/guidelines>)
- Review the frequently asked questions (<http://www.ala.org/tools/programming/LTCEG/FAQs>)

Past Winners

- 2023
 - Carlsbad (N.M.) Public Library - Adult Literacy Project (*Read ALA's press release (<https://www.ala.org/news/member-news/2023/04/carlsbad-nm-public-library-and-lexington-neb-public-library-awarded-ala-s>) announcing the 2023 LTC Engagement Grant awardees*)
 - Lexington (Neb.) Public Library - Early Childhood Educator Work Center (*Read ALA's press release (<https://www.ala.org/news/member-news/2023/04/carlsbad-nm-public-library-and-lexington-neb-public-library-awarded-ala-s>) announcing the 2023 LTC Engagement Grant awardees*)
- 2022:
 - Metropolitan College of New York (N.Y.) - Black Maternal Health Initiative (*Read ALA's press release (<https://www.ala.org/news/member-news/2022/04/metropolitan-college-new-york-ny-and-sara-hightower-regional-library-system-ga>) announcing the 2022 LTC Engagement Grant awardees*)
 - Sara Hightower Regional Library System (Ga.) - Coming Home: Essential Resources for Re-Entering Citizens (*Read ALA's press release (<https://www.ala.org/news/member-news/2022/04/metropolitan-college-new-york-ny-and-sara-hightower-regional-library-system-ga>) announcing the 2022 LTC Engagement Grant awardees*)
- 2021: Albany (N.Y.) Public Library - Branching Out (*Read ALA's press release (<http://www.ala.org/news/member-news/2021/04/albany-ny-public-library-awarded-ala-s-libraries-transform-communities>) announcing the 2021 LTC Engagement Grant awardee, Albany Public Library*)
- 2020: Milwaukee (Wis.) Public Library - Deaf Storyslam (*Learn about the 2020 LTC Engagement Grant awardee (<http://programminglibrarian.org/articles/wisconsin-deaf-storyslam-qa-libraries-transform-communities-engagement-grant-recipient>), Milwaukee Public Library, and their project, Deaf Storyslam*)



170 Main Street, Danbury, CT 06810 203.797.4505
danburylibrary.org

To: Honorable Mayor Roberto Alves
Members of the City Council

From: Katie Pearson, Library Director

Subject: Libraries Transform Engagement Grant

Date: December 11, 2023

The Danbury Library is respectfully requesting permission to initiate an application to the American Library Association (ALA) for the Libraries Transform Engagement Grant in the amount of \$2000. This is an annual grant from the ALA. Each year the grant focuses on supporting a community engagement project with a specific theme. For the 2023-2024 cycle, the theme chosen for this grant is community empowerment. This grant requires community input and at least one community partner. If granted, the library would use the funds towards a series of ESL classes hosted at the library in conjunction with our community partner WERACE. This is a service we are frequently asked for by our patrons. While these funds would not completely cover the cost of this series, it would be a great help.

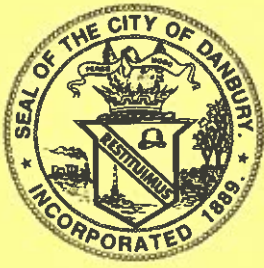
The funds from this grant would allow the library to provide a frequently requested service to those who speak English as a second language. By providing them with these free classes, we hope to help to strengthen their English learning endeavors as well as aid in dismantling a language barrier preventing them from succeeding and any lack of community empowerment they may feel.

We are hopeful that we can secure this grant to better our community members and meet their required needs.

Please note that this application is a competitive grant and there is no requirement for matching funds.

Sincerely,

Katie Pearson
Library Director



RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

_____ A.D. 2024

RESOLVED BY THE CITY COUNCIL OF THE CITY OF DANBURY

WHEREAS, the City of Danbury Library wishes to apply for American Library Association (ALA) for the Libraries Transform Engagement Grant in the amount of \$2000; and

WHEREAS, this is a yearly grant which focuses on supporting a community engagement project with a specific theme; and

WHEREAS, for the 2023-2024 cycle, the theme is community empowerment and requires community input and at least one community partner; and

WHEREAS, if awarded, the library would use the funds towards a series of ESL classes hosted at the library in conjunction with their community partner WERACE; and

WHEREAS, if awarded, funds from this grant would allow the library to provide a frequently requested service to those who speak English as a second language. By providing these free classes it will strengthen their English learning endeavors as well as aid in dismantling a language barrier preventing them from succeeding and any lack of community empowerment they may feel; and

WHEREAS, there is no requirement for matching funds.

NOW, THEREFORE, BE IT RESOLVED THAT Mayor Roberto L. Alves, Mayor of the City of Danbury, or Katie Pearson, Library Director, as his designee, is hereby authorized to sign any documents necessary to effectuate the purposes of said grant application and execute on behalf of the City of Danbury all contracts, agreements or amendments and to take all actions necessary to accomplish the purposes of this funding.



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

AGENDA ITEM SUMMARY

DATE: January 4, 2024
TO: Mayor and the City Council
FROM: Katie Pearson, Director
Library
RE: **Peggy Barber Tribute Grant - Library**

Honorable Mayor and City Council,

The Danbury Library is respectfully requesting permission to initiate an application to the American Library Association (ALA) for the Peggy Barber Tribute Grant in the amount of \$2500. The funds from this grant would allow the library to both create and designate a physical pop-up space for various civic topics and passive activities, compile resources for this space and help to fund larger presentations for the community on such things as media and information literacy and voting rights.

Katie Pearson, Director

Library



170 Main Street, Danbury, CT 06810 203.797.4505
danburylibrary.org

To: Honorable Mayor Roberto Alves
Members of the City Council

From: Katie Pearson, Library Director

Subject: Peggy Barber Tribute Grant

Date: December 11, 2023

The Danbury Library is respectfully requesting permission to initiate an application to the American Library Association (ALA) for the Peggy Barber Tribute Grant in the amount of \$2500. This is an annual grant from the ALA. Each year the grant focuses on supporting a specific type of library programming. For the 2023-2024 cycle, the type of programming chosen for this grant must be related to civic education. If granted, the library would use the funds to create a civic hub within the library for patrons to both explore various topics relating to citizenship and community advocacy through our collections as well as dive deeper into civic education through activities at the hub and wider-scale events.

The funds from this grant would allow the library to both create and designate a physical pop-up space for various civic topics and passive activities, compile resources for this space and help to fund larger presentations for the community on such things as media and information literacy and voting rights.

With hopes of securing this grant, the library looks forward to putting this funding towards the creation of a new civic hub for citizen resources that can continue to grow with the needs of our community.

Please note that this application is a competitive grant and there is no requirement for matching funds.

Sincerely,

Katie Pearson
Library Director

Peggy Barber Tribute Grant

a grant offering of the ALA American Library Association



Peggy Barber

TRIBUTE GRANT

The Peggy Barber Tribute Grant is an annual grant of the American Library Association (ALA) that recognizes, promotes, and supports meaningful programs in libraries that have limited and/or no access to budgetary support for programming.

The grant, named after the late library leader Peggy Barber, aims to help ease library budget challenges by awarding three libraries \$2,500 to support a proposed program, program series, or programming effort.

Each year, the grant will focus on supporting a specific type of library programming. For the 2023–2024 cycle, libraries are invited to submit applications for a grant to support programming related to **civic education**. Some example proposals could include: 1) a program focused on voting (i.e. a book discussion on the history of voting, a program to register voters, an event teaching patrons about voting rights, etc.); 2) a program teaching media and/or information literacy skills to build an informed general public; or 3) a program relaying avenues for community advocacy, such as how to run for local office.

Applications for the 2023-2024 cycle are now open! Please review the links below to learn more about the opportunity and how to apply.

- Apply online (<https://www.grantinterface.com/Home/Logon?urlkey=AMALA>)
- Read the grant guidelines (<http://www.ala.org/tools/programming/PeggyBarberGrant/guidelines>)
- Review the frequently asked questions (<http://www.ala.org/tools/programming/PeggyBarberGrant/FAQs>)

Margaret "Peggy" Barber was a transformative leader in ALA and the library field who was behind the creation of National Library Week and the Celebrity READ series. Read Library Journal's tribute (<http://www.libraryjournal.com/?detailStory=Peggy-Barber-Library-Promotion-Pioneer-Dies-at-75>).

After she passed away in September 2019, Barber's friends and colleagues created the Peggy Barber Tribute Fund within ALA's Cultural Communities Fund, which recognizes and funds outstanding cultural programming in libraries. These generous supporters have made this annual grant possible.

Make a donation to support the Peggy Barber Tribute Grant. (<http://ec.ala.org/donation/PPO-0977-CCFUND?amount=100>)

Past winners

- 2023: Brookings (S.D.) Public Library, Gill Memorial Library (Paulsboro, N.J.) and Mount Kisco (N.Y.) Public Library. *(Read ALA's press release (<https://www.ala.org/news/member-news/2023/04/three-public-libraries-awarded-ala-s-2023-peggy-barber-tribute-grant>) announcing the winners of the 2023 grant)*
- 2022: Aztlán Center at Colorado State University (CSU) Pueblo Library, Highgate (Vt.) Library and Community Center, Udall (Kan.) Public Library. *(Read ALA's press release (<https://www.ala.org/news/member-news/2022/04/three-libraries-awarded-ala-s-2022-peggy-barber-tribute-grant>) announcing the winners of the 2022 grant)*
- 2021: Harrison (N.Y.) Public Library, Montana Department of Corrections' Library, West Liberty (Iowa) Library *(Read ALA's press release (<http://www.ala.org/news/member-news/2021/04/three-libraries-awarded-ala-s-inaugural-peggy-barber-tribute-grant>) announcing the winners of the 2021 grant)*





RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

_____ A.D. 2024

RESOLVED BY THE CITY COUNCIL OF THE CITY OF DANBURY

WHEREAS, the City of Danbury Library wishes to apply for an application to the American Library Association (ALA) for the Peggy Barber Tribute Grant in the amount of \$2500; and

WHEREAS, this is a yearly grant which focuses on supporting a specific type of library programming; and

WHEREAS, for the 2023-2024 cycle, the type of programming chosen for this grant must be related to civic education; and

WHEREAS, if awarded, the library would use the funds to create a civic hub within the library for patrons to both explore various topics relating to citizenship and community advocacy through our collections as well as dive deeper into civic education through activities at the hub and wider-scale event; and

WHEREAS, if awarded, funds from this grant would allow the library to both create and designate a physical pop-up space for various civic topics and passive activities, compile resources for this space and help to fund larger presentations for the community on such things as media and information literacy and voting right; and

WHEREAS, if awarded, the library looks forward to putting this funding towards the creation of a new civic hub for citizen resources that can continue to grow with the needs of our community; and

WHEREAS, there is no requirement for matching funds.

NOW, THEREFORE, BE IT RESOLVED THAT Mayor Roberto L. Alves, Mayor of the City of Danbury, or Katie Pearson, Library Director, as his designee, is hereby authorized to sign any documents necessary to effectuate the purposes of said grant application and execute on behalf of the City of Danbury all contracts, agreements or amendments and to take all actions necessary to accomplish the purposes of this funding.

~AD HOC REPORT~
Chow House (Farrington Park) Residential License
Monday, November 27, 2023

26

Chairman Rotello called the meeting to order at 6:32p.m. on Monday, November 27, 2023. Present were Committee Members Duane Perkins and Irving Fox. From the City were; Dianne Rosemark, Assistant Corporation Counsel; Dan Garrick, Director of Finance; and Sean Hanley, Superintendent of Public Buildings. Also present was Ex-Officio member; Ben Chianese. Present from the public were Roberto Alves and Dennis Perkins.

Chairman Rotello provided an over view of purpose of the ad hoc. Ms. Rosemark discussed the details of the residential license. She noted that all licenses are identical and treat the licensees as equals. She identified Exhibit B and Paragraph 6 to clarify an existing provision regarding separation of employment of the licensee.

Mr. Chianese inquired about the termination/separation clause. Ms. Rosemark noted that the clause was an existing provision. She noted that a license is not a lease and that if the employment relationship ends so will the license. Chairman Rotello noted that these are city owned structures and the licenses are for city employees with a preference to a first responder, with a requirement to fulfill specific duties for a discounted rent. He asked about adding additional language to clarify a timeframe for a separated employee to find new housing.

Ms. Rosemark clarified the amendment to paragraph 6 to read: *the licensee may be permitted to use of said premise for a period to be determined by the Mayor, not to exceed the remainder of the period of this agreement, upon the same terms and under the same stipulations and agreement.*

Councilman Perkins inquired about how the funds from these properties are used. Mr. Garrick confirmed that the funds go into a reserve account to maintain the property. Ms. Rosemark confirmed the licensee is required to have liability insurance. Chairman Rotello noted the need to update the dates and information for voting at the January 2024 City Council Meeting.

Mr. Garrick discussed the CPI language and noted that it should be identified in the license.

A motion made by Councilman Perkins, and seconded by Chairman Fox, to recommend approval of this licensee and license for the Chow House at Farrington to include the modifications as discussed to the Council as presented. The motion carries unanimously.

A motion was made by Chairman Perkins, and seconded by Councilman Fox, to adjourn. The motion carries unanimously. The meeting adjourned at 6:58 p.m.

The motions have two different people listed as Chair; Fox in 1st, Perkins adjourn, and Rotello for start and signature.

Respectfully submitted,
Paul Rotello, Chair
Duane Perkins
Irving Fox



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

SEAN P. HANLEY, SR.
SUPERINTENDENT

Department of Public Buildings
Telephone: (203)797-4584
Facsimile: (203)796-1528

October 30, 2023

To: The Honorable Dean Esposito, Mayor
Members of the City Council

Subject: Chow House, Residential License

Dear Mayor and Members of the City Council:

Attached for your review and approval is the proposed residential license for the Chow House at Farrington property..

The Chow House is a single family dwelling, of approximately 1200 sq. ft. It is the intention to license this facility as a residential according to the terms of the attached agreement.

Please place this on the November agenda for action. Should you have any questions, or require additional information, please do not hesitate to contact me.

Regards,

Sean P. Hanley
Superintendent, Public Buildings Division

Cc: Antonio Iadarola P.E., Lazlo Pinter, Esq., Dan Garrick

SPH/cag/publdg/g/mainhouselicenseapproval

LICENSE AGREEMENT

THIS AGREEMENT is made this _____ day of _____ 2023, by and between the CITY OF DANBURY, 155 Deer Hill Avenue, Danbury, Connecticut (hereinafter "CITY") and Peter Elste, of the City of Danbury, County of Fairfield and State of Connecticut, (hereinafter "LICENSEE");

WHEREAS, CITY is owner of a dwelling known at 125 Mill Plain Road, known and designated as "Chow House" so-called, shown on the sketch attached hereto as Exhibit A, which premises are circled;

WHEREAS, the LICENSEE wishes to occupy said Chow House subject to the terms and conditions provided for herein, together with Exhibit B "Addendum to Chow House License" attached hereto;

WITNESSETH

THAT CITY hereby grants a license to said LICENSEE to use the existing Chow House as above referenced as a personal residence for the period set forth below, through October 31, 2026, from the effective date hereof. As consideration for this license, the LICENSEE shall make the following monthly payments to the CITY:

12/1/23— 10/31/24	\$1000.00 (plus year 1 CPI)
11/1/24 — 10/31/25	\$1000.00 (plus years 1 & 2 CPI)
11/1/25 —10/31/26	\$1000.00 (plus years 1, 2 & 3 CPI)

payable on or before the first of each month of the license period. The LICENSEE shall have a right of first refusal with respect to the license of the Chow House, should such a license be offered by the CITY during the 2026 calendar year. Rent is due on or before the first day of each month of the lease period.

AND THE CITY covenants with the said LICENSEE that it has good right to grant a license for said premises in the manner aforesaid and that it will suffer and permit said LICENSEE (he keeping all the covenants on his part, as hereinafter contained) to occupy and enjoy said premises during the term aforesaid, without hindrance or molestation from the CITY.

AND THE SAID LICENSEE covenants with the said CITY to use said premises in the manner aforesaid, and to pay the consideration therefor as hereinbefore agreed, that he will commit no waste, nor suffer the same to be committed thereon, nor injure nor misuse the same; and also that he will not assign this license, nor sublicense a part or the whole of said licensed premises, nor make alterations therein, nor use the same for any purpose but that hereinbefore authorized, without written permission from said CITY but will deliver up the same at the expiration or sooner termination of his license in as good condition as they are now in, ordinary wear, fire and other unavoidable casualties excepted.

PROVIDED, HOWEVER, and it is further agreed that if the said monthly payments for said license shall remain unpaid ten (10) days after the same shall become payable as aforesaid, or if the said LICENSEE shall assign this license, or sublicense the whole or any part of said licensed premises, or use the same for any purpose but that hereinbefore authorized, or make any alteration therein without the consent of the CITY in writing, or shall commit waste or suffer the same to be committed on said premises, or injure or misuse the same, then this license shall thereupon, by virtue of this express stipulation expire and terminate, and the CITY may, at any time thereafter, re-enter said premises and resume the use thereof in the manner prescribed by the statute relating to summary process to the extent that said statute is applicable, it being understood that no demand for license payments, and no re-entry for condition broken, as at common law was applicable to leasehold interests, shall be necessary to enable the CITY to resume the use of the premises pursuant to said statute relating to summary process, if applicable, or

any other applicable statute, but that all right to any such demand, or any such re-entry is hereby expressly waived by the said LICENSEE.

AND IT IS FURTHER AGREED between the parties hereto, that whenever this license shall terminate either by lapse of time or by virtue of any of the express stipulations herein, the said LICENSEE hereby waives all right to any notice to quit possession, as prescribed by the statute relating to summary process to the extent that said statute may apply to termination of this license.

AND IT IS FURTHER AGREED that in case the said LICENSEE shall, with the written consent of the said CITY endorsed hereon, or on the duplicate hereof, at any time continue to use the said premises beyond the period above specified as the termination of this license, then the said LICENSEE shall continue the use of said premises upon the same terms, and under the same stipulations and agreements as are in this Instrument contained, and no such continued use by said LICENSEE shall operate to renew this license without such written consent of CITY.

AND IT IS FURTHER AGREED between the parties hereto, that the LICENSEE agrees to comply with and to conform to all the laws of the State of Connecticut, and the by-laws, rules and regulations of the City of Danbury within which the premises hereby licensed are situated, relating to health, nuisance, fire, highways and sidewalks, so far as the premises hereby licensed are or may be concerned; and to save the CITY harmless from all fines, penalties and costs for violation of or non-compliance with the same, and that said premises shall be at all times open to the inspection of said CITY and its agents, and for necessary repairs.

AND IT IS FURTHER AGREED that the said LICENSEE is to pay for all utilities, i.e. gas, electricity, garbage removal, fuel oil, water rates, all water used and consumed on said licensed premises during the term aforesaid, in addition to the rent and consideration hereinbefore provided and in accordance with the terms of the Addendum attached hereto as Exhibit B.

AND IT IS FURTHER AGREED between the parties to these presents, that in case the building erected on the premises hereby licensed shall be partially damaged by fire or otherwise, the same shall be repaired as speedily as possible at the expense of the said CITY; that in case the damage shall be so extensive as to render the building or premises unusable, the license payments shall cease until such time as the building shall be put in complete repair; but in the case of the total destruction of the premises, by fire or otherwise, the monthly payments shall be paid up to the time of such destruction and then and from thenceforth this license shall cease and come to an end.

If the whole or any part of the premises shall be acquired or condemned by Eminent Domain for any public or quasi-public use or purpose, then and in that event, the term of this license shall cease and terminate from the date of title vesting in such proceeding and LICENSEE shall have no claim against CITY for the value of any un-expired term of said license.

AND LICENSEE further covenants and agrees that no accumulation of boxes, barrels, packages, waste paper, or other articles shall be permitted in or upon the premises.

(Signatures on following page)

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, this _____ day of _____, 2023.

Signed, sealed and delivered in the presence of:

CITY OF DANBURY

_____ *Witness*

By: _____
Dean Esposito, Mayor

LICENSEE

_____ *Witness*

By: _____
Peter Elste

STATE OF CONNECTICUT)
) ss: Danbury
COUNTY OF FAIRFIELD)

On this the _____ day of _____ 2023, before me, the undersigned officer, personally appeared Dean Esposito , who acknowledged himself to be the Mayor of the City of Danbury, a municipal corporation, and that he as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Mayor.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal

Notary Public / Commission expires:
Commissioner of the Superior Court

STATE OF CONNECTICUT)
) ss: Danbury
COUNTY OF FAIRFIELD)

On this the _____ day of _____ 2023, before me, the undersigned officer, personally appeared Peter Elste, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

Notary Public / Commission expires:
Commissioner of the Superior Court

8-4

EXHIBIT B - ADDENDUM TO CHOW HOUSE LICENSE

Between: The City of Danbury, a municipal corporation, CITY, and PETER ELSTE, LICENSEE

The provisions of this Addendum are hereby made a part of the basic License to which it is attached in all respects.

1. The LICENSEE hereby agrees to reimburse the CITY herein for all costs and expenses incurred by the CITY either in enforcing the terms of this License, collecting any rent or other charges due herein or obtaining possession of said premises, which sums shall include court costs and reasonable attorney's fees.
2. The LICENSEE herein shall provide, upon execution hereof, evidence of liability insurance in the amount of \$300,000.00. The LICENSEE shall be fully responsible for providing personal insurance for all of LICENSEE'S personal possessions located within the premises.
3. The LICENSEE herein shall deposit with the CITY a sum representing one (1) months' rent as a security deposit, which said sum shall be retained by the CITY in an interest bearing account. Said security deposit plus accrued interest shall be returned to the LICENSEE herein within thirty (30) days of the termination of this License provided the premises are returned to the CITY in the same condition it was let, fair wear and tear excepted, and LICENSEE has fully complied with all of the terms and conditions of this License.
4. If applicable, upon entering into possession, the CITY herein shall provide to the LICENSEE a full tank of fuel oil. At that time, LICENSEE shall pay the CITY the total value for said fuel oil. Upon termination of this License, the tank shall be measured and the CITY shall reimburse the LICENSEE for the value of such oil remaining in the tank at the current price, provided LICENSEE paid for the total value of the fuel oil as set forth herein, and provided LICENSEE is not in default under any of the terms of this License. Said payment shall be made within thirty (30) days from the date of termination of said License.
5. It is understood and agreed that if the LICENSEE is in default under any of the terms in this LICENSE, including his early termination of this License, he shall not be entitled to the return of the security deposit referenced in paragraph 3, above, nor the value of the oil remaining in the oil tank as referenced in paragraph 4, above.
6. If the LICENSEE is employed with the CITY, and thereafter his or her employment ceases by reason of termination, layoff, resignation, or retirement during the term of this Agreement, notification to LICENSEE of such termination, layoff, resignation, or retirement shall operate as thirty (30) days' notice of termination of this Agreement. In such event, the LICENSEE shall be entitled to the return of the security deposit referenced in paragraph 3, above, and the value of any oil remaining in the oil tank, pursuant to paragraph 4, above, provided LICENSEE is not otherwise in default under any of the terms of this License.
7. It is understood and acknowledged by the LICENSEE herein that the location of these premises within a municipal park may limit to a degree the full, absolute and quiet enjoyment of the premises by the LICENSEE and also imposes certain restrictions on LICENSEE'S full use and enjoyment of the premises, including CITY'S right to inspect the premises upon reasonable notice, all of which were taken into consideration by the LICENSEE upon entering this License. The rental being charged under this License also takes into consideration these factors.

As a result of this situation, therefore, the LICENSEE does hereby specifically agree that:

- (a) As the CITY will maintain the roadways, LICENSEE agrees to ensure that no personal items are left on the grounds that will interfere with this maintenance activity.
- (b) No laundry or other items shall be permitted to be hung outside on clotheslines or in the windows of said premises at any time without the express permission of the CITY.

(c) No pets will be permitted on the premises when the LICENSEE is not present. The LICENSEE will clean up after his pet and deposit the pet waste in an appropriate container.

(d) No painting or any modification to the exterior or interior of the premises shall be made by the LICENSEE without the express prior written consent of the CITY. There will be no use of nails or screws to hang items or to affix any items to the walls or woodwork of the premises without the express prior written permission of the CITY.

(e) There will be no waterbeds permitted on said premises.

(f) Report any violations of the rules and regulations to the appropriate enforcement authorities, including police and the Director of the Department of Recreation. Report any building issues to the Public Buildings Division, 203-797-4584.

(g) Call appropriate emergency personnel (police, fire, ambulance, etc.) as needed to respond to emergency situations.

(h) Maintain the Chow House and surrounding grounds in a neat, orderly condition.

8. In addition to the monthly payments for said license agreed upon in this Agreement, LICENSEE agrees, as a part of the consideration of this license to undertake the duties set forth below:

(a) Distribute trail maps and keep pamphlets in the appropriate sign boxes.

(b) Check parking lot, morning and evening.

(c) Check the property daily, weather permitting, by walking the trails and/or boundaries.

(d) Notify the Director of the Department of Recreation when the LICENSEE is going to be away for a period of time in excess of seven (7) days.

(e) Keep the parking lot gates open during all hours in which the facility is open to the public.

(f) Maintain the Chow House and surrounding grounds in a neat, orderly condition.

(g) Contact and act as a liaison with the Superintendent of Public Buildings and the Parks and Recreation Department to obtain services approved by the CITY, including mowing, snow plowing, etc.

(h) Provide the Director of the Department of Parks and Recreation with monthly activity reports in the form and content as reasonable requested from time to time by him; attend Parks and Recreation Commission meetings as requested and report on activities at the facility.

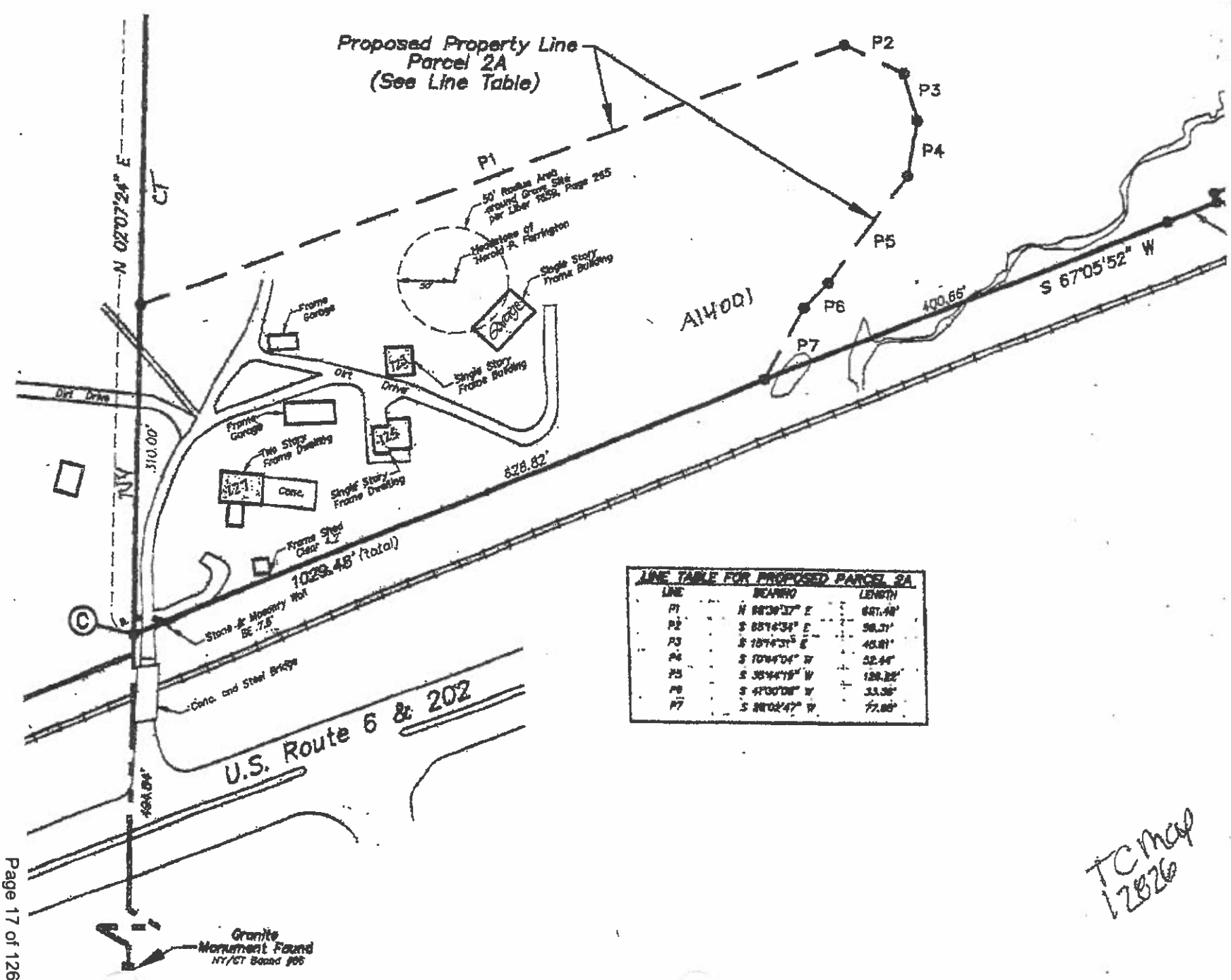
(i) Open gates and maintain parking during special events as may be arranged from time to time by the Department of Parks and Recreation or the Parks and Recreation Commission.

(j) Perform other duties as mutually agreed to from time to time.

In performing the above duties, the use of firearms or other weapons of any type is expressly prohibited.

2.6

EXHIBIT A
(sketch of property)



LINE TABLE FOR PROPOSED PARCEL 2A

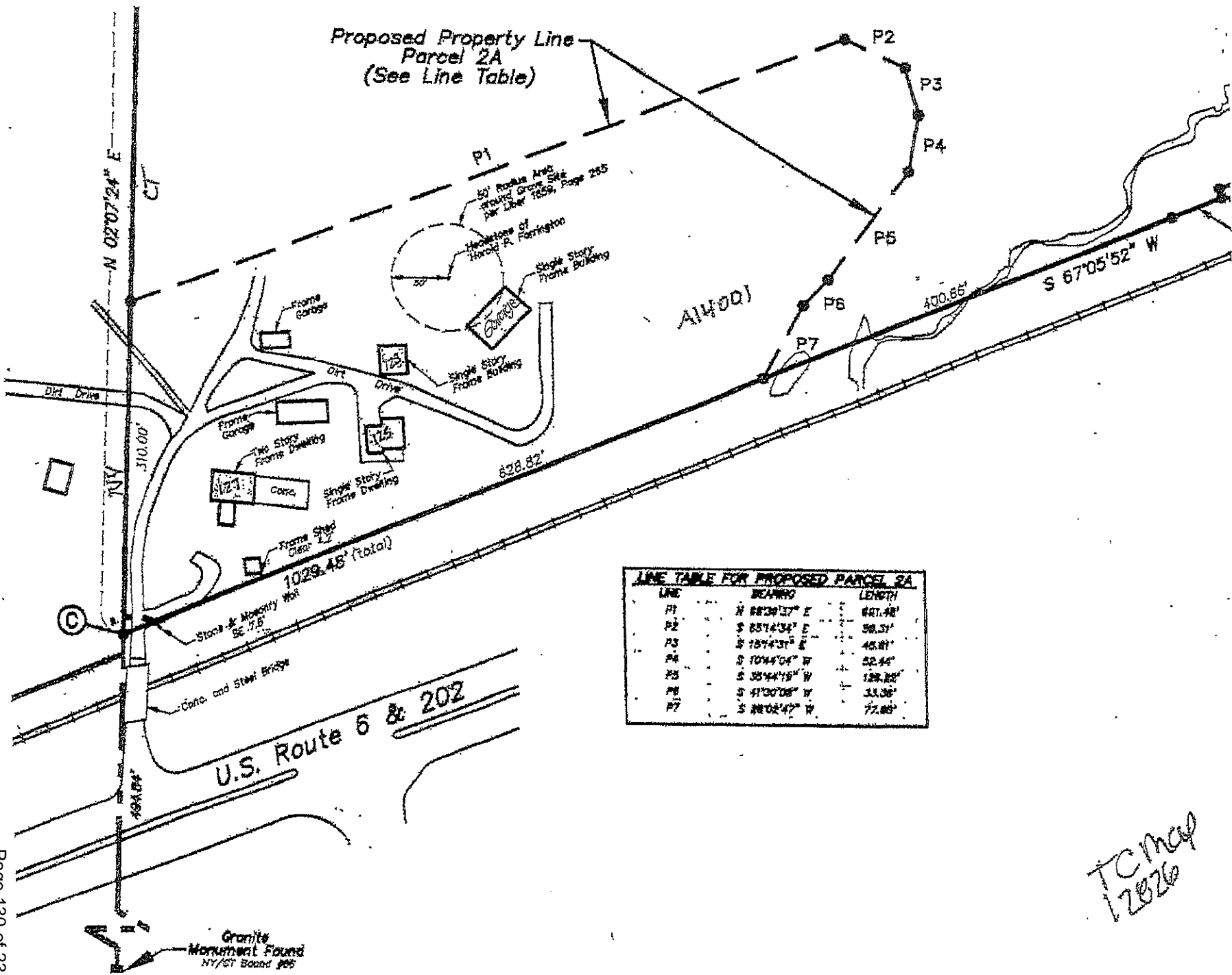
LINE	BEARING	LENGTH
P1	N 88°30'37" E	687.48'
P2	S 88°16'34" E	58.37'
P3	S 78°47'31" E	49.81'
P4	S 70°47'04" W	32.44'
P5	S 35°44'18" W	128.22'
P6	S 47°00'08" W	33.36'
P7	S 89°02'47" W	77.88'

EXHIBIT A

TC Map
12826

EXHIBIT A
(sketch of property)

Proposed Property Line
Parcel 2A
(See Line Table)



LINE TABLE FOR PROPOSED PARCEL 2A

LINE	BEARING	LENGTH
P1	N 88°30'37" E	481.48'
P2	S 85°14'34" E	58.31'
P3	S 15°14'31" E	45.81'
P4	S 10°44'04" W	52.54'
P5	S 35°44'15" W	128.25'
P6	S 41°00'08" W	33.36'
P7	S 28°02'47" W	77.85'

EXHIBIT A

TC Map
12826

Granite Monument Found
NY/CT Board 905

LICENSE AGREEMENT

THIS AGREEMENT is made this _____ day of _____ 2024, by and between the CITY OF DANBURY, 155 Deer Hill Avenue, Danbury, Connecticut (hereinafter "CITY") and Peter Elste, of the City of Danbury, County of Fairfield and State of Connecticut, (hereinafter "LICENSEE");

WHEREAS, CITY is owner of a dwelling known at 125 Mill Plain Road, known and designated as "Chow House" so-called, shown on the sketch attached hereto as Exhibit A, which premises are circled;

WHEREAS, the LICENSEE wishes to occupy said Chow House subject to the terms and conditions provided for herein, together with Exhibit B "Addendum to Chow House License" attached hereto;

WITNESSETH

THAT CITY hereby grants a license to said LICENSEE to use the existing Chow House as above referenced as a personal residence for the period set forth below, through October 31, 2026, from the effective date hereof. As consideration for this license, the LICENSEE shall make the following monthly payments to the CITY:

Payment Term 1: 2/1/24— 10/31/24 \$1000.00 (plus year 1 CPI)
Payment Term 2: 11/1/24 — 10/31/25 \$1000.00 (plus years 1 & 2 CPI)¹
Payment Term 3: 11/1/25 — 10/31/26 \$1000.00 (plus years 1, & 2 & 3 CPI)

payable on or before the first of each month of the license period. The LICENSEE shall have a right of first refusal with respect to the license of the Chow House, should such a license be offered by the CITY during the 2026 calendar year. Rent is due on or before the first day of each month of the lease period.

AND THE CITY covenants with the said LICENSEE that it has good right to grant a license for said premises in the manner aforesaid and that it will suffer and permit said LICENSEE (he keeping all the covenants on his part, as hereinafter contained) to occupy and enjoy said premises during the term aforesaid, without hindrance or molestation from the CITY.

AND THE SAID LICENSEE covenants with the said CITY to use said premises in the manner aforesaid, and to pay the consideration therefor as hereinbefore agreed, that he will commit no waste, nor suffer the same to be committed thereon, nor injure nor misuse the same; and also that he will not assign this license, nor sublicense a part or the whole of said licensed premises, nor make alterations therein, nor use the same for any purpose but that hereinbefore authorized, without written permission from said CITY but will deliver up the same at the expiration or sooner termination of his license in as good condition as they are now in, ordinary wear, fire and other unavoidable casualties excepted.

PROVIDED, HOWEVER, and it is further agreed that if the said monthly payments for said license shall remain unpaid ten (10) days after the same shall become payable as aforesaid, or if the said LICENSEE shall assign this license, or sublicense the whole or any part of said licensed premises, or use the same for any purpose but that hereinbefore authorized, or make any alteration therein without the consent of the CITY in writing, or shall commit waste or suffer the same to be committed on said premises, or injure or misuse the same, then this license shall thereupon, by virtue of this express stipulation expire and terminate, and the CITY may, at any time thereafter, re-enter said premises and resume the use thereof in the manner prescribed by the statute relating to summary process to the extent that said statute is applicable, it being understood that no demand for license payments, and no re-entry for condition broken, as at common law was applicable to leasehold interests, shall be necessary to enable the CITY to resume the use of the premises pursuant to said statute relating to summary process, if applicable, or

¹ CPI will be based on the Bureau of Labor Statistics (BLS) CPI-U for Northeast Region in effect at the end of the preceding Term.

any other applicable statute, but that all right to any such demand, or any such re-entry is hereby expressly waived by the said LICENSEE.

AND IT IS FURTHER AGREED between the parties hereto, that whenever this license shall terminate either by lapse of time or by virtue of any of the express stipulations herein, the said LICENSEE hereby waives all right to any notice to quit possession, as prescribed by the statute relating to summary process to the extent that said statute may apply to termination of this license.

AND IT IS FURTHER AGREED that in case the said LICENSEE shall, with the written consent of the said CITY endorsed hereon, or on the duplicate hereof, at any time continue to use the said premises beyond the period above specified as the termination of this license, then the said LICENSEE shall continue the use of said premises upon the same terms, and under the same stipulations and agreements as are in this Instrument contained, and no such continued use by said LICENSEE shall operate to renew this license without such written consent of CITY.

AND IT IS FURTHER AGREED between the parties hereto, that the LICENSEE agrees to comply with and to conform to all the laws of the State of Connecticut, and the by-laws, rules and regulations of the City of Danbury within which the premises hereby licensed are situated, relating to health, nuisance, fire, highways and sidewalks, so far as the premises hereby licensed are or may be concerned; and to save the CITY harmless from all fines, penalties and costs for violation of or non-compliance with the same, and that said premises shall be at all times open to the inspection of said CITY and its agents, and for necessary repairs.

AND IT IS FURTHER AGREED that the said LICENSEE is to pay for all utilities, i.e. gas, electricity, garbage removal, fuel oil, water rates, all water used and consumed on said licensed premises during the term aforesaid, in addition to the rent and consideration hereinbefore provided and in accordance with the terms of the Addendum attached hereto as Exhibit B.

AND IT IS FURTHER AGREED between the parties to these presents, that in case the building erected on the premises hereby licensed shall be partially damaged by fire or otherwise, the same shall be repaired as speedily as possible at the expense of the said CITY; that in case the damage shall be so extensive as to render the building or premises unusable, the license payments shall cease until such time as the building shall be put in complete repair; but in the case of the total destruction of the premises, by fire or otherwise, the monthly payments shall be paid up to the time of such destruction and then and from thenceforth this license shall cease and come to an end.

If the whole or any part of the premises shall be acquired or condemned by Eminent Domain for any public or quasi-public use or purpose, then and in that event, the term of this license shall cease and terminate from the date of title vesting in such proceeding and LICENSEE shall have no claim against CITY for the value of any un-expired term of said license.

AND LICENSEE further covenants and agrees that no accumulation of boxes, barrels, packages, waste paper, or other articles shall be permitted in or upon the premises.

(Signatures on following page)

EXHIBIT B - ADDENDUM TO CHOW HOUSE LICENSE

Between: The City of Danbury, a municipal corporation, CITY, and PETER ELSTE, LICENSEE

The provisions of this Addendum are hereby made a part of the basic License to which it is attached in all respects.

1. The LICENSEE hereby agrees to reimburse the CITY herein for all costs and expenses incurred by the CITY either in enforcing the terms of this License, collecting any rent or other charges due herein or obtaining possession of said premises, which sums shall include court costs and reasonable attorney's fees.
2. The LICENSEE herein shall provide, upon execution hereof, evidence of liability insurance in the amount of \$300,000.00. The LICENSEE shall be fully responsible for providing personal insurance for all of LICENSEE'S personal possessions located within the premises.
3. The LICENSEE herein shall deposit with the CITY a sum representing one (1) months' rent as a security deposit, which said sum shall be retained by the CITY in an interest bearing account. Said security deposit plus accrued interest shall be returned to the LICENSEE herein within thirty (30) days of the termination of this License provided the premises are returned to the CITY in the same condition it was let, fair wear and tear excepted, and LICENSEE has fully complied with all of the terms and conditions of this License.
4. If applicable, upon entering into possession, the CITY herein shall provide to the LICENSEE a full tank of fuel oil. At that time, LICENSEE shall pay the CITY the total value for said fuel oil. Upon termination of this License, the tank shall be measured and the CITY shall reimburse the LICENSEE for the value of such oil remaining in the tank at the current price, provided LICENSEE paid for the total value of the fuel oil as set forth herein, and provided LICENSEE is not in default under any of the terms of this License. Said payment shall be made within thirty (30) days from the date of termination of said License.
5. It is understood and agreed that if the LICENSEE is in default under any of the terms in this LICENSE, including his early termination of this License, he shall not be entitled to the return of the security deposit referenced in paragraph 3, above, nor the value of the oil remaining in the oil tank as referenced in paragraph 4, above.
6. If the LICENSEE is employed with the CITY, and thereafter his or her employment ceases by reason of termination, layoff, resignation, or retirement during the term of this Agreement, notification to LICENSEE of such termination, layoff, resignation, or retirement shall operate as thirty (30) days' notice of termination of this Agreement. In such event, the LICENSEE shall be entitled to the return of the security deposit referenced in paragraph 3, above, and the value of any oil remaining in the oil tank, pursuant to paragraph 4, above, provided LICENSEE is not otherwise in default under any of the terms of this License. **However, the LICENSEE may be permitted the use of said premises for a period to be determined by the Mayor, not to exceed the remainder of the period of this Agreement, upon the same terms, and under the same stipulations and agreements as are in this Instrument contained, upon mutual written agreement between the Licensee and the Mayor, and no such continued use by said LICENSEE shall operate to renew this license without such written consent of CITY.**
7. It is understood and acknowledged by the LICENSEE herein that the location of these premises within a municipal park may limit to a degree the full, absolute and quiet enjoyment of the premises by the LICENSEE and also imposes certain restrictions on LICENSEE'S full use and enjoyment of the premises, including CITY'S right to inspect the premises upon reasonable notice, all of which were taken into consideration by the LICENSEE upon entering this License. The rental being charged under this License also takes into consideration these factors.

As a result of this situation, therefore, the LICENSEE does hereby specifically agree that:

- (a) As the CITY will maintain the roadways, LICENSEE agrees to ensure that no personal items are

left on the grounds that will interfere with this maintenance activity.

(b) No laundry or other items shall be permitted to be hung outside on clotheslines or in the windows of said premises at any time without the express permission of the CITY.

(c) No pets will be permitted on the premises when the LICENSEE is not present. The LICENSEE will clean up after his pet and deposit the pet waste in an appropriate container.

(d) No painting or any modification to the exterior or interior of the premises shall be made by the LICENSEE without the express prior written consent of the CITY. There will be no use of nails or screws to hang items or to affix any items to the walls or woodwork of the premises without the express prior written permission of the CITY.

(e) There will be no waterbeds permitted on said premises.

(f) Report any violations of the rules and regulations to the appropriate enforcement authorities, including police and the Director of the Department of Recreation. Report any building issues to the Public Buildings Division, 203-797-4584.

(g) Call appropriate emergency personnel (police, fire, ambulance, etc.) as needed to respond to emergency situations.

(h) Maintain the Chow House and surrounding grounds in a neat, orderly condition.

8. In addition to the monthly payments for said license agreed upon in this Agreement, LICENSEE agrees, as a part of the consideration of this license to undertake the duties set forth below:

- (a) Distribute trail maps and keep pamphlets in the appropriate sign boxes.
- (b) Check parking lot, morning and evening.
- (c) Check the property daily, weather permitting, by walking the trails and/or boundaries.
- (d) Notify the Director of the Department of Recreation when the LICENSEE is going to be away for a period of time in excess of seven (7) days.
- (e) Keep the parking lot gates open during all hours in which the facility is open to the public.
- (f) Maintain the Chow House and surrounding grounds in a neat, orderly condition.
- (g) Contact and act as a liaison with the Superintendent of Public Buildings and the Parks and Recreation Department to obtain services approved by the CITY, including mowing, snow plowing, etc.
- (h) Provide the Director of the Department of Parks and Recreation with monthly activity reports in the form and content as reasonable requested from time to time by him; attend Parks and Recreation Commission meetings as requested and report on activities at the facility.
- (i) Open gates and maintain parking during special events as may be arranged from time to time by the Department of Parks and Recreation or the Parks and

Recreation Commission.

- (j) Perform other duties as mutually agreed to from time to time.

In performing the above duties, the use of firearms or other weapons of any type is expressly prohibited.

Main House (Farrington Park) Residential License
Monday, November 27, 2023

Chairman Rotello called the meeting to order at 7p.m. on Monday, November 27, 2023. Present were Committee Members Duane Perkins and Irving Fox. From the City were; Dianne Rosemark, Assistant Corporation Counsel; Dan Garrick, Director of Finance; and Sean Hanley, Superintendent of Public Buildings. Also present was Ex-Officio member; Ben Chianese. Present from the public were Roberto Alves and Dennis Perkins.

Chairman Rotello inquired about the occupancy status of the property. Mr. Hanley noted that they are seeking a tenant. Ms. Rosemark noted the amendments that would be made; to amend an existing provision regarding separation of employment of the licensee, adjusting the dates on the license, and identifying the CPI.

Councilman Fox asked about a \$200 fee difference from the Chow House agreement, Mr. Hanley noted it was made to attract a tenant who would be capable of the tasks required of them as a licensee. He noted that updates were done to the property.

Mr. Chianese asked that reports from all Residential License Ad Hocs be included with each agenda item when presented to the Council in January 2024.

A motion made by Councilman Perkins, and seconded by Chairman Fox, to recommend approval of this license for the Main House at Farrington Park to include the additional language as presented. The motion carries unanimously.

Ms. Rosemark asked for clarification regarding the process of approving a licensee in the future. Chairman Rotello noted that when a licensee has been picked, the item will need to go to the Council, and a new ad hoc would be created to review the topic of approving the licensee.

A motion was made by Chairman Perkins, and seconded by Councilman Fox, to adjourn. The motion carries unanimously. The meeting adjourned at 7:10p.m.

Same issue with listing of Chair in the previous ad hoc report.

Respectfully submitted,
Paul Rotello, Chair
Duane Perkins
Irving Fox



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

SEAN P. HANLEY, SR.
SUPERINTENDENT

Department of Public Buildings
Telephone: (203)797-4584
Facsimile: (203)796-1528

December 21, 2023,

To: The Honorable Roberto Alves, Mayor
Members of the City Council

Subject: Main House, Residential License

Dear Mayor and Members of the City Council:

I ask that you consider Fire Lt. Dickon J. Brown for your review and approval as the proposed tenant for the Main House at Farrington property..

Please place this on the January agenda for action. Should you have any questions, or require additional information, please do not hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to read "Sean P. Hanley".

Sean P. Hanley
Superintendent, Public Buildings Division

Cc: Antonio Iadarola P.E., Lazlo Pinter, Esq., Dan Garrick

SPH/cag/publdg/g/mainhouseleaseapproval

~AD HOC REPORT~
Chow House (Farrington Park) Residential License
Monday, November 27, 2023

Use as a reference
of amendments
made to all
licenses.

Chairman Rotello called the meeting to order at 6:32p.m. on Monday, November 27, 2023. Present were Committee Members Duane Perkins and Irving Fox. From the City were; Dianne Rosemark, Assistant Corporation Counsel; Dan Garrick, Director of Finance; and Sean Hanley, Superintendent of Public Buildings. Also present was Ex-Officio member; Ben Chianese. Present from the public were Roberto Alves and Dennis Perkins.

Chairman Rotello provided an over view of purpose of the ad hoc. Ms. Rosemark discussed the details of the residential license. She noted that all licenses are identical and treat the licensees as equals. She identified Exhibit B and Paragraph 6 to clarify an existing provision regarding separation of employment of the licensee.

Mr. Chianese inquired about the termination/separation clause. Ms. Rosemark noted that the clause was an existing provision. She noted that a license is not a lease and that if the employment relationship ends so will the license. Chairman Rotello noted that these are city owned structures and the licenses are for city employees with a preference to a first responder, with a requirement to fulfill specific duties for a discounted rent. He asked about adding additional language to clarify a timeframe for a separated employee to find new housing.

Ms. Rosemark clarified the amendment to paragraph 6 to read: *the licensee may be permitted to use of said premise for a period to be determined by the Mayor, not to exceed the remainder of the period of this agreement, upon the same terms and under the same stipulations and agreement.*

Councilman Perkins inquired about how the funds from these properties are used. Mr. Garrick confirmed that the funds go into a reserve account to maintain the property. Ms. Rosemark confirmed the licensee is required to have liability insurance. Chairman Rotello noted the need to update the dates and information for voting at the January 2024 City Council Meeting.

Mr. Garrick discussed the CPI language and noted that it should be identified in the license.

A motion made by Councilman Perkins, and seconded by Chairman Fox, to recommend approval of this licensee and license for the Chow House at Farrington to include the modifications as discussed to the Council as presented. The motion carries unanimously.

A motion was made by Chairman Perkins, and seconded by Councilman Fox, to adjourn. The motion carries unanimously. The meeting adjourned at 6:58 p.m.

Same issue with listing of Chair in the previous ad hoc report.

Respectfully submitted,
Paul Rotello, Chair
Duane Perkins
Irving Fox



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

SEAN P. HANLEY, SR.
SUPERINTENDENT

Department of Public Buildings
Telephone: (203)797-4584
Facsimile: (203)796-1528

October 30, 2023

To: The Honorable Dean Esposito, Mayor
Members of the City Council

Subject: Main House, Residential License

Dear Mayor and Members of the City Council:

Attached for your review and approval is the proposed residential license for the Main house at Farrington Park property.

The Main house is a single family dwelling, of approximately 2050 sq. ft. It is the intention to license this facility as a residential according to the terms of the attached agreement.

Please place this on the November agenda for action. Should you have any questions, or require additional information, please do not hesitate to contact me.

Regards,

Sean P. Hanley
Superintendent, Public Buildings Division

Cc: Antonio Iadarola P.E., Lazlo Pinter, Esq., Dan Garrick

SPH/cag/pubblldg/mainhouseleaseapproval



LICENSE AGREEMENT

THIS AGREEMENT is made this _____ day of _____ 2023, by and between the CITY OF DANBURY, 155 Deer Hill Avenue, Danbury, Connecticut (hereinafter "CITY") and _____, of the (Insert Town, County and State of licensee residence) City of Danbury, County of Fairfield and State of Connecticut, (hereinafter "LICENSEE");

WHEREAS, CITY is owner of a dwelling known at 123 Mill Plain Road, known and designated as "Main House" so-called, shown on the sketch attached hereto as Exhibit A, which premises are circled;

WHEREAS, the LICENSEE wishes to occupy said Main House subject to the terms and conditions provided for herein, together with Exhibit B "Addendum to Main House License" attached hereto;

WITNESSETH

THAT CITY hereby grants a license to said LICENSEE to use the existing Main House as above referenced as a personal residence for the period set forth below, through December 31, 2026, from the effective date hereof. As consideration for this license, the LICENSEE shall make the following monthly payments to the CITY:

1/1/24— 12/31/24	\$1200.00 (plus year 1 CPI)
1/1/25 —12/31/25	\$1200.00 (plus years 1 & 2 CPI)
1/1/26 —12/31/26	\$1200.00 (plus years 1, 2 & 3 CPI)

payable on or before the first of each month of the license period. The LICENSEE shall have a right of first refusal with respect to the license of the Main House, should such a license be offered by the CITY during the 2026 calendar year. Rent is due on or before the first day of each month of the lease period.

AND THE CITY covenants with the said LICENSEE that it has good right to grant a license for said premises in the manner aforesaid and that it will suffer and permit said LICENSEE (he keeping all the covenants on his part, as hereinafter contained) to occupy and enjoy said premises during the term aforesaid, without hindrance or molestation from the CITY.

AND THE SAID LICENSEE covenants with the said CITY to use said premises in the manner aforesaid, and to pay the consideration therefor as hereinbefore agreed, that he will commit no waste, nor suffer the same to be committed thereon, nor injure nor misuse the same; and also that he will not assign this license, nor sublicense a part or the whole of said licensed premises, nor make alterations therein, nor use the same for any purpose but that hereinbefore authorized, without written permission from said CITY but will deliver up the same at the expiration or sooner termination of his license in as good condition as they are now in, ordinary wear, fire and other unavoidable casualties excepted.

PROVIDED, HOWEVER, and it is further agreed that if the said monthly payments for said license shall remain unpaid ten (10) days after the same shall become payable as aforesaid, or if the said LICENSEE shall assign this license, or sublicense the whole or any part of said licensed premises, or use the same for any purpose but that hereinbefore authorized, or make any alteration therein without the consent of the CITY in writing, or shall commit waste or suffer the same to be committed on said premises, or injure or misuse the same, then this license shall thereupon, by virtue of this express stipulation expire and terminate, and the CITY may, at any time thereafter, re-enter said premises and resume the use thereof in the manner prescribed by the statute relating to summary process to the extent that said statute is applicable, it being understood that no demand for license payments, and no re-entry for condition broken, as at common law was applicable to leasehold interests, shall be necessary to enable the CITY to resume the use of the premises pursuant to said statute relating to summary process, if applicable, or

any other applicable statute, but that all right to any such demand, or any such re-entry is hereby expressly waived by the said LICENSEE.

AND IT IS FURTHER AGREED between the parties hereto, that whenever this license shall terminate either by lapse of time or by virtue of any of the express stipulations herein, the said LICENSEE hereby waives all right to any notice to quit possession, as prescribed by the statute relating to summary process to the extent that said statute may apply to termination of this license.

AND IT IS FURTHER AGREED that in case the said LICENSEE shall, with the written consent of the said CITY endorsed hereon, or on the duplicate hereof, at any time continue to use the said premises beyond the period above specified as the termination of this license, then the said LICENSEE shall continue the use of said premises upon the same terms, and under the same stipulations and agreements as are in this Instrument contained, and no such continued use by said LICENSEE shall operate to renew this license without such written consent of CITY.

AND IT IS FURTHER AGREED between the parties hereto, that the LICENSEE agrees to comply with and to conform to all the laws of the State of Connecticut, and the by-laws, rules and regulations of the City of Danbury within which the premises hereby licensed are situated, relating to health, nuisance, fire, highways and sidewalks, so far as the premises hereby licensed are or may be concerned; and to save the CITY harmless from all fines, penalties and costs for violation of or non-compliance with the same, and that said premises shall be at all times open to the inspection of said CITY and its agents, and for necessary repairs.

AND IT IS FURTHER AGREED that the said LICENSEE is to pay for all utilities, i.e. gas, electricity, garbage removal, fuel oil, water rates, all water used and consumed on said licensed premises during the term aforesaid, in addition to the rent and consideration hereinbefore provided and in accordance with the terms of the Addendum attached hereto as Exhibit B.

AND IT IS FURTHER AGREED between the parties to these presents, that in case the building erected on the premises hereby licensed shall be partially damaged by fire or otherwise, the same shall be repaired as speedily as possible at the expense of the said CITY; that in case the damage shall be so extensive as to render the building or premises unusable, the license payments shall cease until such time as the building shall be put in complete repair; but in the case of the total destruction of the premises, by fire or otherwise, the monthly payments shall be paid up to the time of such destruction and then and from thenceforth this license shall cease and come to an end.

If the whole or any part of the premises shall be acquired or condemned by Eminent Domain for any public or quasi-public use or purpose, then and in that event, the term of this license shall cease and terminate from the date of title vesting in such proceeding and LICENSEE shall have no claim against CITY for the value of any un-expired term of said license.

AND LICENSEE further covenants and agrees that no accumulation of boxes, barrels, packages, waste paper, or other articles shall be permitted in or upon the premises.

(Signatures on following page)

EXHIBIT B - ADDENDUM TO MAIN HOUSE LICENSE

Between: The City of Danbury, a municipal corporation, CITY, and _____, LICENSEE

The provisions of this Addendum are hereby made a part of the basic License to which it is attached in all respects.

1. The LICENSEE hereby agrees to reimburse the CITY herein for all costs and expenses incurred by the CITY either in enforcing the terms of this License, collecting any rent or other charges due herein or obtaining possession of said premises, which sums shall include court costs and reasonable attorney's fees.

2. The LICENSEE herein shall provide, upon execution hereof, evidence of liability insurance in the amount of \$300,000.00. The LICENSEE shall be fully responsible for providing personal insurance for all of LICENSEE'S personal possessions located within the premises.

3. The LICENSEE herein shall deposit with the CITY a sum representing one (1) months' rent as a security deposit, which said sum shall be retained by the CITY in an interest bearing account. Said security deposit plus accrued interest shall be returned to the LICENSEE herein within thirty (30) days of the termination of this License provided the premises are returned to the CITY in the same condition it was let, fair wear and tear excepted, and LICENSEE has fully complied with all of the terms and conditions of this License.

4. If applicable, upon entering into possession, the CITY herein shall provide to the LICENSEE a full tank of fuel oil. At that time, LICENSEE shall pay the CITY the total value for said fuel oil. Upon termination of this License, the tank shall be measured and the CITY shall reimburse the LICENSEE for the value of such oil remaining in the tank at the current price, provided LICENSEE paid for the total value of the fuel oil as set forth herein, and provided LICENSEE is not in default under any of the terms of this License. Said payment shall be made within thirty (30) days from the date of termination of said License.

5. It is understood and agreed that if the LICENSEE is in default under any of the terms in this LICENSE, including his early termination of this License, he shall not be entitled to the return of the security deposit referenced in paragraph 3, above, nor the value of the oil remaining in the oil tank as referenced in paragraph 4, above.

6. If the LICENSEE is employed with the CITY, and thereafter his or her employment ceases by reason of termination, layoff, resignation, or retirement during the term of this Agreement, notification to LICENSEE of such termination, layoff, resignation, or retirement shall operate as thirty (30) days' notice of termination of this Agreement. In such event, the LICENSEE shall be entitled to the return of the security deposit referenced in paragraph 3, above, and the value of any oil remaining in the oil tank, pursuant to paragraph 4, above, provided LICENSEE is not otherwise in default under any of the terms of this License.

7. It is understood and acknowledged by the LICENSEE herein that the location of these premises within a municipal park may limit to a degree the full, absolute and quiet enjoyment of the premises by the LICENSEE and also imposes certain restrictions on LICENSEE'S full use and enjoyment of the premises, including CITY'S right to inspect the premises upon reasonable notice, all of which were taken into consideration by the LICENSEE upon entering this License. The rental being charged under this License also takes into consideration these factors.

As a result of this situation, therefore, the LICENSEE does hereby specifically agree that:

(a) As the CITY will maintain the roadways, LICENSEE agrees to ensure that no personal items are left on the grounds that will interfere with this maintenance activity.

(b) No laundry or other items shall be permitted to be hung outside on clotheslines or in the windows of said premises at any time without the express permission of the CITY.

(c) No pets will be permitted on the premises when the LICENSEE is not present. The LICENSEE will clean up after his pet and deposit the pet waste in an appropriate container.

(d) No painting or any modification to the exterior or interior of the premises shall be made by the LICENSEE without the express prior written consent of the CITY. There will be no use of nails or screws to hang items or to affix any items to the walls or woodwork of the premises without the express prior written permission of the CITY.

(e) There will be no waterbeds permitted on said premises.

(f) Report any violations of the rules and regulations to the appropriate enforcement authorities, including police and the Director of the Department of Recreation. Report any building issues to the Public Buildings Division, 203-797-4584.

(g) Call appropriate emergency personnel (police, fire, ambulance, etc.) as needed to respond to emergency situations.

(h) Maintain the Main House and surrounding grounds in a neat, orderly condition.

8. In addition to the monthly payments for said license agreed upon in this Agreement, LICENSEE agrees, as a part of the consideration of this license to undertake the duties set forth below:

- (a) Distribute trail maps and keep pamphlets in the appropriate sign boxes.
- (b) Check parking lot, morning and evening.
- (c) Check the property daily, weather permitting, by walking the trails and/or boundaries.
- (d) Notify the Director of the Department of Recreation when the LICENSEE is going to be away for a period of time in excess of seven (7) days.
- (e) Keep the parking lot gates open during all hours in which the facility is open to the public.
- (f) Maintain the Main House and surrounding grounds in a neat, orderly condition.
- (g) Contact and act as a liaison with the Superintendent of Public Buildings and the Parks and Recreation Department to obtain services approved by the CITY, including mowing, snow plowing, etc.
- (h) Provide the Director of the Department of Parks and Recreation with monthly activity reports in the form and content as reasonable requested from time to time by him; attend Parks and Recreation Commission meetings as requested and report on activities at the facility.
- (i) Open gates and maintain parking during special events as may be arranged from time to time by the Department of Parks and Recreation or the Parks and Recreation Commission.
- (j) Perform other duties as mutually agreed to from time to time.

In performing the above duties, the use of firearms or other weapons of any type is expressly prohibited.

EXHIBIT A
(sketch of property)

Exhibit A

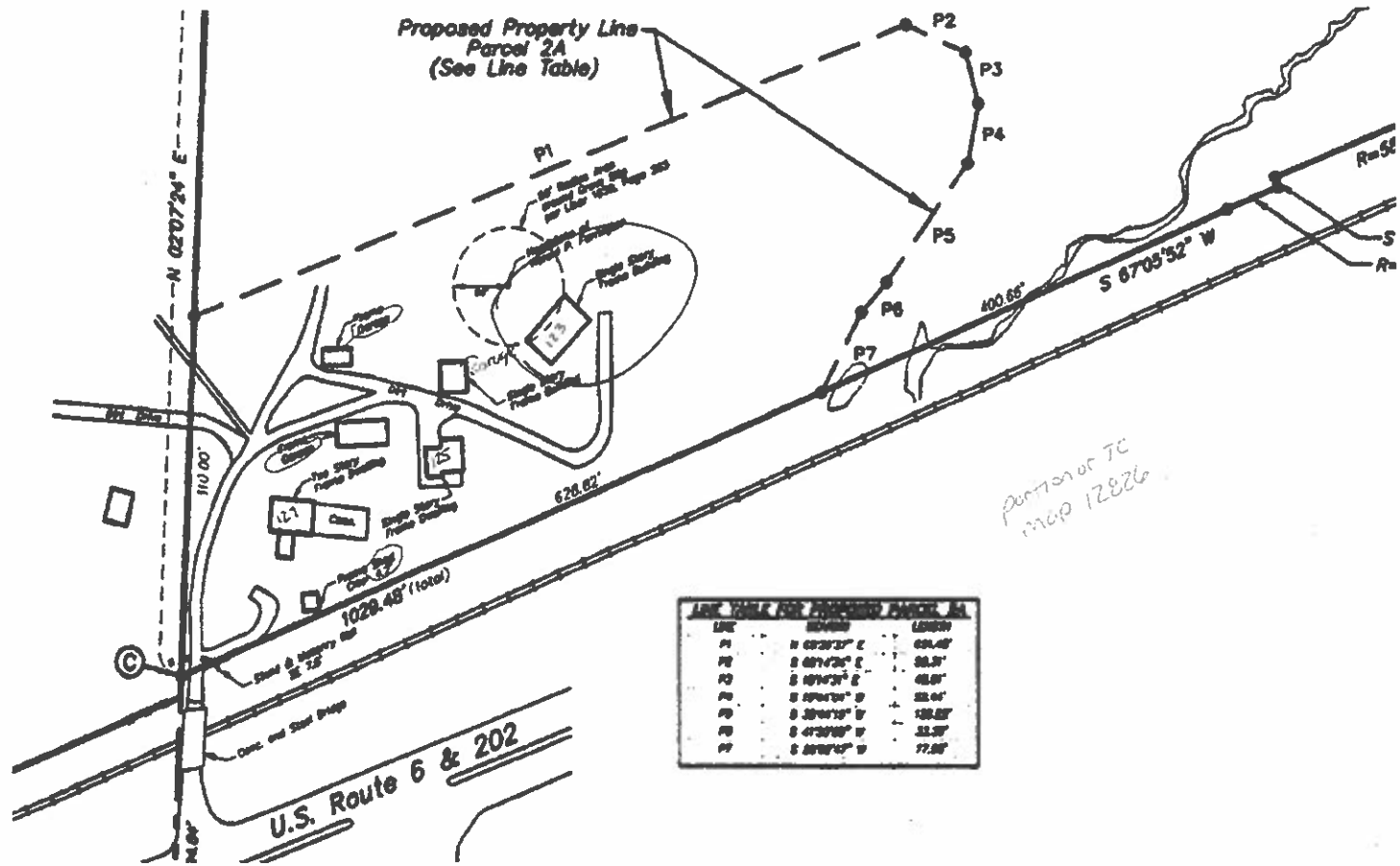
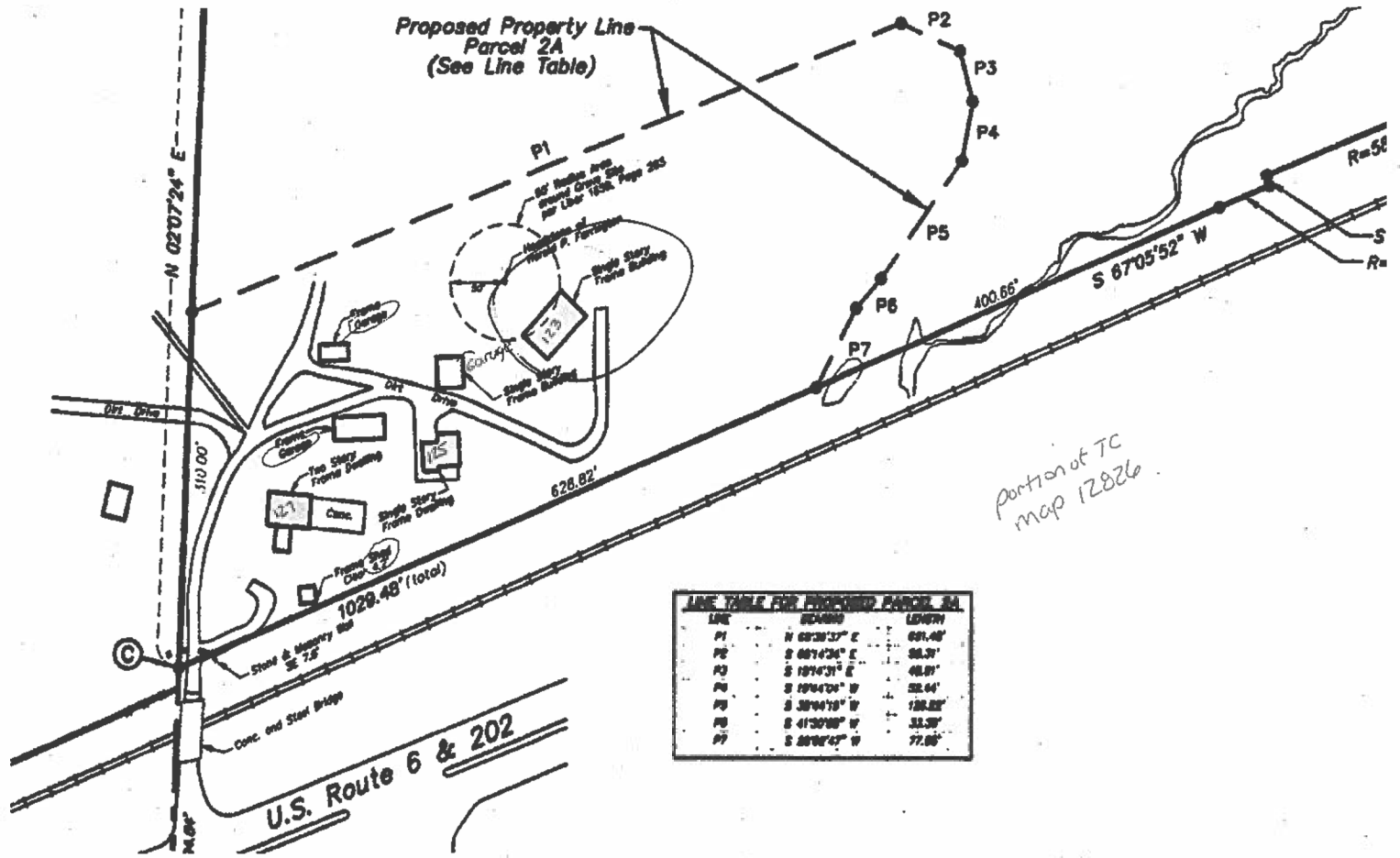


EXHIBIT A
(sketch of property)

Exhibit A



LICENSE AGREEMENT

THIS AGREEMENT is made this _____ day of _____ 2024, by and between the CITY OF DANBURY, 155 Deer Hill Avenue, Danbury, Connecticut (hereinafter "CITY") and _____, of the (Insert Town, County and State of licensee residence) City of Danbury, County of Fairfield and State of Connecticut, (hereinafter "LICENSEE");

WHEREAS, CITY is owner of a dwelling known at 123 Mill Plain Road, known and designated as "Main House" so-called, shown on the sketch attached hereto as Exhibit A, which premises are circled;

WHEREAS, the LICENSEE wishes to occupy said Main House subject to the terms and conditions provided for herein, together with Exhibit B "Addendum to Main House License" attached hereto;

WITNESSETH

THAT CITY hereby grants a license to said LICENSEE to use the existing Main House as above referenced as a personal residence for the period set forth below, through December 31, 2026, from the effective date hereof. As consideration for this license, the LICENSEE shall make the following monthly payments to the CITY:

Payment Term 1: 2/1/24— 12/31/24 \$1200.00 (~~plus year 1 CPI~~)

Payment Term 2: 1/1/25 —12/31/25 \$1200.00 (plus years ~~1 & 2~~ CPI)¹

Payment Term 3: 1/1/26 —12/31/26 \$1200.00 (plus years ~~1, & 2 & 3~~ CPI)

payable on or before the first of each month of the license period. The LICENSEE shall have a right of first refusal with respect to the license of the Main House, should such a license be offered by the CITY during the 2026 calendar year. Rent is due on or before the first day of each month of the lease period.

AND THE CITY covenants with the said LICENSEE that it has good right to grant a license for said premises in the manner aforesaid and that it will suffer and permit said LICENSEE (he keeping all the covenants on his part, as hereinafter contained) to occupy and enjoy said premises during the term aforesaid, without hindrance or molestation from the CITY.

AND THE SAID LICENSEE covenants with the said CITY to use said premises in the manner aforesaid, and to pay the consideration therefor as hereinbefore agreed, that he will commit no waste, nor suffer the same to be committed thereon, nor injure nor misuse the same; and also that he will not assign this license, nor sublicense a part or the whole of said licensed premises, nor make alterations therein, nor use the same for any purpose but that hereinbefore authorized, without written permission from said CITY but will deliver up the same at the expiration or sooner termination of his license in as good condition as they are now in, ordinary wear, fire and other unavoidable casualties excepted.

PROVIDED, HOWEVER, and it is further agreed that if the said monthly payments for said license shall remain unpaid ten (10) days after the same shall become payable as aforesaid, or if the said LICENSEE shall assign this license, or sublicense the whole or any part of said licensed premises, or use the same for any purpose but that hereinbefore authorized, or make any alteration therein without the consent of the CITY in writing, or shall commit waste or suffer the same to be committed on said premises, or injure or misuse the same, then this license shall thereupon, by virtue of this express stipulation expire and terminate, and the CITY may, at any time thereafter, re-enter said premises and resume the use thereof in the manner prescribed by the statute relating to summary process to the extent that said statute is applicable, it being understood that no demand for license payments, and no re-entry for condition broken, as at common law was applicable to leasehold interests, shall be necessary to enable the CITY

¹ CPI will be based on the Bureau of Labor Statistics (BLS) CPI-U for Northeast Region in effect at the end of the preceding Term.

to resume the use of the premises pursuant to said statute relating to summary process, if applicable, or

any other applicable statute, but that all right to any such demand, or any such re-entry is hereby expressly waived by the said LICENSEE.

AND IT IS FURTHER AGREED between the parties hereto, that whenever this license shall terminate either by lapse of time or by virtue of any of the express stipulations herein, the said LICENSEE hereby waives all right to any notice to quit possession, as prescribed by the statute relating to summary process to the extent that said statute may apply to termination of this license.

AND IT IS FURTHER AGREED that in case the said LICENSEE shall, with the written consent of the said CITY endorsed hereon, or on the duplicate hereof, at any time continue to use the said premises beyond the period above specified as the termination of this license, then the said LICENSEE shall continue the use of said premises upon the same terms, and under the same stipulations and agreements as are in this Instrument contained, and no such continued use by said LICENSEE shall operate to renew this license without such written consent of CITY.

AND IT IS FURTHER AGREED between the parties hereto, that the LICENSEE agrees to comply with and to conform to all the laws of the State of Connecticut, and the by-laws, rules and regulations of the City of Danbury within which the premises hereby licensed are situated, relating to health, nuisance, fire, highways and sidewalks, so far as the premises hereby licensed are or may be concerned; and to save the CITY harmless from all fines, penalties and costs for violation of or non-compliance with the same, and that said premises shall be at all times open to the inspection of said CITY and its agents, and for necessary repairs.

AND IT IS FURTHER AGREED that the said LICENSEE is to pay for all utilities, i.e. gas, electricity, garbage removal, fuel oil, water rates, all water used and consumed on said licensed premises during the term aforesaid, in addition to the rent and consideration hereinbefore provided and in accordance with the terms of the Addendum attached hereto as Exhibit B.

AND IT IS FURTHER AGREED between the parties to these presents, that in case the building erected on the premises hereby licensed shall be partially damaged by fire or otherwise, the same shall be repaired as speedily as possible at the expense of the said CITY; that in case the damage shall be so extensive as to render the building or premises unusable, the license payments shall cease until such time as the building shall be put in complete repair; but in the case of the total destruction of the premises, by fire or otherwise, the monthly payments shall be paid up to the time of such destruction and then and from thenceforth this license shall cease and come to an end.

If the whole or any part of the premises shall be acquired or condemned by Eminent Domain for any public or quasi-public use or purpose, then and in that event, the term of this license shall cease and terminate from the date of title vesting in such proceeding and LICENSEE shall have no claim against CITY for the value of any un-expired term of said license.

AND LICENSEE further covenants and agrees that no accumulation of boxes, barrels, packages, waste paper, or other articles shall be permitted in or upon the premises.

(Signatures on following page)

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, this _____ day of _____, 2024.

Signed, sealed and delivered
in the presence of:

CITY OF DANBURY

Witness

By: _____
Roberto Alves, Mayor

LICENSEE

Witness

By: _____
(TYPE NAME OF LICENSEE HERE)

STATE OF CONNECTICUT)
) ss: Danbury
COUNTY OF FAIRFIELD)

On this the _____ day of _____ 2024, before me, the undersigned officer, personally appeared Roberto Alves, who acknowledged himself to be the Mayor of the City of Danbury, a municipal corporation, and that he as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Mayor.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal

Notary Public / Commission expires:
Commissioner of the Superior Court

STATE OF CONNECTICUT)
) ss: Danbury
COUNTY OF FAIRFIELD)

On this the _____ day of _____ 2024, before me, the undersigned officer, personally appeared (LICENSEE) -----, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

Notary Public / Commission expires:
Commissioner of the Superior Court

EXHIBIT B - ADDENDUM TO MAIN HOUSE LICENSE

Between: The City of Danbury, a municipal corporation, CITY, and _____, LICENSEE

The provisions of this Addendum are hereby made a part of the basic License to which it is attached in all respects.

1. The LICENSEE hereby agrees to reimburse the CITY herein for all costs and expenses incurred by the CITY either in enforcing the terms of this License, collecting any rent or other charges due herein or obtaining possession of said premises, which sums shall include court costs and reasonable attorney's fees.
2. The LICENSEE herein shall provide, upon execution hereof, evidence of liability insurance in the amount of \$300,000.00. The LICENSEE shall be fully responsible for providing personal insurance for all of LICENSEE'S personal possessions located within the premises.
3. The LICENSEE herein shall deposit with the CITY a sum representing one (1) months' rent as a security deposit, which said sum shall be retained by the CITY in an interest bearing account. Said security deposit plus accrued interest shall be returned to the LICENSEE herein within thirty (30) days of the termination of this License provided the premises are returned to the CITY in the same condition it was let, fair wear and tear excepted, and LICENSEE has fully complied with all of the terms and conditions of this License.
4. If applicable, upon entering into possession, the CITY herein shall provide to the LICENSEE a full tank of fuel oil. At that time, LICENSEE shall pay the CITY the total value for said fuel oil. Upon termination of this License, the tank shall be measured and the CITY shall reimburse the LICENSEE for the value of such oil remaining in the tank at the current price, provided LICENSEE paid for the total value of the fuel oil as set forth herein, and provided LICENSEE is not in default under any of the terms of this License. Said payment shall be made within thirty (30) days from the date of termination of said License.
5. It is understood and agreed that if the LICENSEE is in default under any of the terms in this LICENSE, including his early termination of this License, he shall not be entitled to the return of the security deposit referenced in paragraph 3, above, nor the value of the oil remaining in the oil tank as referenced in paragraph 4, above.
6. If the LICENSEE is employed with the CITY, and thereafter his or her employment ceases by reason of termination, layoff, resignation, or retirement during the term of this Agreement, notification to LICENSEE of such termination, layoff, resignation, or retirement shall operate as thirty (30) days' notice of termination of this Agreement. In such event, the LICENSEE shall be entitled to the return of the security deposit referenced in paragraph 3, above, and the value of any oil remaining in the oil tank, pursuant to paragraph 4, above, provided LICENSEE is not otherwise in default under any of the terms of this License. **However, the LICENSEE may be permitted the use of said premises for a period to be determined by the Mayor, not to exceed the remainder of the period of this Agreement, upon the same terms, and under the same stipulations and agreements as are in this Instrument contained, upon mutual written agreement between the LICENSEE and the Mayor, and no such continued use by said LICENSEE shall operate to renew this license without such written consent of CITY.**
7. It is understood and acknowledged by the LICENSEE herein that the location of these premises within a municipal park may limit to a degree the full, absolute and quiet enjoyment of the premises by the LICENSEE and also imposes certain restrictions on LICENSEE'S full use and enjoyment of the premises, including CITY'S right to inspect the premises upon reasonable notice, all of which were taken into consideration by the LICENSEE upon entering this License. The rental being charged under this License also takes into consideration these factors.

As a result of this situation, therefore, the LICENSEE does hereby specifically agree that:

- (a) As the CITY will maintain the roadways, LICENSEE agrees to ensure that no personal items are

left on the grounds that will interfere with this maintenance activity.

(b) No laundry or other items shall be permitted to be hung outside on clotheslines or in the windows of said premises at any time without the express permission of the CITY.

(c) No pets will be permitted on the premises when the LICENSEE is not present. The LICENSEE will clean up after his pet and deposit the pet waste in an appropriate container.

(d) No painting or any modification to the exterior or interior of the premises shall be made by the LICENSEE without the express prior written consent of the CITY. There will be no use of nails or screws to hang items or to affix any items to the walls or woodwork of the premises without the express prior written permission of the CITY.

(e) There will be no waterbeds permitted on said premises.

(f) Report any violations of the rules and regulations to the appropriate enforcement authorities, including police and the Director of the Department of Recreation. Report any building issues to the Public Buildings Division, 203-797-4584.

(g) Call appropriate emergency personnel (police, fire, ambulance, etc.) as needed to respond to emergency situations.

(h) Maintain the Main House and surrounding grounds in a neat, orderly condition.

8. In addition to the monthly payments for said license agreed upon in this Agreement, LICENSEE agrees, as a part of the consideration of this license to undertake the duties set forth below:

- (a) Distribute trail maps and keep pamphlets in the appropriate sign boxes.
- (b) Check parking lot, morning and evening.
- (c) Check the property daily, weather permitting, by walking the trails and/or boundaries.
- (d) Notify the Director of the Department of Recreation when the LICENSEE is going to be away for a period of time in excess of seven (7) days.
- (e) Keep the parking lot gates open during all hours in which the facility is open to the public.
- (f) Maintain the Main House and surrounding grounds in a neat, orderly condition.
- (g) Contact and act as a liaison with the Superintendent of Public Buildings and the Parks and Recreation Department to obtain services approved by the CITY, including mowing, snow plowing, etc.
- (h) Provide the Director of the Department of Parks and Recreation with monthly activity reports in the form and content as reasonable requested from time to time by him; attend Parks and Recreation Commission meetings as requested and report on activities at the facility.
- (i) Open gates and maintain parking during special events as may be arranged from time to time by the Department of Parks and Recreation or the Parks and

Recreation Commission.

- (j) Perform other duties as mutually agreed to from time to time.

In performing the above duties, the use of firearms or other weapons of any type is expressly prohibited.

~AD HOC REPORT~
Bear Mtn. (Reservation) Residential License
Monday, November 27, 2023

28

Chairman Rotello called the meeting to order at 7:15p.m. on Monday, November 27, 2023. Present were Committee Members Duane Perkins and Irving Fox. From the City were; Dianne Rosemark, Assistant Corporation Counsel; Dan Garrick, Director of Finance; and Sean Hanley, Superintendent of Public Buildings. Also present was Ex-Officio member; Ben Chianese. Present from the public were Roberto Alves and Dennis Perkins.

Chairman Rotello noted that the licensee is a longtime employee of the City of Danbury. He noted the amendments that would be made to all residential licenses including; to amend an existing provision regarding separation of employment of the licensee, adjusting the dates on the license, and identifying the CPI.

Mr. Chianese asked that reports from all Residential License Ad Hocs be included with each agenda item when presented to the Council in January 2024.

A motion made by Councilman Perkins, and seconded by Chairman Fox, to recommend approval of this licensee and license for Bear Mountain Cottage to include the additional language as presented. The motion carries unanimously.

A motion was made by Chairman Perkins, and seconded by Councilman Fox, to adjourn. The motion carries unanimously. The meeting adjourned at 7:20p.m.

Same issue with listing of Chair in the previous ad hoc report.

Respectfully submitted,
Paul Rotello, Chair
Duane Perkins
Irving Fox

~AD HOC REPORT~
Chow House (Farrington Park) Residential License
Monday, November 27, 2023

Use as a reference
of amendments
made to all
licenses.

Chairman Rotello called the meeting to order at 6:32p.m. on Monday, November 27, 2023. Present were Committee Members Duane Perkins and Irving Fox. From the City were; Dianne Rosemark, Assistant Corporation Counsel; Dan Garrick, Director of Finance; and Sean Hanley, Superintendent of Public Buildings. Also present was Ex-Officio member; Ben Chianese. Present from the public were Roberto Alves and Dennis Perkins.

Chairman Rotello provided an over view of purpose of the ad hoc. Ms. Rosemark discussed the details of the residential license. She noted that all licenses are identical and treat the licensees as equals. She identified Exhibit B and Paragraph 6 to clarify an existing provision regarding separation of employment of the licensee.

Mr. Chianese inquired about the termination/separation clause. Ms. Rosemark noted that the clause was an existing provision. She noted that a license is not a lease and that if the employment relationship ends so will the license. Chairman Rotello noted that these are city owned structures and the licenses are for city employees with a preference to a first responder, with a requirement to fulfill specific duties for a discounted rent. He asked about adding additional language to clarify a timeframe for a separated employee to find new housing.

Ms. Rosemark clarified the amendment to paragraph 6 to read: *the licensee may be permitted to use of said premise for a period to be determined by the Mayor, not to exceed the remainder of the period of this agreement, upon the same terms and under the same stipulations and agreement.*

Councilman Perkins inquired about how the funds from these properties are used. Mr. Garrick confirmed that the funds go into a reserve account to maintain the property. Ms. Rosemark confirmed the licensee is required to have liability insurance. Chairman Rotello noted the need to update the dates and information for voting at the January 2024 City Council Meeting.

Mr. Garrick discussed the CPI language and noted that it should be identified in the license.

A motion made by Councilman Perkins, and seconded by Chairman Fox, to recommend approval of this licensee and license for the Chow House at Farrington to include the modifications as discussed to the Council as presented. The motion carries unanimously.

A motion was made by Chairman Perkins, and seconded by Councilman Fox, to adjourn. The motion carries unanimously. The meeting adjourned at 6:58 p.m.

Respectfully submitted,
Paul Rotello, Chair
Duane Perkins
Irving Fox



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

SEAN P. HANLEY, SR.
SUPERINTENDENT

Department of Public Buildings
Telephone: (203)797-4584
Facsimile: (203)796-1528

October 30, 2023

To: The Honorable Dean Esposito, Mayor
Members of the City Council

Subject: Bear Mountain Cottage, Residential License.

Dear Mayor and Members of the City Council:

Attached for your review and approval is the proposed residential license for the Bear Mountain Cottage.

The Cottage is a single family dwelling, of approximately 1200 sq. ft. It is the intention to license this facility as a residential according to the terms of the attached agreement.

Please place this on the November agenda for action. Should you have any questions, or require additional information, please do not hesitate to contact me.

Regards,

Sean P. Hanley
Superintendent, Public Buildings Division

Cc: Antonio Iadarola P.E., Lazlo Pinter, Esq., Dan Garrick

SPH/cag/publdg/g/mainhouseleaseapproval



LICENSE AGREEMENT

THIS AGREEMENT is made this _____ day of _____ 2023, by and between the CITY OF DANBURY, 155 Deer Hill Avenue, Danbury, Connecticut (hereinafter "CITY") and SHAUN J. McCOLGAN, of the City of Danbury, County of Fairfield and State of Connecticut, (hereinafter "LICENSEE");

WHEREAS, CITY is owner of a dwelling known as 19 Bear Mountain Road, Bear Mountain Reservation, known and designated as "existing ranger cottage" or "Ranger Cottage" on a map attached hereto as "Exhibit A";

WHEREAS, the LICENSEE wishes to occupy said existing ranger cottage subject to the terms and conditions provided for herein, together with Exhibit B "Addendum to Ranger Cottage License" attached hereto;

WITNESSETH

THAT CITY hereby grants a license to said LICENSEE to use the existing ranger cottage as above referenced as a personal residence for the period set forth below, through June 30, 2026, from the effective date hereof. As consideration for this license, the LICENSEE shall make the following monthly payments to the CITY:

12/1/23— 6/30/24	\$1000.00 (plus year 1 CPI)
7/1/24 — 6/30/25	\$1000.00 (plus years 1 & 2 CPI)
7/1/25 — 6/30/26	\$1000.00 (plus years 1, 2 & 3 CPI)

payable on or before the first of each month of the license period. The LICENSEE shall have a right of first refusal with respect to the license of the ranger cottage, should such a license be offered by the CITY during the 2026 calendar year. Rent is due on or before the first day of each month of the lease period.

AND THE CITY covenants with the said LICENSEE that it has good right to grant a license for said premises in the manner aforesaid and that it will suffer and permit said LICENSEE (he keeping all the covenants on his part, as hereinafter contained) to occupy and enjoy said premises during the term aforesaid, without hindrance or molestation from the CITY.

AND THE SAID LICENSEE covenants with the said CITY to use said premises in the manner aforesaid, and to pay the consideration therefor as hereinbefore agreed, that he will commit no waste, nor suffer the same to be committed thereon, nor injure nor misuse the same; and also that he will not assign this license, nor sublicense a part or the whole of said licensed premises, nor make alterations therein, nor use the same for any purpose but that hereinbefore authorized, without written permission from said CITY but will deliver up the same at the expiration or sooner termination of his license in as good condition as they are now in, ordinary wear, fire and other unavoidable casualties excepted.

PROVIDED, HOWEVER, and it is further agreed that if the said monthly payments for said license shall remain unpaid ten (10) days after the same shall become payable as aforesaid, or if the said LICENSEE shall assign this license, or sublicense the whole or any part of said licensed premises, or use the same for any purpose but that hereinbefore authorized, or make any alteration therein without the consent of the CITY in writing, or shall commit waste or suffer the same to be committed on said premises, or injure or misuse the same, then this license shall thereupon, by virtue of this express stipulation expire and terminate, and the CITY may, at any time thereafter, re-enter said premises and resume the use thereof in the manner prescribed by the statute relating to summary process to the extent that said statute is applicable, it being understood that no demand for license payments, and no re-entry for condition broken, as at common law was applicable to leasehold interests, shall be necessary to enable the CITY to resume the use of the premises pursuant to said statute relating to summary process, if applicable, or

any other applicable statute, but that all right to any such demand, or any such re-entry is hereby expressly waived by the said LICENSEE.

AND IT IS FURTHER AGREED between the parties hereto, that whenever this license shall terminate either by lapse of time or by virtue of any of the express stipulations herein, the said LICENSEE hereby waives all right to any notice to quit possession, as prescribed by the statute relating to summary process to the extent that said statute may apply to termination of this license.

AND IT IS FURTHER AGREED that in case the said LICENSEE shall, with the written consent of the said CITY endorsed hereon, or on the duplicate hereof, at any time continue to use the said premises beyond the period above specified as the termination of this license, then the said LICENSEE shall continue the use of said premises upon the same terms, and under the same stipulations and agreements as are in this Instrument contained, and no such continued use by said LICENSEE shall operate to renew this license without such written consent of CITY.

AND IT IS FURTHER AGREED between the parties hereto, that the LICENSEE agrees to comply with and to conform to all the laws of the State of Connecticut, and the by-laws, rules and regulations of the City of Danbury within which the premises hereby licensed are situated, relating to health, nuisance, fire, highways and sidewalks, so far as the premises hereby licensed are or may be concerned; and to save the CITY harmless from all fines, penalties and costs for violation of or non-compliance with the same, and that said premises shall be at all times open to the inspection of said CITY and its agents, and for necessary repairs.

AND IT IS FURTHER AGREED that the said LICENSEE is to pay for all utilities, i.e. gas, electricity, garbage removal, fuel oil, water rates, all water used and consumed on said licensed premises during the term aforesaid, in addition to the rent and consideration hereinbefore provided and in accordance with the terms of the Addendum attached hereto as Exhibit B.

AND IT IS FURTHER AGREED between the parties to these presents, that in case the building erected on the premises hereby licensed shall be partially damaged by fire or otherwise, the same shall be repaired as speedily as possible at the expense of the said CITY; that in case the damage shall be so extensive as to render the building or premises unusable, the license payments shall cease until such time as the building shall be put in complete repair; but in the case of the total destruction of the premises, by fire or otherwise, the monthly payments shall be paid up to the time of such destruction and then and from thenceforth this license shall cease and come to an end.

If the whole or any part of the premises shall be acquired or condemned by Eminent Domain for any public or quasi-public use or purpose, then and in that event, the term of this license shall cease and terminate from the date of title vesting in such proceeding and LICENSEE shall have no claim against CITY for the value of any un-expired term of said license.

AND LICENSEE further covenants and agrees that no accumulation of boxes, barrels, packages, waste paper, or other articles shall be permitted in or upon the premises.

(Signatures on following page)

EXHIBIT B - ADDENDUM TO RANGER COTTAGE LICENSE

Between: The City of Danbury, a municipal corporation, CITY, and SHAUN MCCOLGAN, LICENSEE

The provisions of this Addendum are hereby made a part of the basic License to which it is attached in all respects.

1. The LICENSEE hereby agrees to reimburse the CITY herein for all costs and expenses incurred by the CITY either in enforcing the terms of this License, collecting any rent or other charges due herein or obtaining possession of said premises, which sums shall include court costs and reasonable attorney's fees.

2. The LICENSEE herein shall provide, upon execution hereof, evidence of liability insurance in the amount of \$300,000.00. The LICENSEE shall be fully responsible for providing personal insurance for all of LICENSEE'S personal possessions located within the premises.

3. The LICENSEE herein shall deposit with the CITY a sum representing one (1) months' rent as a security deposit, which said sum shall be retained by the CITY in an interest bearing account. Said security deposit plus accrued interest shall be returned to the LICENSEE herein within thirty (30) days of the termination of this License provided the premises are returned to the CITY in the same condition it was let, fair wear and tear excepted, and LICENSEE has fully complied with all of the terms and conditions of this License.

4. If applicable, upon entering into possession, the CITY herein shall provide to the LICENSEE a full tank of fuel oil. At that time, LICENSEE shall pay the CITY the total value for said fuel oil. Upon termination of this License, the tank shall be measured and the CITY shall reimburse the LICENSEE for the value of such oil remaining in the tank at the current price, provided LICENSEE paid for the total value of the fuel oil as set forth herein, and provided LICENSEE is not in default under any of the terms of this License. Said payment shall be made within thirty (30) days from the date of termination of said License.

5. It is understood and agreed that if the LICENSEE is in default under any of the terms in this LICENSE, including his early termination of this License, he shall not be entitled to the return of the security deposit referenced in paragraph 3, above, nor the value of the oil remaining in the oil tank as referenced in paragraph 4, above.

6. If the LICENSEE is employed with the CITY, and thereafter his or her employment ceases by reason of termination, layoff, resignation, or retirement during the term of this Agreement, notification to LICENSEE of such termination, layoff, resignation, or retirement shall operate as thirty (30) days' notice of termination of this Agreement. In such event, the LICENSEE shall be entitled to the return of the security deposit referenced in paragraph 3, above, and the value of any oil remaining in the oil tank, pursuant to paragraph 4, above, provided LICENSEE is not otherwise in default under any of the terms of this License.

7. It is understood and acknowledged by the LICENSEE herein that the location of these premises within a municipal park may limit to a degree the full, absolute and quiet enjoyment of the premises by the LICENSEE and also imposes certain restrictions on LICENSEE'S full use and enjoyment of the premises, including CITY'S right to inspect the premises upon reasonable notice, all of which were taken into consideration by the LICENSEE upon entering this License. The rental being charged under this License also takes into consideration these factors.

As a result of this situation, therefore, the LICENSEE does hereby specifically agree that:

(a) As the CITY will maintain the roadways, LICENSEE agrees to ensure that no personal items are left on the grounds that will interfere with this maintenance activity.

(b) No laundry or other items shall be permitted to be hung outside on clotheslines or in the windows of said premises at any time without the express permission of the CITY.

(c) No pets will be permitted on the premises when the LICENSEE is not present. The LICENSEE will clean up after his pet and deposit the pet waste in an appropriate container.

(d) No painting or any modification to the exterior or interior of the premises shall be made by the LICENSEE without the express prior written consent of the CITY. There will be no use of nails or screws to hang items or to affix any items to the walls or woodwork of the premises without the express prior written permission of the CITY.

(e) There will be no waterbeds permitted on said premises.

(f) Report any violations of the rules and regulations to the appropriate enforcement authorities, including police and the Director of the Department of Recreation. Report any building issues to the Public Buildings Division, 203-797-4584.

(g) Call appropriate emergency personnel (police, fire, ambulance, etc.) as needed to respond to emergency situations.

(h) Maintain the Ranger Cottage and surrounding grounds in a neat, orderly condition.

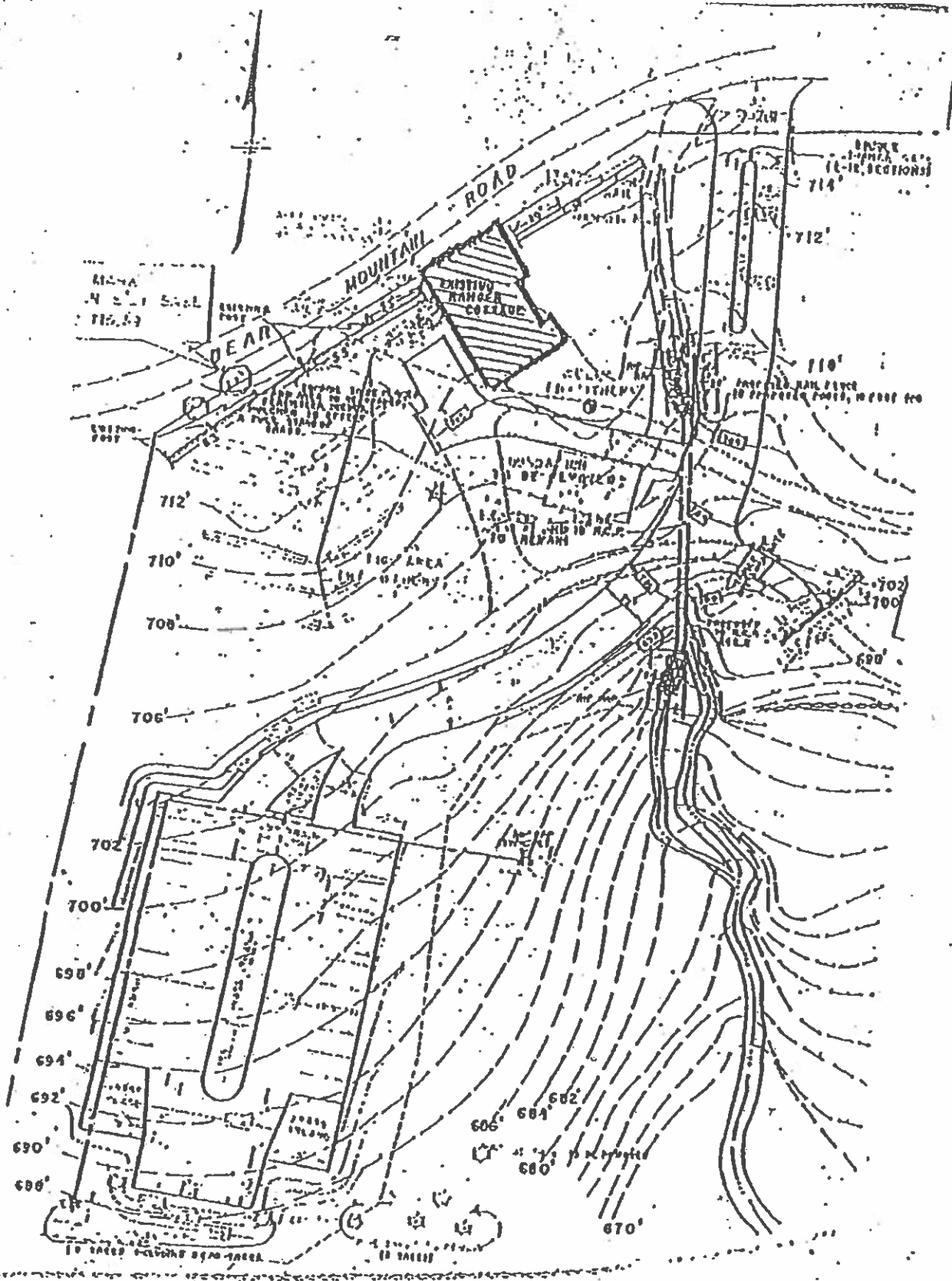
8. In addition to the monthly payments for said license agreed upon in this Agreement, LICENSEE agrees, as a part of the consideration of this license to undertake the duties set forth below:

- (a) Distribute trail maps and keep pamphlets in the appropriate sign boxes.
- (b) Check parking lot, morning and evening.
- (c) Check the Bear Mountain Reservation property daily, weather permitting, by walking the trails and/or boundaries.
- (d) Notify the Director of the Department of Recreation when the LICENSEE is going to be away for a period of time in excess of seven (7) days.
- (e) Keep the parking lot gates open during all hours in which the facility is open to the public.
- (f) Maintain the Ranger Cottage and surrounding grounds in a neat, orderly condition.
- (g) Contact and act as a liaison with the Superintendent of Public Buildings and the Parks and Recreation Department to obtain services approved by the CITY, including mowing, snow plowing, etc.
- (h) Provide the Director of the Department of Parks and Recreation with monthly activity reports in the form and content as reasonable requested from time to time by him; attend Parks and Recreation Commission meetings as requested and report on activities at the facility.
- (i) Open gates and maintain parking during special events as may be arranged from time to time by the Department of Parks and Recreation or the Parks and Recreation Commission.
- (j) Perform other duties as mutually agreed to from time to time.

In performing the above duties, the use of firearms or other weapons of any type is expressly prohibited.

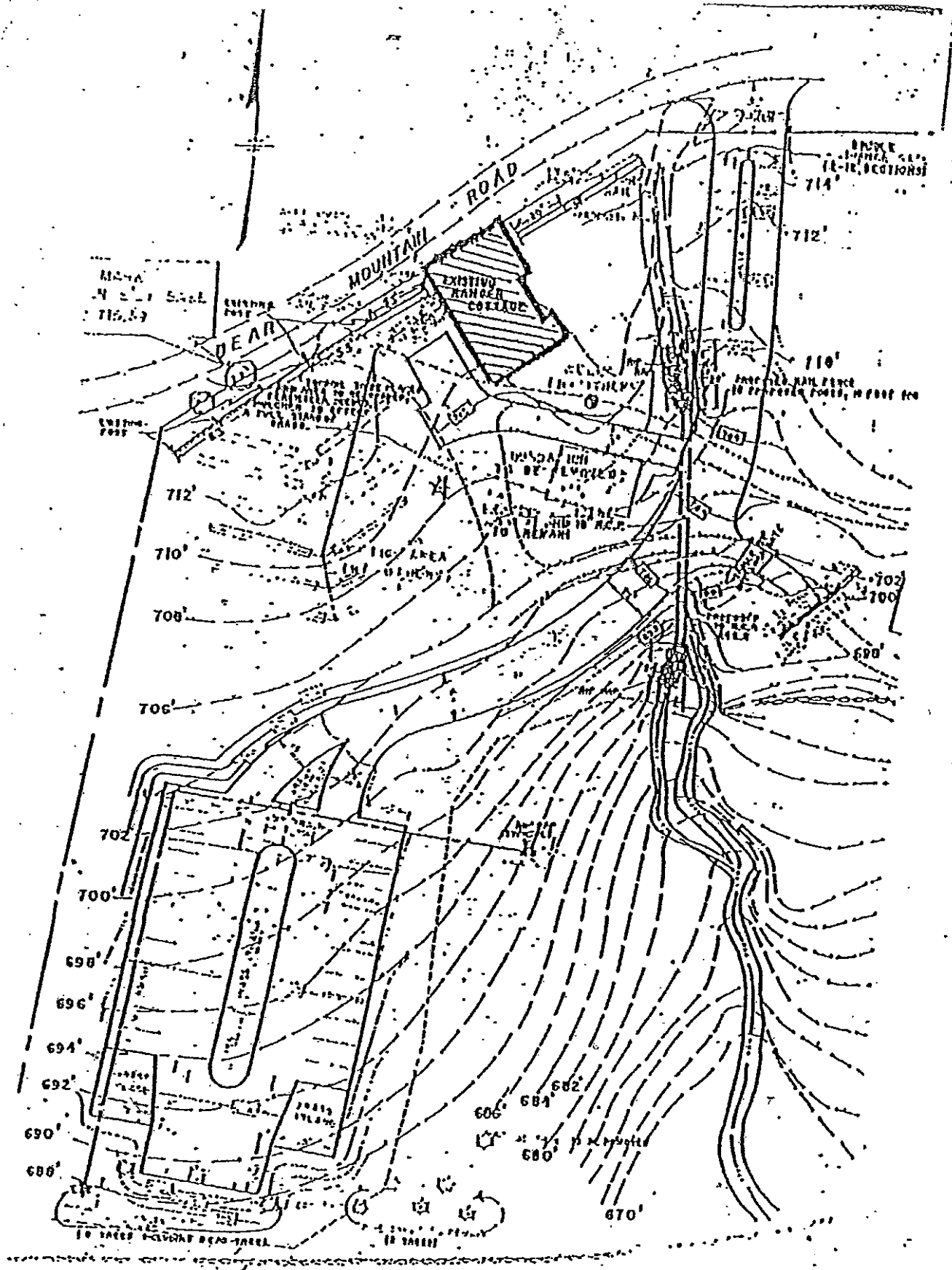
Exhibit A

4-5





4-5



LICENSE AGREEMENT

THIS AGREEMENT is made this _____ day of _____ 2024, by and between the CITY OF DANBURY, 155 Deer Hill Avenue, Danbury, Connecticut (hereinafter "CITY") and SHAUN J. McCOLGAN, of the City of Danbury, County of Fairfield and State of Connecticut, (hereinafter "LICENSEE");

WHEREAS, CITY is owner of a dwelling known as 19 Bear Mountain Road, Bear Mountain Reservation, known and designated as "existing ranger cottage" or "Ranger Cottage" on a map attached hereto as "Exhibit A";

WHEREAS, the LICENSEE wishes to occupy said existing ranger cottage subject to the terms and conditions provided for herein, together with Exhibit B "Addendum to Ranger Cottage License" attached hereto;

WITNESSETH

THAT CITY hereby grants a license to said LICENSEE to use the existing ranger cottage as above referenced as a personal residence for the period set forth below, through June 30, 2026, from the effective date hereof. As consideration for this license, the LICENSEE shall make the following monthly payments to the CITY:

Payment Term 1: 2/1/24— 6/30/24 \$1000.00 (~~plus year 1 CPI~~)
Payment Term 2: 7/1/24 — 6/30/25 \$1000.00 (plus years 1 & 2 CPI)¹
Payment Term 3: 7/1/25 — 6/30/26 \$1000.00 (plus years 1 &; 2 ~~&~~ 3 CPI)

payable on or before the first of each month of the license period. The LICENSEE shall have a right of first refusal with respect to the license of the ranger cottage, should such a license be offered by the CITY during the 2026 calendar year. Rent is due on or before the first day of each month of the lease period.

AND THE CITY covenants with the said LICENSEE that it has good right to grant a license for said premises in the manner aforesaid and that it will suffer and permit said LICENSEE (he keeping all the covenants on his part, as hereinafter contained) to occupy and enjoy said premises during the term aforesaid, without hindrance or molestation from the CITY.

AND THE SAID LICENSEE covenants with the said CITY to use said premises in the manner aforesaid, and to pay the consideration therefor as hereinbefore agreed, that he will commit no waste, nor suffer the same to be committed thereon, nor injure nor misuse the same; and also that he will not assign this license, nor sublicense a part or the whole of said licensed premises, nor make alterations therein, nor use the same for any purpose but that hereinbefore authorized, without written permission from said CITY but will deliver up the same at the expiration or sooner termination of his license in as good condition as they are now in, ordinary wear, fire and other unavoidable casualties excepted.

PROVIDED, HOWEVER, and it is further agreed that if the said monthly payments for said license shall remain unpaid ten (10) days after the same shall become payable as aforesaid, or if the said LICENSEE shall assign this license, or sublicense the whole or any part of said licensed premises, or use the same for any purpose but that hereinbefore authorized, or make any alteration therein without the consent of the CITY in writing, or shall commit waste or suffer the same to be committed on said premises, or injure or misuse the same, then this license shall thereupon, by virtue of this express stipulation expire and terminate, and the CITY may, at any time thereafter, re-enter said premises and resume the use thereof in the manner prescribed by the statute relating to summary process to the extent that said statute

¹ CPI will be based on the Bureau of Labor Statistics (BLS) CPI-U for Northeast Region in effect at the end of the preceding Term.

is applicable, it being understood that no demand for license payments, and no re-entry for condition broken, as at common law was applicable to leasehold interests, shall be necessary to enable the CITY to resume the use of the premises pursuant to said statute relating to summary process, if applicable, or any other applicable statute, but that all right to any such demand, or any such re-entry is hereby expressly waived by the said LICENSEE.

AND IT IS FURTHER AGREED between the parties hereto, that whenever this license shall terminate either by lapse of time or by virtue of any of the express stipulations herein, the said LICENSEE hereby waives all right to any notice to quit possession, as prescribed by the statute relating to summary process to the extent that said statute may apply to termination of this license.

AND IT IS FURTHER AGREED that in case the said LICENSEE shall, with the written consent of the said CITY endorsed hereon, or on the duplicate hereof, at any time continue to use the said premises beyond the period above specified as the termination of this license, then the said LICENSEE shall continue the use of said premises upon the same terms, and under the same stipulations and agreements as are in this Instrument contained, and no such continued use by said LICENSEE shall operate to renew this license without such written consent of CITY.

AND IT IS FURTHER AGREED between the parties hereto, that the LICENSEE agrees to comply with and to conform to all the laws of the State of Connecticut, and the by-laws, rules and regulations of the City of Danbury within which the premises hereby licensed are situated, relating to health, nuisance, fire, highways and sidewalks, so far as the premises hereby licensed are or may be concerned; and to save the CITY harmless from all fines, penalties and costs for violation of or non-compliance with the same, and that said premises shall be at all times open to the inspection of said CITY and its agents, and for necessary repairs.

AND IT IS FURTHER AGREED that the said LICENSEE is to pay for all utilities, i.e. gas, electricity, garbage removal, fuel oil, water rates, all water used and consumed on said licensed premises during the term aforesaid, in addition to the rent and consideration hereinbefore provided and in accordance with the terms of the Addendum attached hereto as Exhibit B.

AND IT IS FURTHER AGREED between the parties to these presents, that in case the building erected on the premises hereby licensed shall be partially damaged by fire or otherwise, the same shall be repaired as speedily as possible at the expense of the said CITY; that in case the damage shall be so extensive as to render the building or premises unusable, the license payments shall cease until such time as the building shall be put in complete repair; but in the case of the total destruction of the premises, by fire or otherwise, the monthly payments shall be paid up to the time of such destruction and then and from thenceforth this license shall cease and come to an end.

If the whole or any part of the premises shall be acquired or condemned by Eminent Domain for any public or quasi-public use or purpose, then and in that event, the term of this license shall cease and terminate from the date of title vesting in such proceeding and LICENSEE shall have no claim against CITY for the value of any un-expired term of said license.

AND LICENSEE further covenants and agrees that no accumulation of boxes, barrels, packages, waste paper, or other articles shall be permitted in or upon the premises.

(Signatures on following page)

EXHIBIT B - ADDENDUM TO RANGER COTTAGE LICENSE

Between: The City of Danbury, a municipal corporation, CITY, and SHAUN MCCOLGAN, LICENSEE

The provisions of this Addendum are hereby made a part of the basic License to which it is attached in all respects.

1. The LICENSEE hereby agrees to reimburse the CITY herein for all costs and expenses incurred by the CITY either in enforcing the terms of this License, collecting any rent or other charges due herein or obtaining possession of said premises, which sums shall include court costs and reasonable attorney's fees.
2. The LICENSEE herein shall provide, upon execution hereof, evidence of liability insurance in the amount of \$300,000.00. The LICENSEE shall be fully responsible for providing personal insurance for all of LICENSEE'S personal possessions located within the premises.
3. The LICENSEE herein shall deposit with the CITY a sum representing one (1) months' rent as a security deposit, which said sum shall be retained by the CITY in an interest bearing account. Said security deposit plus accrued interest shall be returned to the LICENSEE herein within thirty (30) days of the termination of this License provided the premises are returned to the CITY in the same condition it was let, fair wear and tear excepted, and LICENSEE has fully complied with all of the terms and conditions of this License.
4. If applicable, upon entering into possession, the CITY herein shall provide to the LICENSEE a full tank of fuel oil. At that time, LICENSEE shall pay the CITY the total value for said fuel oil. Upon termination of this License, the tank shall be measured and the CITY shall reimburse the LICENSEE for the value of such oil remaining in the tank at the current price, provided LICENSEE paid for the total value of the fuel oil as set forth herein, and provided LICENSEE is not in default under any of the terms of this License. Said payment shall be made within thirty (30) days from the date of termination of said License.
5. It is understood and agreed that if the LICENSEE is in default under any of the terms in this LICENSE, including his early termination of this License, he shall not be entitled to the return of the security deposit referenced in paragraph 3, above, nor the value of the oil remaining in the oil tank as referenced in paragraph 4, above.
6. If the LICENSEE is employed with the CITY, and thereafter his or her employment ceases by reason of termination, layoff, resignation, or retirement during the term of this Agreement, notification to LICENSEE of such termination, layoff, resignation, or retirement shall operate as thirty (30) days' notice of termination of this Agreement. In such event, the LICENSEE shall be entitled to the return of the security deposit referenced in paragraph 3, above, and the value of any oil remaining in the oil tank, pursuant to paragraph 4, above, provided LICENSEE is not otherwise in default under any of the terms of this License. **However, the LICENSEE may be permitted the use of said premises for a period to be determined by the Mayor, not to exceed the remainder of the period of this Agreement, upon the same terms, and under the same stipulations and agreements as are in this Instrument contained, upon mutual written agreement between the LICENSEE and the Mayor, and no such continued use by said LICENSEE shall operate to renew this license without such written consent of CITY.**
7. It is understood and acknowledged by the LICENSEE herein that the location of these premises within a municipal park may limit to a degree the full, absolute and quiet enjoyment of the premises by the LICENSEE and also imposes certain restrictions on LICENSEE'S full use and enjoyment of the premises, including CITY'S right to inspect the premises upon reasonable notice, all of which were taken into consideration by the LICENSEE upon entering this License. The rental being charged under this License also takes into consideration these factors.

As a result of this situation, therefore, the LICENSEE does hereby specifically agree that:

- (a) As the CITY will maintain the roadways, LICENSEE agrees to ensure that no personal items are

left on the grounds that will interfere with this maintenance activity.

(b) No laundry or other items shall be permitted to be hung outside on clotheslines or in the windows of said premises at any time without the express permission of the CITY.

(c) No pets will be permitted on the premises when the LICENSEE is not present. The LICENSEE will clean up after his pet and deposit the pet waste in an appropriate container.

(d) No painting or any modification to the exterior or interior of the premises shall be made by the LICENSEE without the express prior written consent of the CITY. There will be no use of nails or screws to hang items or to affix any items to the walls or woodwork of the premises without the express prior written permission of the CITY.

(e) There will be no waterbeds permitted on said premises.

(f) Report any violations of the rules and regulations to the appropriate enforcement authorities, including police and the Director of the Department of Recreation. Report any building issues to the Public Buildings Division, 203-797-4584.

(g) Call appropriate emergency personnel (police, fire, ambulance, etc.) as needed to respond to emergency situations.

(h) Maintain the Ranger Cottage and surrounding grounds in a neat, orderly condition.

8. In addition to the monthly payments for said license agreed upon in this Agreement, LICENSEE agrees, as a part of the consideration of this license to undertake the duties set forth below:

- (a) Distribute trail maps and keep pamphlets in the appropriate sign boxes.
- (b) Check parking lot, morning and evening.
- (c) Check the Bear Mountain Reservation property daily, weather permitting, by walking the trails and/or boundaries.
- (d) Notify the Director of the Department of Recreation when the LICENSEE is going to be away for a period of time in excess of seven (7) days.
- (e) Keep the parking lot gates open during all hours in which the facility is open to the public.
- (f) Maintain the Ranger Cottage and surrounding grounds in a neat, orderly condition.
- (g) Contact and act as a liaison with the Superintendent of Public Buildings and the Parks and Recreation Department to obtain services approved by the CITY, including mowing, snow plowing, etc.
- (h) Provide the Director of the Department of Parks and Recreation with monthly activity reports in the form and content as reasonable requested from time to time by him; attend Parks and Recreation Commission meetings as requested and report on activities at the facility.
- (i) Open gates and maintain parking during special events as may be arranged from time to time by the Department of Parks and Recreation or the Parks and

Recreation Commission.

- (j) Perform other duties as mutually agreed to from time to time.

In performing the above duties, the use of firearms or other weapons of any type is expressly prohibited.

Department Reports



CITY OF DANBURY
DANBURY, CONNECTICUT 06810

DEPARTMENT OF POLICE
375 MAIN STREET
(203) 797-4614

PATRICK A. RIDENHOUR, CHIEF
MICHAEL R. STURDEVANT, DEPUTY CHIEF

December 21, 2023

MEMORANDUM

To: Mayor Roberto Alves
Members of the City Council

From: Patrick A. Ridenhour, Chief of Police

Subject: **Police Department Monthly Report
December 2023**

I submit this report of the activities of the Danbury Police Department for the month of December.

Personnel

Authorized Sworn Personnel FY 23-24	166
Sworn Personnel (as of 12-20-23)	156
Injury/Extended Leave	2
Sworn Personnel Entry-Level Academy Training	2
Sworn personnel in Field Training	4
Sworn Personnel in Comparative Certification Training	1
Effective Strength (as of 12-20-23)	147

- Congratulations to **Officer David Melendez**, retired after more than 27 years of service
- Two entry-level recruits attending the Milford Police Academy are scheduled to graduate on December 21st. They will then go into the field training program.
- Five of the recently hired certified applicants have completed field training and have been released to full duty.
- The four entry-level recruits that graduated from the CT Police Academy in Meriden on 10/12/2023 are still on schedule to be released to full duty by mid-January.
- Background investigations have been completed for at least three certified applicants whose names should be on the January City Council agenda for confirmation. We are still conducting background investigations for several more certified applicants.

Community Services (See attached)

Training

12/5 Safer Together Command Level Forum
12/11-12 Advanced Roadside Impaired Driving Enforcement
12/11 Special Victims Investigator Course
12/18 Use of Force Train the Trainer
12/20 Use of Force Train the Trainer

*** Working with new hire; Department-wide Essential Skills Training; Completing recertification audits

Chief's Significant Meetings

11/27 Public Safety Leadership
11/27 PD Promotion & Swearing-In Ceremony
11/28 Corporation Counsel Meeting
11/30 CRISS – Crash Investigation Sampling
11/30 Mayoral & City Inauguration
12/2 CityCenter Tree Lighting
12/4-6 First Responder Wellness Summit
12/5 City Council Meeting – Deputy Chief Sturdevant
12/7 Pearl Harbor Memorial Ceremony
12/7 GA-3 CISS Workshop
12/7 Aviglion Access
12/8 GDCC Previdi Award/State of the City Address
12/10 Department Head Report-Out Storm Preparedness
12/11 FY25 Budget Kick-Off Meeting
12/12 PAL Holiday Meeting
12/13 EST Training
12/14 Fairfield PD Assessment
12/15 Mayor's Transition Team Meeting
12/18 Councilman Perkins Meeting
12/19 Command Staff Meeting
12/20 Board of Awards – Purchasing
12/20 DanburyWORKS Quarterly Meeting
12/21 Police Promotion Interviews – Lieutenant & Sergeant
12/21 Shop w/a Cop – Dick's Sporting Goods
12/21 Milford Police Academy Graduation

E-Commerce Trading Location – no issues reported this month

Respectfully submitted,

Patrick A. Ridenhour
Chief of Police



CITY OF DANBURY
DANBURY, CONNECTICUT 06810

Patrick A. Ridenhour, Chief
Department of Police
375 Main Street

Community Services Division
(203) 743-6314

To: Patrick A. Ridenhour – Chief of Police

From: James Antonelli – Lieutenant

Re: Community Services Division - Activity Reports & Staffing Levels
November 15 – December 15, 2023

Date: December 21, 2023

Community Conditions Unit:

(Lt. Antonelli, Sgt. Relyea, Officers S. Cameron, M. Iaquinto, D. Scantling, A. Wolen)
(1 Officers)

-See attached report – **Sensitive Information** -

Community Affairs Unit: No officer assigned
(-1 Officer)

-No report attached

GTF/UNIT:

(-1 officer)

See attached report – **Sensitive Information**

City Center Liaison: No officer assigned
(-1 Officer)

-No report attached

Police Activities League:

(No police personnel assigned)

No Report

School Based Officers:

(P.O. J. Contreras, P.O. R. Guss, P.O. R. Howley, P.O. C. Marino, P.O. A. Woodin)

*****Current Staffing Levels*****

1 Lieutenant
1 Sergeant
9 Patrol Officers (-3)



CITY OF DANBURY

DANBURY, CONNECTICUT 06810

Patrick Ridenhour, Chief
Department of Police
375 Main Street

David Antedomenico, Advisor
Danbury Police Cadets
(203) 796-1572

December 20, 2023

To: Chief Ridenhour,

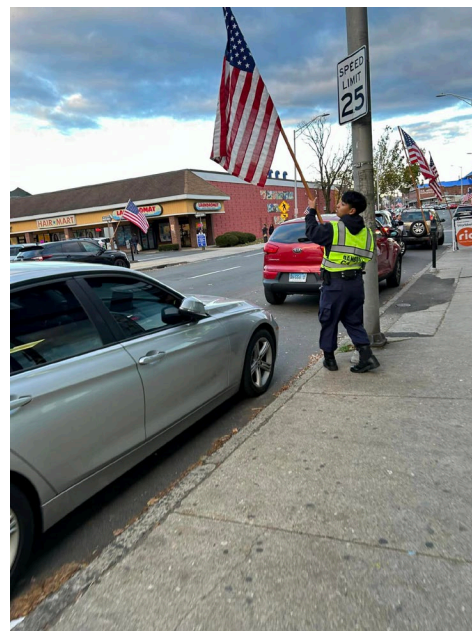
We started the month of November with our regular Thursday training classes and the B.E.S.T. (Basic Entry Skills Training) Class. In the first photo, one of the Cadets turned 16 and his parents dropped off refreshments to share with the post. In the second photo, members of the current B.E.S.T. class are learning how to be a Cadet from their Field Training Officers (FTO's).



On November 9th, a guest speaker from Homeland Security Investigations and his intern came and spoke to the Cadets about his role working with local departments, particularly with human trafficking.



On November 11th, the Cadets assisted with putting the Flags up for Veteran's Day in the morning and took them down in the evening.



On November 30th, the Cadets were asked to assist with the Mayoral Inauguration. The Cadets provided a Color Guard, assisted with directing citizen's where to go, and observed the inauguration ceremony.



On December 2nd, the Cadets assisted with the Light the Lights Festival on the CityCenter Green. They manned the barricades, patrolled the green, and assisted where needed.



On December 7th, the Cadets again took the Flags in from the downtown meters for Pearl Harbor Day. Then we had our regular meeting where several Cadets ran for several elected positions within the program. They presented their election speeches in anticipation of the election on December 14th.



On December 8th, the Cadets had their annual Holiday Party at the Miry Brook Volunteer Firehouse. They had a pot luck dinner, played several fun games, and celebrated the Holiday.



Respectfully,

Sergeant David Antedomenico
Advisor, Danbury Police Cadets

**2023 UNIFORM CRIME REPORT
CITY OF DANBURY**

	<i>Jan</i>	<i>Feb</i>	<i>March</i>	<i>April</i>	<i>May</i>	<i>June</i>	<i>July</i>	<i>Aug</i>	<i>Sept</i>	<i>Oct</i>	<i>Nov</i>	<i>Dec.</i>	<i>YTD</i>
Homicide	0	0	0	0	0	0	0	0	0	1	1		2
Forcible Rape	1	1	0	0	1	0	2	1	1	2	1		10
Robbery	2	0	4	1	2	5	2	2	1	2	2		23
Assault	19	6	4	2	9	7	14	10	10	13	11		105
Burglary	7	1	7	5	3	7	5	4	15	4	10		68
Theft	58	31	51	61	55	70	53	54	49	59	48		589
Motor Vehicle Theft	16	8	11	8	7	7	7	11	6	2	5		88
Arson	0	0	0	0	1	0	0	0	1	0	0		2
Totals	103	47	77	77	78	96	83	82	83	83	78		887

**2022 UNIFORM CRIME REPORT
CITY OF DANBURY**

	<i>Jan</i>	<i>Feb</i>	<i>March</i>	<i>April</i>	<i>May</i>	<i>June</i>	<i>July</i>	<i>Aug</i>	<i>Sept</i>	<i>Oct</i>	<i>Nov</i>	<i>Dec.</i>	<i>YTD</i>
Homicide	0	0	0	0	0	0	3	0	0	0	1		4
Forcible Rape	2	0	0	0	1	0	0	2	2	1	1		9
Robbery	4	1	1	0	0	3	2	4	0	1	2		18
Assault	2	3	1	3	3	2	4	14	9	15	7		63
Burglary	20	9	2	8	8	5	4	6	4	6	7		79
Theft	69	64	67	44	82	64	61	96	62	56	74		739
Motor Vehicle Theft	4	12	2	9	5	6	1	9	3	8	4		63
Arson	1	0	1	1	0	3	0	0	1	0	0		7
Totals	102	89	74	65	99	83	75	131	81	87	96		982

*Please Note: UCR Stats are subject to change due to monthly crime modifications

**2023 DANBURY POLICE DEPARTMENT STATISTICS
CITY OF DANBURY**

CALLS FOR SERVICE

2023

	<i>Jan</i>	<i>Feb</i>	<i>March</i>	<i>April</i>	<i>May</i>	<i>June</i>	<i>July</i>	<i>Aug</i>	<i>Sept</i>	<i>Oct</i>	<i>Nov</i>	<i>Dec.</i>	<i>YTD</i>
Calls for Service	3,713	3,377	3,574	4,011	4,355	4,738	5,529	4,995	5,030	5,410	4,944		49,676

2022

	<i>Jan</i>	<i>Feb</i>	<i>March</i>	<i>April</i>	<i>May</i>	<i>June</i>	<i>July</i>	<i>Aug</i>	<i>Sept</i>	<i>Oct</i>	<i>Nov</i>	<i>Dec.</i>	<i>YTD</i>
Calls for Service	3,287	3,461	3,928	4,030	4,386	4,271	4,330	4,043	3,690	3,690	3,340		42,456

TRAFFIC ACCIDENTS

2023

	<i>Jan</i>	<i>Feb</i>	<i>March</i>	<i>April</i>	<i>May</i>	<i>June</i>	<i>July</i>	<i>Aug</i>	<i>Sept</i>	<i>Oct</i>	<i>Nov</i>	<i>Dec.</i>	<i>YTD</i>
Property Damage	291	283	336	313	338	288	320	326	365	288	278		3,426
Personal Injury	45	38	29	33	51	40	43	39	54	69	51		492
Total Traffic Accidents	336	321	365	346	389	328	363	365	419	357	329		3,918

2022

	<i>Jan</i>	<i>Feb</i>	<i>March</i>	<i>April</i>	<i>May</i>	<i>June</i>	<i>July</i>	<i>Aug</i>	<i>Sept</i>	<i>Oct</i>	<i>Nov</i>	<i>Dec.</i>	<i>YTD</i>
Property Damage	334	273	272	303	295	334	293	316	326	324	337		3,407
Personal Injury	47	46	35	43	52	43	47	49	53	43	40		498
Total Traffic Accidents	381	319	307	346	347	377	340	365	379	367	377		3,905

TRAFFIC ENFORCEMENT

2023

	<i>Jan</i>	<i>Feb</i>	<i>March</i>	<i>April*</i>	<i>May</i>	<i>June</i>	<i>July*</i>	<i>Aug*</i>	<i>Sept</i>	<i>Oct</i>	<i>Nov</i>	<i>Dec.</i>	<i>YTD</i>
Verbal Warning	73	110	114	125	128	105	136	165	137	159	154		1,406
Written Warning	3	9	6	8	2	8	15	8	11	2	6		78
Moving Violation	70	77	76	353	145	100	377	337	198	326	259		2,318
Total Enforcement Action	146	196	196	486	275	213	528	510	346	487	419		3,802

2022

	<i>Jan</i>	<i>Feb</i>	<i>March</i>	<i>April*</i>	<i>May</i>	<i>June</i>	<i>July*</i>	<i>Aug*</i>	<i>Sept</i>	<i>Oct</i>	<i>Nov</i>	<i>Dec.</i>	<i>YTD</i>
Verbal Warning	62	44	99	135	70	63	109	93	57	50	40		822
Written Warning	7	2	6	7	7	6	6	3	4	4	3		55
Moving Violation	20	60	151	343	79	36	348	287	86	126	37		1,573
Total Enforcement Action	89	106	256	485	156	105	463	383	147	180	80		2,450

*Traffic Enforcement Grant(s)



**CITY OF DANBURY
FIRE DEPARTMENT
19 NEW STREET
DANBURY, CONNECTICUT 06810**

**Richard E. Thode
Fire Chief**

**Phone 203-796-1550
Fax 203-796-1552**

FIRE CHIEF'S MONTHLY REPORT

I hereby submit my report as Fire Chief of the Danbury Fire Department, which covers the period of November 22, 2023 through December 21, 2023.

Personnel

Department Strength:

Sworn Personnel	112
Military Duty	0
Injury/Extended Leave	2
Light Duty	1
Retirements	2
Probationary FF	7
Effective Strength 12/21/23	104

Civilian Personnel 3

Total in Table of Organization 122

Highlighted Activities

- Six FF recruits attending the CT Fire Academy graduated on December 8
- Provided Mutual Aid to Bethel for a commercial building fire
- Aided DPD in a successful missing person's search
- Local 801 sponsored their annual Holiday Food Drive for the Salvation Army
- Participated in several holiday community outreach events

Dispatch Statistical Report

Total 911 Calls 4,269
November 22 - December 21, 2023

Unit Responses – 11/22/23 –12/21/23

<u>Unit</u>		November Total	December Total	Total
C30	Deputy Fire Chief	35	92	127
C41	Fire Marshal	0	2	2
C42	Deputy Fire Marshal	0	8	8
C43	Deputy Fire Marshal	1	0	1
C45	Deputy Fire Marshal	1	1	1
C47	Deputy Fire Marshal	0	0	0
C51	Training Officer	0	2	2
C55	EMS/HAZMAT Captain	0	1	1
C61	Communications Captain	1	6	7
E22	Engine 22	48	136	184
E23	Engine 23	43	118	161
E24	Engine 24	19	80	99
E25	Engine 25	22	50	72
E26	Engine 26	31	89	120
R1	Ranger 1	0	1	1
HM1	HazMat 1	0	1	1
SQ21	Squad 21	41	104	145
TAC1	Special Operations 1	43	116	159
TRK	Truck Company	43	81	124
TAC2	Special Operations2	0	3	3

Total Career Unit Responses: 1,218
Total Volunteer Unit Responses: 113
Total Unit Responses: 1,331

Community Risk Reduction – Fire Marshal

Inspections:	
Residential (Units)	328
Business / Mercantile	5
Assembly / Liquor License	5

Fires:	
Building / Structure Fire	2
Cooking Fire	1
Passenger Vehicle Fire / Vehicle Fire	4
Outside Rubbish / Trash Fire	1
Fire, Other	1
TOTAL	9

Plan Reviews:	
Plans Received	11
Plans Approved	7
CO Issued	5
Consultations (On Site)	5
Site Plan Review/Consultation	2

FOI Requests:	42
Citizen Concerns / Requests:	8

Fire Prevention / Public Education:
School Fire Safety Presentations - Park Avenue Elementary, King Street Primary, Ellsworth Avenue Community Outreach Event

Training:
Career Development Classes:
- Transitioning from the National Incident Reporting System
- NFPA 72: Fire Alarm Systems - Inspection, Testing and Maintenance
- NFPA 96: Commercial Cooking Systems - Inspection, Testing and Maintenance
First Due Software Training (Bi-Weekly)

Meetings /Miscellaneous:
First Due Software Implementation/Development (Weekly)
CT Fire Marshal's Office - Modification of 30 West St
CT Fire Marshal Association Conference
Fire Prevention Poster Contest Calendar Local Entry Submission
Mayor Alves - Fire Marshal's Division Overview
Code Enforcement - Danbury Music Center "The Nutcracker"
Town Hall - Chief Thode
Sudent Mentoring - DFM Anderson

Career Division Training

November & December Training included Cold Water Rescue, High-Rise fire drills, and Hose and Ladder training.

First Due (All personnel):

- LT Gabe Rivera trained all for crews on the new records management software that will go live on January 8
- Software will streamline location pre-planning, scene management, incident reporting, and apparatus and equipment maintenance and inventory and replace 20 year old software that has reached its end of life

Recruit Training:

- Six recruits graduated from CFA on December 8
- Orientation to the Department and departmental programs
- Began rounds on all fire apparatus and participated in equipment drills

Volunteer Division Training

4th Quarter Training: First Due Software

- All volunteer units will also be utilizing First Due for incident management and reporting in the same capacity as the Career Division

CITY OF DANBURY
DEPARTMENT OF PUBLIC WORKS



155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810
(203) 797-4537 FAX (203) 796-1586

MAYOR
Honorable Roberto Alves

PUBLIC WORKS DIRECTOR
CITY ENGINEER
Antonio Iadarola, P.E.

RE: Public Works Monthly Report for JANUARY 2024 City Council Meeting

Dear Mayor Alves and Members of the City Council:

Happy New Year! I am pleased to present the Public Works Department Report for events occurring during the month of November, 2023. The Department remains dedicated to keeping the city safe and functioning smoothly. We value our community and are keeping on target with all city responsibilities, emergency interventions and seasonal programs and tasks. We take pride in the quality of our services and are committed to carrying out Danbury's goals and initiatives while providing the quality of government service our community deserves.

Please review our individual Public Works Department reports for a full scope of the varied activities and projects we are involved with. If you have any questions or concerns, feel free to call me at 203-797-4537.

Engineering Report Submitted by Antonio Iadarola, P.E., City Engineer:

Various Bridges:

The Kennedy Avenue Bridge is 450 feet long from the west edge of Main Street to the Inlet and spans 40 feet over the Still River. The design of the Kennedy Avenue Bridge over the Still River is complete. The project was advertised however the bids received exceeded the allocated funding and therefore were rejected. When additional funding from the Local Bridge Program is received, the project shall be advertised again. The City's Engineers designed the traffic control plans to minimize impacts to motorists, bus service and pedestrians.

Middle River Road Bridge, near Boyce Road Intersection, is a very old bridge and there are significant settlement concerns and maintenance issues. The contract for the design of the replacement bridge has been awarded and geotechnical studies have been completed. The City Engineering Division will be preparing the environmental permit application and storm water drainage analysis. It is anticipated that this bridge project shall be bid in the spring of 2024 and construction will start in the summer of 2024.

Franklin Street Extension Bridge has been identified as high priority due to the poor conditions of the parapet walls that necessitated the installation of temporary concrete barriers. The contract to design the full bridge replacement was signed and this work is being managed by the City's Senior Engineering Project Manager. The design is complicated due to the environmental sensitive areas adjacent to the bridge, the close proximity of a building and residential properties, the need to relocate existing utilities and to obtain easements on private properties. It is anticipated that the design will be completed by the spring of 2024 and the construction could start in the summer of 2024.

Shelter Rock Road Bridge requires full replacement due to the structural condition, inadequate parapet walls/guidrails and limited capacity for river flows during significant storm events. The bridge design consultant has completed the soil boring, hydraulic analysis and preliminary bridge design. The design of this bridge is complicated by the need for the bridge to be constructed on piles, to relocate four to five significant existing underground utilities and to obtain easements on four private properties. The City's Senior Engineering Project Manager is continually in contact with the bridge design consultant to ensure the bridge is designed to meet the needs of the City and can be constructed at a reasonable cost.

White Street and Locust Avenue Intersection Improvements Project:

The proposed design project includes roadway widening of White Street from Meadow Avenue to Eighth Avenue. In addition, dedicated turning lanes shall be provided on White Street, Locust Avenue and Wildman Street. The City's Engineering Project Manager has been working with numerous utility companies to relocate approximately 20 utility poles, overhead wires and underground gas mains this year. It was very important to have the utility poles and under head utility lines relocated this year so in the summer the roadway contractor will not be delayed.

The design also includes new and updated traffic signals, improved storm drainage along the north side of White Street and new granite curbs and concrete sidewalks. The City Engineer and Corporation Counsel have acquired the necessary easements, site plan revisions and variances. The design is 100% complete has been approved by CTDOT and WestCOG. The project was advertised this summer and construction to begin in the spring of 2024. The cost of construction will be funded by a LOTCIP Grant in the amount of \$3,476,294.70.

Infrastructure Improvements:

Eversource Gas: During the last 6 months, City Engineers have received 9 preliminary applications from Eversource Gas for the replacement of existing gas mains. The Engineers have provided substantial information to Eversource about the locations of the existing underground utilities, reviewed proposed plans, identified potential conflicts, coordinated with multiple Eversource Departments and also coordinated the review and approvals with several City Departments.

The Engineering Division approved the gas main designs on Elm Street, Fairfield Avenue, Connecticut Avenue, Greenfield Avenue and Delta Avenue and White Street/ Ninth Avenue. The latest gas projects that have been approved are located at William Street, West Street and the most recent is 2000-foot-long project on Main Street.

McDermott/Sheridan Street Sanitary Sewer and Storm Water Separation Project; the city engineers are assisting the Public Utilities Department in finalizing the construction plans, preparing bid documents obtaining the necessary easements. This project is scheduled to be bid this summer.

Traffic Study and Design:

Staff is working on LOTCIP Video Detection Project funding solicitation files. Fiber Optic Project Preliminary Design plans and data entry into Eversource pole database for obtaining permits for fiber installation is continuing. Staff is working to plans to utilize Frontier underground duct bank infrastructure to install new Fiber Optic cables where there are no utility poles for overhead installation. The formal Agreements with utility companies have been executed by both parties and the underground spare conduit requests are being prepared. Staff is completing the additional Preliminary design related document submission for CMAQ signal project to state DOT.

DEEP MS4 General Stormwater Permit:

The City's Consultant continues to lead workshop meetings with various pertinent City personnel and offices to meet the multitude of ordinance revisions, land use regulation revisions, mapping, web-site creation, inspection, testing, reporting and other requirements of the State DEEP permit. The Consultant continues to work with City departments on an "as needed" basis for outfall screening and sampling. The Illicit Discharge and Connection Ordinance approved by the City Council is now in effect. DEEP MS4 Annual Reports are posted on the City's website.

The RESERVE/RIVINGTON by Toll Brothers: (550 Acre Development with a total of 2150+ Units)

The Woodlands Phase 4C: Progress continues with utility extensions and inspections.

Southeast, NY to Danbury Link Feasibility/Planning Study:

The Engineering Division worked with Putnam County on their grant request for funding of a feasibility study for the possible restoration of passenger service between Danbury and the Southeast, NY connection to the Harlem Line. A \$1,000,000 grant has been received. The Division worked with Putnam County relative to the scope of the study and the selection of a consultant. Putnam County has executed a contract with the most qualified bidder, WSP. The study is underway and several meetings have taken place. The City Engineer has personally participated in these meetings for this very important project.

Danbury Career Academy:

The City closed on the purchase of the building and site on November 22nd and was able to complete the required zone change for school use the same night, which will allow the project to quickly progress through various local approval requirements, which has been advertised for bid after receiving all required state approvals. Bids have been received for the first phase and have been awarded. Phase I construction is nearing completion. Phase II construction is underway.

Danbury High School Science Lab Improvements:

The Engineering Division worked with the Board of Education and submitted a grant application to the State for improving the science labs at Danbury High School. The City's architect, Silver Petrucelli & Associates, is preparing construction plans and specifications for State and local approval.

Traffic Engineer and his Technicians:

- Respond / mark out for Call Before You Dig requests at City owned Traffic Signals and City Fiber Optic underground cable runs. Refresh marks on West Street and Main Street
- Mark locations of signs for highway department to CBYD
- Field check of LED's at all City owned traffic signals
- Replace push button at North St and I-84 WB Exit 6 off ramp
- Prepare Traffic Signal Plans for city wide Fiber Optic Drop Cable Project
- Prepare Traffic Signal Plans for Underground Fiber Optic Cable routings
- Check out complaint of crosswalk sign down in front of Elmer's Diner
- Assist contractor at Beaver Brook and Railroad Overpass Traffic Signal
- City Wide Accuwave Detector checks
- Assist contractor at various intersections with traffic signal repairs
- Remove speed bump on Westville Avenue and East Pembroke Road
- Check markings completed by contractor on North Nabby Road and Forty Acre Mountain Road
- Respond to Flashing at Germantown Road and Sand Pit Road Traffic Signal
- Set correct controller time of day at Park Avenue and Division Street
- Oversee markings at DPD parking lot
- Observe RRFB's on White Street
- Respond/check out site line issue at Pleasant View Drive and Clearview Drive
- Repair Crosswalk sign on Locust Avenue near old Emergency Room Entrance
- Check out traffic markings that were completed
- Respond to flashing at West Street and Division Street
- Create map for completed markings
- Print out 2024 Intersection Maintenance Records
- Locate underground RMC's and create sketch of findings at the intersection of Germantown Road and Sand Pit Road
- Post temporary No Parking Signs for paving restoration on Main Street and West Street
- Respond to no power condition at Main St and Bank Street
- Follow up on installation of No Parking signs installed on West Pine Drive
- Check/verify quantities on October invoice for traffic markings

Highway Division Report submitted by Tim Nolan, Superintendent of Public Services:
November – 2023

This was a very busy month for the Highway Division. Winter preparation was completed with all of the salt spreaders calibrated and installed on the trucks. Plow equipment was inspected. The Construction crews repaired basins on Forty Acre Mt Rd and North Nabby Rd prior to the milling and paving operation. A crack sealing crew worked on preserving roads from deterioration due to water infiltration.

Two pothole crews were dispatched daily to fill potholes. The City’s undeveloped roads were patched prior to the winter season. Street sweeping continued as weather permitted. A crew repaired broken curbing and driveway aprons. The previously paved road right of way were backfilled with topsoil and seeded.

Leaf bag and brush removal continued during the month. Highway Division crew members assisted the Forestry Division with tree removals, pruning, traffic control, and installing Christmas decorations downtown. Employees spent several days clearing catch basins and collecting litter throughout our city streets. The city garbage truck is deployed daily to empty trash cans, collect litter and clean up illegal dumping. The recycle truck continues to be out at multiple locations receiving the recyclables from our residents.

Winter Season

- Winter Storm Events: 0
- Precipitation: 0
- Emergency Call Outs: 1

Maintenance

- Catch Basins Replaced: 2
- Drainage Pipe: 0
- Guardrail Repairs: 1
- Dredging: 0
- Catch Basin Cleaning: 29
- Roads Paved: 2

Signage

- New installs: 4
- Replacements: 10
- Repairs: 23

Personnel

- Total: 42
- Injury: 0
- Restricted Duty: 0
- Retirement: 0
- Seasonal: 1

Parks Maintenance Report submitted by Tim Nolan, Superintendent of Public Services:
NOVEMBER – 2023

The Parks Maintenance Division continued the grounds maintenance of all the City owned municipal properties, parks, schools and greens. The rose arbor at Rogers Park was cleaned, pruned, and readied for winter. Seasonal field deep tine, aerating, reseeding and fertilization was completed for next year’s turf health. Leaf cleanup continued with blowing and vacuuming leaves in various areas.

The downtown area was cleaned and readied for the Christmas lighting ceremony. Parks maintenance staff assisted a City contractor with the hanging of the Christmas lights across Main St. Staff also installed multiple Christmas lights throughout the downtown area. All of the flags on the downtown light poles were removed and decorated with garland and lights. A forty foot Christmas tree was constructed on the City Center Green.

Candlewood Lake boat launch docks were removed prior to the lake draw down. Tennis courts at D.H.S and Rogers Park were cleaned and closed for the season. Litter was picked up and garbage cans were emptied in various areas throughout the city. Brush was cut in the cemeteries and parks to facilitate next year’s mowing operation. Maintenance of the winter and fall seasonal equipment continued through the month.

Winter Season

- Winter Storm Events: 0
- Precipitation: 0

Maintenance

- Parks: 18
- Schools: 17
- Municipal Complexes: 22
- Sports Fields: 45
- Tennis Courts: 14
- Cricket Courts: 3
- Dog Parks: 2

Personnel

- Total: 16
- Injury: 0
- Restricted Duty: 0
- Seasonal: 0
- Vacancy: 1

Forestry Division Report Submitted by Tim Nolan, Superintendent of Public Services:
NOVEMBER – 2023

The Forestry Division was busy maintaining trees in the City’s right of ways. The crew continues to remove dead trees and prune healthy trees around the City. Several days were spent hanging Christmas decorations downtown. The Forestry Division with assistance from Highway, installed the wreath on City Hall and the Library. They also decorated the large spruce tree in Elmwood Park and some smaller trees at the Library. Forestry also help assemble the forty foot Christmas tree on the City Center Green.

The division responded to several dozen tree calls that include inspections, clean ups, and emergency take downs. City tree contractors assisted with several tree removals and pruning. Forestry also continues to monitor and remove beaver dam issues throughout the City. The division continues to maintain all of the American flags in the City’s Parks.

Winter Season

- Winter Storm Events: 0
- Precipitation: 0

Maintenance

- Removals: 12
- Pruning: 10
- Brush: 9
- Plantings: 0
- Emergency Call Outs: 0

Personnel

- Total: 3
- Injury: 0
- Restricted Duty: 0
- Seasonal: 0
- Vacancy: 1

**Public Buildings Report submitted by Sean Hanley, Superintendent of Public Buildings:
NOVEMBER – 2023**

City:

Emergency generator connections project 95% done at City buildings and schools.

Danbury Public Schools:

E-wing elevator piston replacement scheduled.
Sections for Magnet and RPMS boiler repairs, on order.
Accreditation tunnel piping study ongoing.
Accreditation IAQ/HVAC study ongoing.

Police Department:

Camera replacement project under review.
HVAC System replacement and engineering PDA being scheduled.

Parking Garage:

Structural maintenance walk through ongoing.

DPW Complex:

Maintenance garage roof and back wall repairs started.

In the month of November we received 348 new work requests and completed 246 work requests. In reviewing this report, you will find the repair time that was expended in major work categories.

The largest area of repairs was in HVAC repairs. The next largest area was in Electrical repairs. Plumbing repairs came as third highest in the category of work hours.

Should you have any questions regarding this report, please do not hesitate to contact Sean Hanley at 203-797-4584.

Public Utilities Report Submitted by David Day, PE, Superintendent of Public Utilities:

RE: Report to the City Council – Month of NOVEMBER 2023

Dear Mayor Alves and Members of the City Council:

Enclosed is the monthly report to the City Council for activities that took place in NOVEMBER 2023. Also attached is the Public Utilities Vehicle Maintenance Report.

As of December 18, 2023 there are 34 hydrants out of service. I will be happy to review the information with you.

Sincerely,

David Day

David Day, P.E.
Superintendent

NOVEMBER 2023 Water Pollution Control Plant (WPCP) Upgrade Project Status

The following is an update of events that occurred and of work that was performed in November 2023 by the Veolia Design Build Team (Veolia, Wright-Pierce, and CH Nickerson)

- Construction of Phase 1 work (Tertiary Treatment System Upgrade and Stormwater System Improvements) continued. The following activities were performed by the design build team:
 - Veolia performed Construction Management Duties for Phase 1 work.
 - Wright-Pierce performed Construction Administrative and Resident Project Representative Duties associated with the construction of the Tertiary Treatment System and the Stormwater System Improvements.
 - All work associated with the new Tertiary Treatment System is complete.
 - Stormwater System Improvements – CHN continued working on storm drainage improvements east of Plumtrees Road. CHN started the final phase of stormwater system improvements in the easement areas acquired south of the WPCP property, as required to address impacts from Storm Ida.
- Construction of Phase 2 work continued. Phase 2 work includes a new Headworks Screening & Grit Removal Facility, a new Fats, Oils & Grease (FOG) Receiving and REA Biodiesel Facility and Miscellaneous WPCP Upgrades. The following activities were performed by the design build team:
 - Veolia performed Construction Management Duties for Phase 2 work.
 - Wright-Pierce performed Construction Administrative and Resident Project Representative Duties associated with the construction of Phase 2 work.
 - REA continued performing system testing and overall system start-up work for the production of biodiesel from collected FOG. REA continued accepting FOG deliveries from approved haulers at the new FOG Receiving Facility.
 - CHN continued working on upgrades at the BNR Aeration Tanks and the Digester No. 2 Complex. Continued overall WWTP SCADA Upgrade Work.
 - CHN continued working on final site grading, pavement preparation and final paving, and began working on project punch list work.

TO : City Council - City of Danbury

FROM : David Day, Superintendent of Public Utilities

DATE : December 18,
2023

RE : WATER DEPARTMENT REPORT: NOVEMBER 2023

I. WATER PRODUCTION:

A) Margerie Water Treatment Facility:	<u>81.2</u>	<u>MG.</u>
B) West Lake Water Treatment Facility:	<u>83.8</u>	<u>MG.</u>
C) Kenosia Well Field:	<u>0</u>	<u>MG.</u>
D) Osborne Street Well Field:	<u>0</u>	<u>MG.</u>
E) Other:	<u>0</u>	<u>MG.</u>

(MG. = Million Gallons)

II. RAINFALL:

A) Month:	<u>3.0</u>	<u>inches</u>
B) Past 12 Months (running total):	<u>64.8</u>	<u>inches</u>
C) Current Year (Jan.- Current Mo.):	<u>60.4</u>	<u>inches</u>

III. WATER STORAGE: date: 11/27/2023

	<u>Current Reading</u>		<u>Historical Average</u>
A) East Lake Reservoir:	<u>100.0</u>	<u>%</u>	<u>78.1</u>
B) Margerie Lake Reservoir:	<u>100.0</u>	<u>%</u>	<u>79.5</u>
C) West Lake Reservoir:	<u>100.0</u>	<u>%</u>	<u>76.6</u>
D) Total:	<u>100.0</u>	<u>%</u>	<u>78.0</u>

IV. WATER PUMPED:

A) Park Avenue Pump Station:	<u>0</u>	<u>MG.</u>
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B) Padanaram (High School) Pump Station:	4.06	MG.
C) Shelter Rock Pump Station:	0.39	MG.
D) WestConn Pump Station:	0.81	MG.
E) Margerie Pump Station:	0.92	MG.
F) Pleasant Acres:	1.06	MG.
G) Nabby Road:	1.39	MG.
H) Harvest Hill:	0.53	MG.
I) Woodland Road (Reserve):	6.22	MG.
J) West Lake High Service :	43.0	MG.
K) Total Water Pumped (A-I):	58.4	MG.
	(MG. = Million Gallons)	

V. WATER TRANSFERRED:

A) East Lake to Margerie Reservoir:	0.0	MG.
B) Padanaram to Margerie Reservoir:	0.0	MG.
C) Kohanza to West Lake Reservoir:	0.0	MG.
D) Kenosia Diversion to West Lake Reservoir:	0.0	MG.
E) Kenosia Wells to West Lake Reservoir:	0.0	MG.
F) Total Water Transferred (A-E):	0.0	MG.
	(MG. = Million Gallons)	

VI. ALGAE CONTROL:

A)	NONE
B)	
C)	

VII. SURVEY OF WATER SOURCES:

A)	Daily testing of treated and untreated water by Water Quality Lab
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GENERAL FUND - EQUIPMENT MAINTENANCE

NOVEMBER 2023

REPAIR

DATE	PLATE #	DIVISION	DESCRIPTION OF WORK PERFORMED
11/1/2023	270-DA	POLICE	TRANSMISSION SERVICE, LIFTGATE LATCH
11/2/2023	113-DA	POLICE	ENGINE SERVICE
	17-DA	POLICE	ENGINE SERVICE, TRANSMISSION SERVICE, PTU SERVICE, FRONT CONTROL ARMS, FRONT END LINKS
	13-DA	POLICE	ENGINE SERVICE, TRANSMISSION SERVICE, FRONT BRAKE PADS AND ROTORS, LF+RF TIRE SENSORS, DRIVERS DOOR LATCH
11/3/2023	22-DA	HIGHWAY	ENGINE SERVICE, FUEL FILTER, FRONT BRAKE HOSES, SPINNER BEARING, WIPER BLADES, REVERSE ALARM
11/6/2023	7-DA	POLICE	REPLACE FUEL PUMP
11/7/2023	10-DA	POLICE	IGNITION COIL, SPARK PLUGS, FUEL INJECTOR
11/8/2023	271-DA	POLICE	COOLING FAN ASSEMBLY
11/9/2023	UNMARKED	POLICE	REPAIR INTAKE HOSE, RR TIRE SENSOR
	237-DA	CITY HALL	SPARK PLUGS, IGNITION COIL, THROTTLE BODY
11/13/2023	7-DA	POLICE	RR TIRE
	265-DA	POLICE	RF TIRE, LF HEADLIGHT BULB
	352-DA	POLICE	LR TIRE
	19-DA	POLICE	LF HEADLIGHT BULB AND CONNECTOR
	UNMARKED	POLICE	ENGINE SERVICE, BATTERY, AIR FILTER, CABIN FILTER, FRONT AND REAR BRAKE PADS AND ROTORS, WIPER BLADES, TWO TIRES
11/14/2023	386-DA	CITY HALL	ENGINE SERVICE, WIPER BLADES, RF FOG LIGHT, SWAP SNOW TIRES
	262-DA	POLICE	ENGINE SERVICE, BATTERY, TRANSMISSION SERVICE, FRONT BRAKE PADS AND ROTORS
11/15/2023	260-DA	POLICE	REAR VALVE COVER GASKET, HEADLIGHT BULB AND CONNECTOR
	426-DA	POLICE	ENGINE SERVICE
11/16/2023	13-DA	POLICE	STARTER RELAY
	269-DA	CITY HALL	ENGINE SERVICE
11/17/2023	222-DA	POLICE	ENGINE SERVICE, 4 TIRES
11/20/2023	181-DA	POLICE	RF TIRE
	423-DA	POLICE	LF HEADLIGHT BULB
11/21/2023	384-DA	POLICE	ENGINE SERVICE, AIR FILTER, CABIN AIR FILTER, 4 TIRES, TRANSMISSION SERVICE
11/22/2023	11-DA	POLICE	ENGINE SERVICE
	421-DA	POLICE	IGNITION COIL CONNECTOR, RADIATOR, REAR BRAKE PADS AND ROTORS, 3 TIRES
11/27/2023	14-DA	POLICE	LF HEADLIGHT BULB
	181-DA	POLICE	LF AND RR TIRE
	AL52726	POLICE	RF FLAT REPAIR
	424-DA	POLICE	BATTERY
11/28/2023	138-DA	CITY HALL	BATTERY
11/29/2023	172-DA	CITY HALL	PASSENGER DOOR LATCH
	4-DA	POLICE	2 TIRES, FRONT BRAKE PADS AND ROTORS
	270-DA	POLICE	ENGINE SERVICE, SPARK PLUGS, ENGINE MOUNT, TRANSMISSION MOUNT

11/30/2023	424-WLA	POLICE	ENGINE SERVICE, BLEND DOOR ACTUATOR, MODE DOOR ACTUATOR
	3-DA	POLICE	ENGINE SERVICE
	425-DA	POLICE	ENGINE SERVICE, RADIATOR, FRONT+REAR BRAKE PADS AND ROTORS

WATER FUND

NOVEMBER 2023

REPAIR DATE	PLATE #	DIVISION	DESCRIPTION OF WORK PERFORMED
11/1/2023	VENTRAC Y	WATER	CLUTCH BELT
11/3/2023	SKIFF	WATER	WINTERIZE BOAT
11/7/2023	391-DA	WATER	ENGINE SERVICE, FLUID FILM, REVERSE ALARM, INSTALL SANDER
11/8/2023	202-DA	WATER	ENGINE SERVICE, FLUID FILM
	92-DA	WATER	1 TIRE
	318-DA	WATER	RR FLAT REPAIR
11/14/2023	238-DA	WATER	REPLACE TRANSMISSION
	109-DA	WATER	HYDROBOOST
11/17/2023	80-DA	WATER	ENGINE SERVICE, AIR FILTER, CABIN AIR FILTER
11/22/2023	EXMARK	WATER	REPLACE ENGINE
11/28/2023	350-DA NISSAN	WATER	REPAIR COOLANT LEAK
11/30/2023	FORKLIFT	WATER	REPLACE BATTERY



To: David Day, P.E., Supt. of Public Utilities, City of Danbury

From: Ralph Azzarito, Project Manager *Ralph Azzarito*

Subject: WPCP Report For Month of: Nov '23

Date: 12/15/2023

I. Wastewater Treatment:

A) Sewage Processed:	9.6 MGD (Daily Avg)	287.3 Million Gallons Total
B) Septic Waste Processed:		1,478,148 Gallons Total
C) Sludge Pumped To Digesters:		548,566 Pounds Total

II. Wastewater Quality	Influent	Effluent	% Removal	Effluent Limit
A) BOD (mg/l)	194	4	98	30 mg/l and 85%
B) Total Suspended Solids (mg/l):	258	5	97.9	30 mg/l and 85%
C) Total Phosphorus (mg/l):	4.5	1.6	65	0.14 mg/l
D) Ammonia (mg/l):	24.8	0.26	99	4.0 mg/l
E) Total Nitrogen (lbs/Day):	3,086	316	90	442 lbs/day
Note: Phosphorus limits apply April - October.			Nitrogen limit for credit trading only.	

III. Pump Station Operation:

A) Beaver Brook:	738.5 Hours Run
B) Southfield:	47.6 Hours Run
C) Mill Plain:	29.7 Hours Run
D) Backus:	246.8 Hours Run
E) Tarrywile	118.1 Hours Run
F) Turner Road:	38.4 Hours Run
G) Ford Avenue:	22.8 Hours Run
H) Indian Glen:	115.0 Hours Run
I) Delay Street:	22.2 Hours Run
J) Hayestown Road:	84.7 Hours Run
K) Kenosia Avenue:	2.1 Hours Run
L) Larson Drive:	63.8 Hours Run
M) Landfill:	367.9 Hours Run
N) Thrope Street	13.8 Hours Run
O) Poets Landing	29.1 Hours Run
P) Rogers Park	77.5 Hours Run
P) West Side	105.1 Hours Run
Q) East Franklin Street	22.4 Hours Run
Total Station Alarms: 1	

Honorable Mayor Alves and City Council Members:

The Equipment Maintenance Division responded to and repaired the following vehicles during the month. Below is a list of services provided.

Date:	Vehicle :	Repair Provided:	Department:
11/1/2023	29	SERVICE/R/R SLACK ADJUSTER	HWY
^	39	SERVICE/PTO DRIVESHAFT	HWY
^	23	SERVICE	HWY
^	44	SERVICE/CHECK OVER AFTER ENGINE JOB	HWY
11/2/2023	39	SERVICE/PTO DRIVESHAFT	HWY
^	29	SERVICE/R/R SLACK ADJUSTER	HWY
^	3	SERVICE/SERVICE BODY	HWY
^	55	SERVICE/SERVICE BODY	HWY
^	32-DA	SERVICE	BLDG INSP
^	357-DA	SERVICE	PARKS
11/3/2023	39	SERVICE/PTO DRIVESHAFT	HWY
^	29	SERVICE/R/R SLACK ADJUSTER	HWY
^	34	BLOWER RISISTOR/MODE MOTOR/SERVICE	HWY
^	30	SERVICE/SERVICE BODY	HWY
^	39	SERVICE/PTO DRIVESHAFT	HWY
11/4/2023	34	BLOWER RISISTOR/MODE MOTOR/SERVICE	HWY
^	29	SERVICE/R/R SLACK ADJUSTER	HWY
^	55	CHECK OIL LEAK	HWY
^	39	SERVICE/PTO DRIVESHAFT	HWY
^	49-DA	SERVICE	HWY
^	41	R/S UPPER MIRROR GLASS/SERVICE	BLDG INSP
11/6/2023	39	PTO DRIVESHAFT	HWY
^	32-DA	SERVICE	BLDG INSP
^	53	BEARINGS FOR SANDER WIRING	HWY
^	43	LIGHTS	HWY
11/7/2023	55	CHECK OIL LEAK	HWY
^	86-DA	BATTERY	HWY
^	48	AIR TANKS/SERVICE	HWY
11/8/2023	142-DA	SERVICE	PARKS
^	360-DA	SERVICE	ENGINEERING
^	51	INSTALL PLATES	HWY
^	44	CHECK OVER AFTER ENGINE INSTALL	HWY
^	23	SERVICE	HWY
^	26	SERVICE	HWY
11/9/2023	181-DA	HYD HOSE LEAKING	HWY
^	53	BEARINGS FOR SANDER/WIRING	HWY
^	43	SERVICE	HWY
^	48	AIR TANKS/SERVICE	HWY
^	23	HYD HOSE FOR PLOW	HWY

11/13/2023	52	SERVICE/ROLLER TENSIONER	HWY
^	43	SERVICE	HWY
^	48	AIR TANKS/SERVICE	HWY
^	51	INSPECT PLOW	HWY
11/14/2023	52	SERVICE/ROLLER TENSIONER	HWY
^	43	SERVICE	HWY
^	48	AIR TANKS/SERVICE	HWY
^	55	OIL PAN GASKET/SERVICE	HWY
11/15/2023	31	SERVICE/CHECK LIGHTS	HWY
^	55	OIL PAN GASKET/SERVICE	HWY
^	34	KING PINS/L/S DRAG LINK	HWY
^	52	SERVICE/ROLLER TENSIONER	HWY
11/16/2023	31	SERVICE/CHECK LIGHTS	HWY
^	55	OIL PAN GASKET/SERVICE	HWY
^	34	KING PINS/L/S DRAG LINK	HWY
^	52	SERVICE/ROLLER TENSIONER	HWY
11/17/2023	87	HYD HOSE FOR PLOW	HWY
^	2	HYD FITTINGS FOR PLOW ANGLING CYLINDER	HWY
^	11	ADVISE ABOUT REMOVING BODY	HWY
^	55	OIL PAN GASKET/SERVICE	HWY
^	52	SERVICE/ROLLER TENSIONER	HWY
^	31	SERVICE/CHECK LIGHTS	HWY
^	34	KING PINS/L/S DRAG LINK	HWY
^	161-DA	BLOWER RESISTOR/PIGTAIL/L/F SEATBELT	PARKS
11/18/2023	52	SERVICE/ROLLER TENSIONER	HWY
^	161-DA	BLOWER RESISTOR/PIGTAIL/L/F SEATBELT	PARKS
^	31	SERVICE/CHECK LIGHTS	HWY
^	34	KING PINS/L/S DRAG LINK	HWY
11/20/2023	64-DA	SERVICE	BLDG MAINT
^	34	KING PINS/L/S DRAG LINK	HWY
^	68	R/F TIRE	HWY
^	161-DA	BLOWER RESISTOR/PIGTAIL/L/F SEATBELT	PARKS
^	28	CENTER BEARING	HWY
11/21/2023	34	KING PINS/L/S DRAG LINK	HWY
^	52	SERVICE/ROLLER TENSIONER	HWY
^	55	OIL PAN GASKET/SERVICE	HWY
11/22/2023	34	KING PINS/L/S DRAG LINK	HWY
^	161-DA	BLOWER RESISTOR/PIGTAIL/L/F SEATBELT	PARKS
^	355-DA	RADIATOR LEAKING(ROAD CALL)	PARKS
^	116-DA	CABLE IN FLAIL HEAD(ROAD CALL)	HWY
11/28/2023	47-DA	REMOVE RADIO	HWY
^	268-DA	DRAIN FUEL FROM TANK/FUEL FILTERS	FORESTRY
^	86	SERVICE	HWY
11/29/2023	86	SERVICE	HWY
^	26	NO HEAT	HWY
^	268-DA	DRAIN FUEL FROM TANK/FUEL FILTERS	FORESTRY

^	64-DA	L/F FLAT TIRE	BLDG MAINT
^	210-DA	BATTERIES	BLDG MAINT
^	266-DA	FUEL PUMP	AIRPORT
11/30/2023	268-DA	DRAIN FUEL FROM TANK/FUEL FILTERS	FORESTRY
^	86	SERVICE	HWY

Personnel	
Total:	3
Injury:	0
Restricted Duty:	0
Retirement:	0
Seasonal:	0
Vacancy:	2

Construction Services Report submitted by Thomas Hughes III, Superintendent:

Downtown Danbury TOD Streetscape Renaissance Project Phase II:

We are awaiting the PAL agreement to be executed and Bill Grant’s, ConnDot’s Consultant, design approval / signoff. This is the final document / agreement. Eversource Gas is installing a gas main through the project limits. ConnDot is planning to install new catch basin tops and pave Main Street. We will follow once their work is complete. The City Planner has received permission to bid the project from ConnDot Consultant Design. The city has reached out to both ConnDot and Eversource Gas looking for solid dates for completion of their work. We need this coordination to sequence the Phase II construction.

Ellsworth Avenue School Addition:

We are in the final year of the two-year mechanical system warranty period with J.A. Rosa and monitoring the building’s control system. The contractor project close-out is complete.

Richter House:

The Richter House Authority requested that a new boiler be included in the scope. We will construct the concession building per the original plan. The designer looked at the electrical service and electrical demand and we met onsite with Eversource, CES, Friar, Construction Services and members of the Richter House Authority. It was determined the electrical service will need to be upgraded to a 400 AMP three phase service to supply the electrical needs of the stage lightening, which was requested by the Richter Park Authority.

The City received DECD approval to award the contract to the low bidder JA Construction, LLC on 8/22/2023 after their review of both bids. The contract was executed between the City and JA Rosa Construction, LLC on 8/31/2023. The Notice to Proceed was issued to JA Rosa Construction, LLC on 8/31/2023.

The City Forestry Division was instrumental in the clearing and grubbing operation. We have been excavating and hammering bedrock throughout the Richter House site which has been completed approximately 575 C.Y. plus of bedrock has been excavated. The concession stand framing is underway. We are continuing with the site work mechanical trenches and drainage. The asbestos additional asbestos was found in the bathroom wall which has been tested and will be abated. The contractor set the septic tanks. Our intent is to complete as much as possible of the site work prior to the winter conditions. The MEP contractors have mobilized and have been laying out the interior work the new boiler has been ordered. The project is moving along on schedule.

Danbury Career Academy:

Phase I Construction: The City issued Rizzo Corporation the Notice to Proceed on 2/01/2023. DCA Phase II bids have been received the scope review for the bid packages was completed by the CM. The City of Danbury has issued Rizzo Corporation the Notice to Proceed on the Phase II Construction August 1, 2023.

The Phase II sub-contractors are continuing to mobilize. The site work, electrical, selective demo continues, the general trades contractor lay out is completed on the fourth and third floor. The spray fire proofing is completed and the roofing contractor is starting Phase II work. The gym addition footing is complete and foundation walls and structural piers have been poured the gym slab is scheduled to be poured shortly. Interior plumbing is ongoing. B1 Stair footing is in place masonry course has been installed. New elevator pit slab has been poured. Site work is moving forward. The mechanical contractors all have mobilized and the general trades' contractor is coordinating with the all mechanical trades to sequence their work. Rizzo and the Architect are in the submittal process with all the sub-contractors presently. The project is moving forward on schedule.

Mill Ridge Primary and Hatters Park Playscapes:

Both playscapes have been completed and Millridge Primary students are enjoying their new playscape.

Kaplanis Field Sport Lighting:

Construction Services has been coordinated this work with the BOE Rich Jalbert of Sites & Facilities and the Broadview School Principal.

Musco delivered the sports lighting and poles on 11/17/23. The contractor mobilized we encountered rock ledge. We mobilized a rock drilling contractor to complete the pole foundation holes which are 13' below grade. We are on track for second week of December completion weather permitting.

The Project has been completed.

Rogers Park Pickleball Courts:

Construction Services has contracted to make the repairs to the fencing damaged by a fallen tree.

98 Elm Street Demolition & Abatement:

The abatement subcontractor sent the required ten-day notification to the CT Dept. of Health. Construction Services signed the Generator Waste Profile documents on 11/24/23 for the lead disposal and asbestos combined waste disposal. Pre-Construction Meeting was held at City Hall on 11/28/23.

Construction Services and the City Engineer met with the City Health Department to coordinate the work to take place and discuss the pedestrian and client safety of the operating shelter during the project. We explained there will be a construction fencing around the perimeter of the structure being abated and demolished. The City Health Department arranged a meeting with neighbors and neighborhood community leaders to discuss the project, sequencing and to address any safety concerns.

The abatement of the structure has been completed and the demolition is scheduled for 1/2/24.

West Street Culvert Repairs:

Construction Services working with The Director of Public Works / City Engineer have made the emergency repairs to the structure.

Construction Services:

Rights of Way Permit inspections are continuing with Covid-19 protocols. New R.O.W. permits are being issued and approval sign-offs are taking place on-line through the View Point Permit System. We have been meeting with Eversource Gas and strictly monitoring their work taking place in the City of Danbury Right of Way.



CITY OF DANBURY
DEPARTMENT OF HEALTH AND HUMAN SERVICES

155 DEER HILL AVENUE • DANBURY, CONNECTICUT 06810
www.danbury-ct.gov/health • healthdept@danbury-ct.gov

Mayor
Roberto L. Alves

Director of Health
Kara Prunty, MPH

December 21, 2023

Dear Mayor Alves and Members of the City Council:

The City of Danbury Department of Health and Human Services will be promoting Radon Awareness Month in January. Radon is a colorless and odorless gas that occurs naturally and can seep into homes and buildings, posing a potential health risk. Prolonged exposure to elevated levels of radon has been associated with an increased risk of lung cancer, so it is imperative that our residents are aware of and address this potential hazard. Through the month of January, DHHS will be offering radon test kits to Danbury residents for a \$10 deposit. These kits provide an effective way to assess radon levels in homes. Additionally, social media campaigns and promotional efforts will be activated to showcase the importance of radon testing. Residents who are interested in receiving a radon test kit may call our office.

The circulation of respiratory viruses remains high during this time of the year. It is crucial that our community follows recommended preventive measures, such as consistent hand hygiene, covering mouth and nose when coughing or sneezing, and staying home when feeling sick. These habits, when adopted collectively, serve as effective barriers against the spread of illness. Individuals ages 6 months of age and older are encouraged to receive their flu vaccine if they have not already done so. The City of Danbury Department of Health & Human Services offers flu vaccines at no cost to the patient. COVID-19 vaccines continue to be available at pharmacies in our community such as CVS and Walgreens locations.

The following pages contain the reports from each division, providing details concerning ongoing activities. Should you have any questions regarding any of the submitted reports, please contact us at (203) 797-4625.

Respectfully yours,

Kara Prunty, MPH
Director of Health and Human Services

Grant Status Update

Grant Agency	Program Supported	Award Amount	Award dates	Project Status
CT Dept. of Public Health Epidemiology and Laboratory Capacity Grant	COVID-19 Response	\$510,143.00	5/19/2020 - 11/17/2022	Extended until 12/31/2023
CT DPH Epidemiology and Laboratory Capacity II Grant	COVID-19 Response	\$511,890.15	3/1/2022 - 12/31/2023	Awarded
CT Dept. of Public Health (CTDPH)	Diabetes Education	\$24,378.00	10/1/2022 - 9/30/2023	Awarded
CT DPH Public Health Emergency Preparedness	Emergency Response	\$47,960.00	7/1/2023 - 6/30/2024	Awarded
CT DPH Per Capita FY24	All Programs	\$167,444.87	7/1/2023 - 6/30/2024	Awarded
CT DPH Immunizations and Vaccines for Children	Immunizations	\$280,714.00	9/1/2023 - 6/30/2024	Awarded
CT DPH Workforce Development Grant	All Programs	\$310,048.69	11/30/2023 - 11/30/2027	Awarded
CT DOH CT Homeless Response System	Emergency Shelter	\$230,000.00	1/1/2024 - 12/31/2027	Awarded

Environmental Health Division

Tiziana Covacci, Associate Director of Environmental Health

The Environmental Health Division provides a multitude of services, which include but are not limited to the following:

- Land use plan review and inspection
- Food service establishment plan review and inspection
- Septic plan review and related inspections
- Well water testing for potability
- Public swimming pool code compliance and inspection
- Housing code enforcement
- Recreational water sampling
- Hazardous material storage inspection & code enforcement
- Staff support for the Environmental Impact Commission.
- Numerous community-level projects including the maintenance of the Lake Kenosia Garden Buffer and the maintenance of the Still River Trail.

November 2023/December 2023 Activity

The Environmental Health Team has been continuing performing routine inspections. In the month of November, there was an increase in complaint investigations, sewage plan reviews, new/replacement/fail plan reviews, and food service establishment inspections. Additionally, 8 members of our team completed the Certified Pool Operators training course, which was held from November 28th-November 29th. This training equipped our staff with essential skills and knowledge related to pool inspection operations, and ensuring that our team is committed to adhering to standards of safety and regulatory compliance. Further, on December 7th, two members of the Environmental Health team attended the National Stormwater Training.

November Results

Potable Water	
Private Well	
Well Permits	1
Environmental	
Grading Permit Review	
EIC	
HazMat	
Erosion Inspections	
Complaint Investigation	28
Odor Complaints	3
Wetlands/Grading	2
Misc (Describe): Pump Truck Calibration	1
Misc (Describe): Bond Release / Grading Inspection	8
Misc (Describe): Septic System Investigation	
Mis (Describe): Environmental Application Review/Site Visit	8
Sewage Disposal	
Plan Review	14
Inspections	20
New, Replace, Fail, Plan Review	13
100% Replacement Plan Review	3
Soil Testing (List by Appointment Only)	9
Additions	1
Dye Tests (Initial)	
Septic Permits (To Construct)	
Tank Replacement	
Accessory Structure Plan Review	
Solid Waste	
Garbage Complaint	
Misc. (Describe)	
Pest and Animal Control	
Rodent Complaint	
Insect Complaint	
Domestic Animal Complaint	
Misc.	
Housing	
Residential/Commercial Inspection (Not Indoor Air)	1
Housing Complaints	2

Child Day Care Inspection (Initial)	
Child Day Care Plan Review	
Body Care Inspections	
Body Care Plan Review	
Body Care Construction Visits	
Massage Establishment Inspections	
Massage Establishment Plan Review	
COVID-19 Salon/Body Care Compliance Inspections	
Lead Home Visit	
Lead Inspection for all Properties	1
Lead Abatement Plan Review	7
Certificate of Apartment Occupancy (CAO's)	9
Reinspections	
Healthy Homes	
Hotel/Motel Inspections	
Salons/Barber Shops	
Total # of Hotel/Motel Rooms Inspected	
Food	
Food Service Establishment Inspection (Initial)	16
Routine Food Service Establishment Inspection	
Construction Visits Pre-op (Remodel)	
Food Service Walkthrough Inspections	9
Itinerant Vendor Inspections	1
Complaints/Complaints Follow-Up	6
Re-inspection (voluntary)	
Re-inspection (involuntary)	1
Follow-up Inspections	
Plan Review	1
Plan Revisions	1
Foodborne Illness # of Complaints	3
Temporary Food Service	
Certified Food Protection Manager Courses	
Food Handler Courses	
Outdoor Dining/Patio Inspections	
Drive-by Inspections	
COVID-19 Compliance Inspections	
Pre-operational Inspections	2
Seasonal	

Indoor Pool Inspections	2
Outdoor Pool Inspections	
Indoor Public Pool Water: # of Samples Collected	
Outdoor Public Pool Water: # of Samples Collected	
Public Beaches: # of Samples Collected	
Drinking Water: # of Samples Collected	
Orders Issued	
Notices of Violation, etc.	
Health Order	3
Letter Order	2
Other	
Social Services Issues and Referrals	20
Fair Rent Issues	3
Eviction Prevention	2
Housing Related Meetings (FR, DHS, AHP, CCT)	4
Pump Truck Permits	
Food Shadowing	
Food Hearing	
COVID-19 Complaints	

Community Health Services Division

Fernanda Carvalho, Associate Director of Community Health

Our division develops and implements initiatives to help community members maintain and improve their health, prevent the spread of infectious diseases, and prepare for natural disasters. We also provide direct patient care to individuals that require further evaluation and those that are diagnosed with Mycobacterium Tuberculosis. Our Community Health Coordinator has the responsibility of implementing the discharge/treatment plans and providing assurance of patient care and treatment, such as patient education, directly observed therapy, continued treatment adherence, and contact investigations. We work in cooperation with all community health care partners in need of our services and the State Public Health Department (CTDPH).

Community Medicine Section

Prepared by: Maureen Singer, Community Health Coordinator

Patients Seen in November 2023

Tuberculosis patients	39
PPD testing/read	0
QuantiFERON/T-Spot	4
eDOT	120
Hospital Visits	2
Home Visits	0
Electronic Visits	26
Total Services:	191

The following are highlights from the Office of Community Medicine activities for November 2023:

1. Continuing case management of approximately 55 cases of LTBI, 5 cases of Active TB, 2 Pulmonary M.T.B., and 2 Extra Pulmonary M.T.B.
2. Ongoing surveillance and epidemiological review of individuals with positive AFB.
3. 8.5 hours for childhood/school/flu vaccines.
4. November 27: Nuvance Health Infection Control Committee.

Community Health Services & Emergency Preparedness and Response:

The Community Health Team has continued efforts to provide flu vaccines and routine childhood vaccinations to members of our community. Since the flu vaccine clinics began in September, we have administered over 900 flu vaccines. Additionally, our team has administered 75 routine childhood vaccines during the current school year. Within the past few weeks, we have recognized there has been a higher need for Hepatitis A and Varicella vaccines. Individuals seeking to schedule an appointment for the flu vaccine or routine childhood vaccines are encouraged to schedule an appointment through our department by calling our office.

Moreover, three members of the Community Health Team attended the Northeast Epidemiology Conference from November 30th until December 1st. This conference explored critical public health topics that our department is confronted with daily, including respiratory viral diseases, foodborne illnesses, STDs, vector-borne illnesses, and more. The conference allowed our staff to enhance their knowledge on a variety of topics, and to update them on improvements in data collection, prevention methods, and analysis of public health data, in addition to other significant operations. Additionally, on December 6th, one member of our team attended the Norwalk/Danbury Immunization Action Plan Advisory Meeting. This meeting provided key information on vaccine efforts in our region, along with strategies. Our public health educator presented at this meeting on the status of Danbury's flu vaccination, COVID-19 vaccine accessibility, and routine childhood immunization administration efforts.

The Emergency Preparedness and Response Team, in conjunction with the Danbury CERT (Community Emergency Response Team) successfully deployed its resources for emergency shelter operations in response to a rainstorm and flooding on 12/18/23. The team efficiently established a shelter at the War Memorial, serving as a crucial meeting point for individuals displaced by power outages or flooding, providing a safe haven during adverse weather conditions. Also, Danbury's PHEP coordinator and Epidemiologist completed their training on Mass Fatalities Planning & Response for Rural Communities.



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

DEPARTMENT OF PERMIT COORDINATION BUILDING DEPARTMENT

DATE: December 21, 2023

TO: City Council

C: Mayor Roberto Alves

Re: City Council Report for Permit Center and Building Department

On behalf of the Permit Center and Building Department the following report is submitted for your review. This report is for the period of November 1st to the 30th 2023. The report consists of statistical data on applications with their associated permits.

Analytics

Combined Report: Citywide activity

Residential Project Activity

Commercial Project Activity

Sean P. Hearty

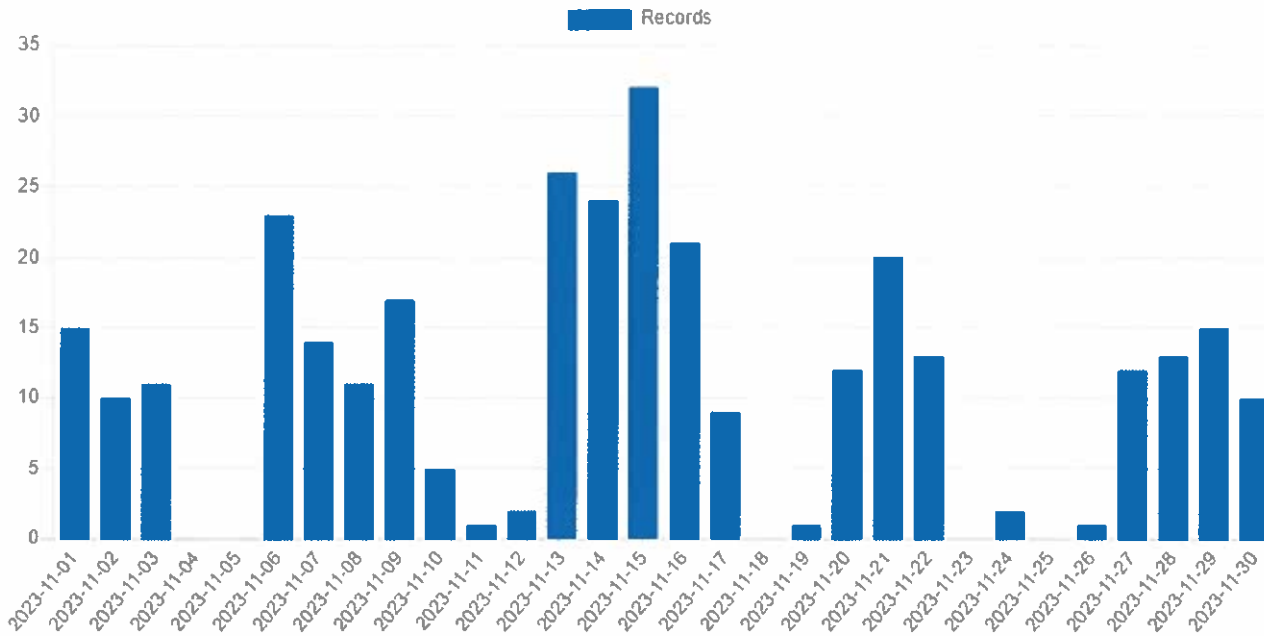
DIRECTOR

James Schullery

BUILDING OFFICIAL

Analytics

Records submitted over time



Totals



320

Records Created



\$129,498.35

Revenue Collected



541

Inspections Done



323

Permits Issued

Filter Results

All Records

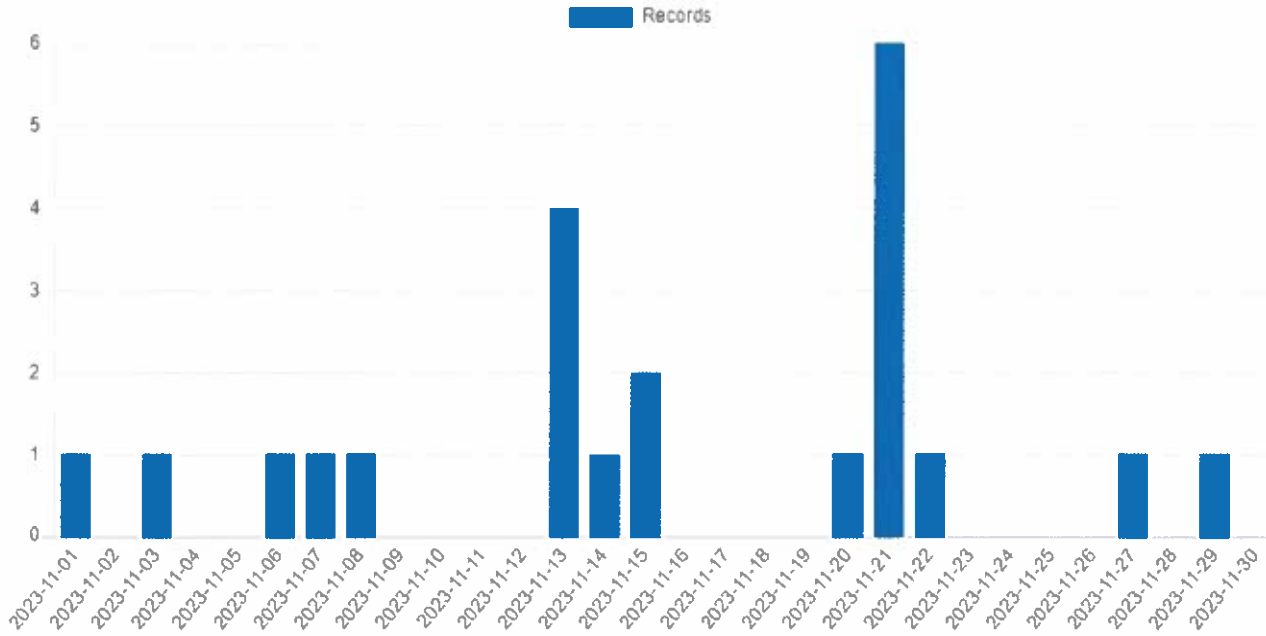
Date



11/01/2023 to 11/30/2023

Analytics

Records submitted over time



Totals



22

Records Created



\$46,314.68

Revenue Collected



158

Inspections Done



21

Permits Issued

Filter Results

Commercial Projects

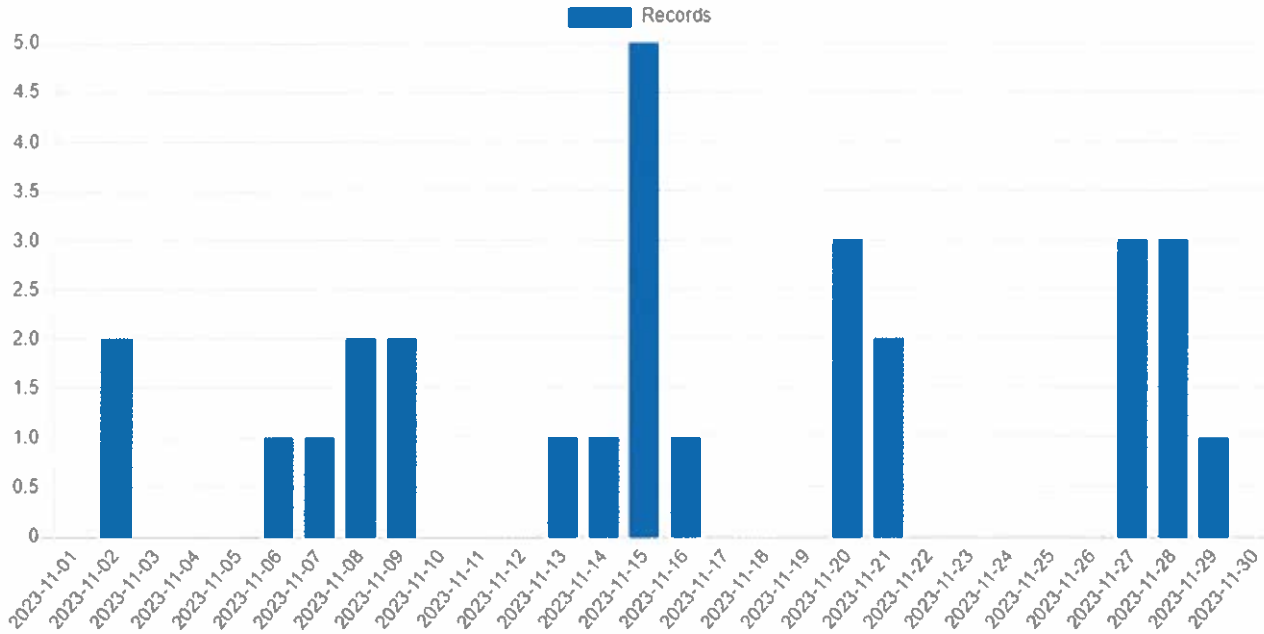
Date



11/01/2023 to 11/30/2023

Analytics

Records submitted over time



Totals



28
Records Created



\$14,547.39
Revenue Collected



139
Inspections Done



17
Permits Issued

Filter Results

Residential Projects

Date

11/01/2023 to 11/30/2023



CITY OF DANBURY OFFICE OF NEIGHBORHOOD ASSISTANCE

Shawn Stillman
UNIT Coordinator
s.stillman@danbury-ct.gov

203-796-8026

Livable Neighborhoods 2023
“Building a Better Danbury”

December 2023

December 21, 2023

To: Mayor Alves and City Council Members:

Below is a table highlighting UNIT activity from the time of last month’s City Council report. This does not include any UNIT activity regarding follow up and re-inspection work from previously noted issues. The UNIT works to ensure that each and every issue is resolved as quickly as possible.

Time Period from last report	November 27 – December 21, 2023
Number of Quality of Life Issues	210
Year to Date - 2023	1260

The top issues addressed by the UNIT were:

- Front lawn parking/Abandoned vehicles (67)
- Sidewalk and Parking Violations: (50)
- Properties with Garbage/illegal dumping (32)
- Miscellaneous/Blight (18)
- Unsafe living/Unpermitted construction (10)
- Exterior Blight Orders/Violation Notices (9)

IT’S A WRAP – 2023:

In a traditional period of the year where our department historically begins to wind down with resident complaints, the UNIT closed out the year with the month’s highest activity production of the year!

Here are some highlights for the month of December:

- An astounding 78% of UNIT activity for the month was PROACTIVE.
- Approximately \$6000 of tickets issued for vehicle violations.
- Front lawn parking aggressively enforced, including parking over the curb.
- Same day response to unpermitted construction complaints.

Here are some highlights for the year 2023:

- Recently expanded department to a third employee. This has already increased output productivity and response time.
- Nearly 1300 service requests, combined with response to resident complaints/concerns, as well **proactive** enforcement (ACTION- Active Commitment Towards Improving Our Neighborhoods).
- Nearly 45% of UNIT activity was a result of ACTION.
- Over 120 Blight Orders issued, combating blighted properties of debris, unpermitted use, routine maintenance, vehicle violations and more. Additionally, these violation notices include Neighborhood Preservation violations that combat repetitive nuisance behavior in our neighborhoods. Fines accompany these violation notices.
- Issued over **\$23,000** of tickets targeting vehicle violations such as parking on the sidewalk, sign violations, commercial vehicles on city streets and repetitive front lawn parking.
- Over 150 inspections related to unpermitted construction, unsafe/overcrowding occupancy and illegal/unapproved apartments/dwellings.
- Dozens of department and community cleanups associated with illegal dumping and graffiti removal from bridges, buildings, overpasses and city infrastructure.

As our departments prepares for 2024, we will look to embark on some new goals and challenges:

- Increase staff with at least one part time employee to help expand our enforcement coverage on evenings and weekends.
- Work with Corporation Counsel to streamline some of our enforcement ordinances, making them more effective, with higher fines and an emphasis on repeat offenders

- Target unlicensed auto repair and sales locations throughout the city and bring them to compliance.

BLIGHT ORDERS:

All Orders written by UNIT this month: 9

YTD: 127

25-29 Pleasant Drive: Issued an order to clean up commercial trucks, equipment and material related to commercial tree business in residential neighborhood. .

18 Boughton Street: Issued an order to remove commercial trucks, equipment and material related to commercial business in residential neighborhood.

9 Town Hill Avenue: Issued an order to eliminate commercial car repair activity in residential neighborhood.

6 Nicholas Street: Issued an order to clean up the exterior of the property, as well as to remove an inoperable vehicle from the property.

7 Broad Street: Issued an order to clean up the exterior of the property of rubbish and overflowing dumpsters, as well as the removal of commercial vehicles and material being stored in a residential neighborhood.

136 South Street: Issued an order regarding the cleanup of the exterior of the property, as well as the removal of the chickens and roosters being stored at the property.

27 Woodside Avenue: Issued an order for the removal of garbage/debris around the exterior of the property, as well as the removal of all commercial vehicles and material. Additionally, prohibited parking on the front lawn.

14 Ball Pond Road: Issued an order for an extensive cleanup of the property, as it pertains to multiple commercial, unregistered and inoperable vehicles. Additionally, there is a lot of debris on the property that needs to be cleaned up.

Plumtrees and Newtown Road (behind Staples): Issued a notice of violation to property owner to remove homeless encampment and all of the debris from the rear of the property.

CITYLINE 311 UPDATE: METRICS AND ACTIVITY:

The 311 service for the City of Danbury is a valuable tool for its residents. It serves as a vehicle to register complaints and concerns within the neighborhoods of the city, as well as for requests that residents may need, and finally fulfills the needs of residents requesting information. It is a 24/7 operation available for residents to call anytime, or submit their request online.

The data below represents service requests created via 311 call center activity. This is not a record of actual calls received.

	THIS PERIOD:	2023 YTD:
Service Requests created:	240	2242
Service Requests closed:	162	1849
Percent closed:	67.5%	82.4%

We continue to provide the community with innovative, efficient and responsive service in order to address quality of life issues in Danbury. Our department makes itself as accessible to our residents as much as possible. We are contacted by phone, email, and text.

If we can be of any assistance to you or residents in your ward please contact us at 796-8026 or 311.

Sincerely,

Shawn Stillman
Director of Neighborhood Assistance



CITY OF DANBURY

DANBURY, CONNECTICUT 06810
DEPARTMENT OF ELDERLY SERVICES
ELMWOOD HALL
10 Elmwood Place
(203) 797-4686
www.danburyseniors.org

DATE: December 21, 2023

TO: Honorable Mayor Roberto L. Alves
Members of the City Council

FROM: Susan M. Tomanio, MSW, LCSW
Director of Elderly Services

RE: Report City Council Meeting
Reporting Period: (11/20/23 – 12/15/23)

Resource, Referral and CHOICES Program. Resource and referral connects seniors, family members and caregivers to the programs and services they need in the community. CHOICES (Connecticut's program for Health insurance assistance, Outreach, Information and referral, Counseling, Eligibility Screening) provides free, unbiased information on programs such as Medicare A, B, D, Medicare Advantage, Medigap, and the Medicare Saving Program.

CHOICES / Resource and Referral / Senior Center. 269 seniors / 337 services provided

Services by Category: CHOICES (Connecticut's program for Health insurance assistance, Outreach, Information and referral, Counseling, Eligibility Screening, i.e. Medicare A, B, D, Advantage, Medigap, Medicare Savings) – 25

Financial – 3

Food – 8

Housing 19/ Homeless / Home Repair – 9

In-Home Care / Assisted Living / Nursing Home – 21

Transportation – 6

Elder Law - 4
Medical Equipment – 2
Social Wellness Call – 2
Protective Services for the Elderly - 3
Taxes – 1
COD Property Tax Relief – 0
Advocacy - 0
Rent Rebate – 19
Supportive Counseling – 6
Senior Center – 186
“911” Emergency Calls - 0
Donations – 6
Medical – 3
Energy Assistance – 3
Social Security - 0
Mental Health / Dementia – 2
Other – 11

Elmwood Hall Danbury Senior Center Activities and Events.

Special Events: Grief, Healing and the Holidays in partnership with RVNA Health, Holiday Name that Tune with the Danbury Commission on Aging, Immaculate High School Inspire Choir Holiday Performance, Annual Holiday Party in partnership with The Prime Timers, Inc., Friends of Danbury Seniors, Synergy Home Care, Right at Home Homecare, Restore Mobil Therapy, Maplewood at Danbury, Maplewood at Stoney Hill, Candlewood Valley Health and Rehab, Wilton Meadows Health and Rehab, Musicals at Richter, Bethel Health Care and the Cascades, and the Ridgefield Theatre Barn.

Repeating Programs: Wellness – Blood Pressure Screening in partnership with Bethel Health Care, Movers and Shapers, Strength Training, Tai Chi, Line Dance Instruction, Chair Yoga, Zumba Gold, Senior Nutrition Lunch, Free Light Breakfast, Walking Club, Gentle Flow Yoga, Line Dance Practice. **Leisure Time Activities** – Quilting and Sewing Society, Crafting, Multimedia Art Instruction, Knit and Crochet, Bingo, Pinochle, Mah Jongg, Movie Club, Dance and Social Parties, Corn Hole / Bean Bag. **Life Long Learning** – Library On-the-Move and One-on-One Tech Support, AARP Safe Drivers Course. **Benefits and Support** – Lion’s Club Low Vision Support Group.

Please see attached report for statistics on programs, members and attendance.

Rent Rebate Program: 850 applications completed for this year’s program (2022).

Van Transportation Program. The van program brings seniors who lack transportation to classes, programs and appointments at the Senior Center.

One-Way Rides – 192

Photo Highlights:

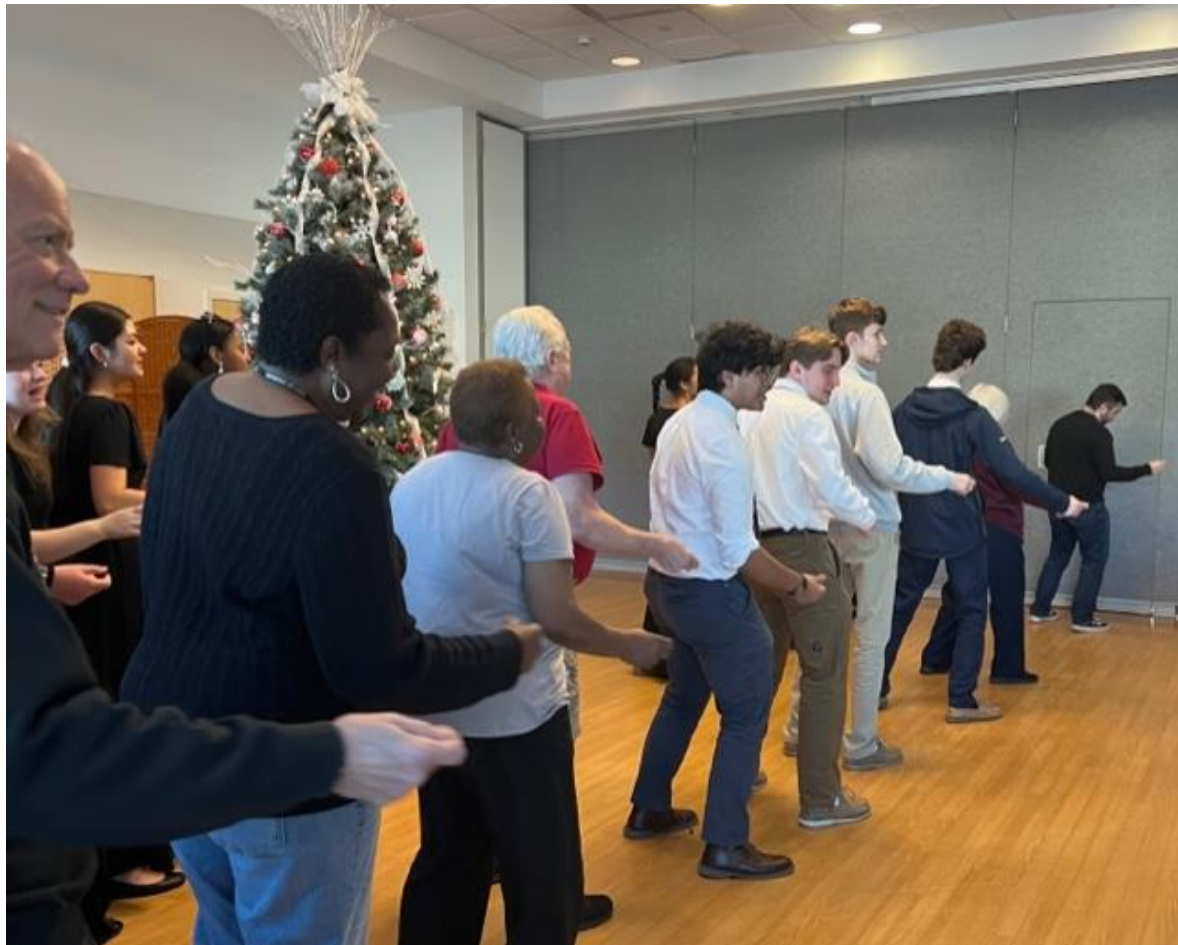
Mayor Alves joins us for our annual holiday party.





The Immaculate High School Inspire Choir performance with refreshments provided by the Danbury Lions Club.







The Prime Timers, Inc., Friends of Danbury Seniors, a 501c3, continues to accept monetary and non-monetary donations in support of the Elmwood Hall Senior Center. Susan M. Tomanio, MSW, LCSW, Director of Elderly Services, City of Danbury, serves at the interim president.

Please refer to our website or Facebook page for all the latest news, information and community events for Danbury seniors – www.danburyseniors.org

Date/Time viewed: 12/18/2023 11:41 AM

Year: ALL

Month: ALL

Specific Date:

Date Range: 11/20/2023

TO 12/15/2023

FILTER DATE RANGE

ATTENDANCE	FINANCIALS	MEMBERSHIPS
Date Range: 11/20/2023 through 12/15/2023	Date Range: 11/20/2023 through 12/15/2023	On Last Date in Range: 12/15/23
Total Participation: 1394	Payments (# / \$): 152 / \$303.00	Annual Memberships: 1164
TOTAL PARTICIPATION	# of Unique Payers: 82	
Unduplicated Participants: 299	Donations (# / \$): 0 / \$0.00	
Members Participating: 299	Membership Payments (# / \$): 0 / \$0.00	
Non-Members Participating: 0	Attendee Payments (# / \$): 152 / \$303.00	
Breakout: ATTENDED ONLY	Other Payments (# / \$): 0 / \$0.00	
Unduplicated Participants: 299	PREPAY DEPOSITS (# / \$): 46 / \$632.00	
Members: 299	CASH/CHECK Payments (# / \$): 198 / \$935.00	
Non-Members: 0	CREDIT CARD Payments (# / \$): 0 /	
Breakout: CONFIRMED ONLY	ACH Payments (# / \$): 0 /	
Unduplicated Participants: 0	USED PREPAYMENTS (# / \$): 372 / (\$742.00)	
Members: 0	FREE (# / \$): 4 / \$8.00	
Non-Members: 0	OTHER (# / \$): 0 /	
VOLUNTEERING	PAST DUE ATTENDEE FEES(# / \$): 27 / \$54.00	
Date Range: 11/20/2023 through 12/15/2023	REFUNDS (# / \$): 92 / \$705.00	
Volunteering (# / Hours): 13 / 41.5 hours		
# of Unique Volunteers: 5		
EVENTS		
Date Range: 11/20/2023 through 12/15/2023		
No of Public Events in Range: 102		
No of Private Events in Range: 33		



Danbury Library

170 Main Street, Danbury, CT 06810 203.797.4505
danburylibrary.org

DATE: December 4, 2023
TO: Honorable Mayor Roberto Alves
Members of the City Council
FROM: Katie Pearson, Library Director
RE: City Council Meeting Report
Reporting Period - November 2023

Community Engagement: In November, the library reached 39,989 patrons via its social media and web presence.

Patron Testimonials:

The library's Sensory Space had a new visitor who shared their photos on the library's Instagram page!



Comments



momsofnewfairfield 4w

Did you know that @danburylibrary has a Sensory Space?

This room can be reserved for 1 hour increments for up to 2 hours per day.

What a fun, little quiet, private space equip with furniture and items for your little / big ones to explore.

Check their website out for more information and room rules! less



Liked by danburylibrary and 41 others



“Thank you Anh for making the library such a warm welcoming place and helping our graduates stay connected!” - Renewal House Danbury

“Loved the program, it was exactly the kickstart for my photography hobby I was looking for! Thank you for putting this together. Perfect for seniors looking to explore their artistic side!” - Helen Hedemann (Creative Aging Digital Photography Class)

Use of Library Materials and Services:

6,751 adult items and 4,907 junior and teen items were circulated in November. The library fulfilled 1,330 interlibrary loan requests.

Use of Library’s Remote and Electronic Services: The library’s computers and printers were used 4,768 times. The hublet station has been used 20 times. A total of 1,256 ebooks and audiobooks were circulated. The library’s databases were used 70 times.

Library Programs:

November 1, 2023 marked the 5th Anniversary of the Danbury Library’s Trivia at Charter Oak Brewery! This program has a consistent attendance of 50-70 patrons at each event.



The library's Food for Fines initiative began on November 1, and continues through December 18, 2023. For each non-perishable food item that patrons donate, they receive a dollar reduction on their fines. All donated food is collected and passed along to the Community Action Agency to distribute to Danbury community members in need.



Children and families celebrated Día de Los Muertos with cultural stories, music, and by making "sugar" skulls. One of the library's dedicated teen volunteers, Kimberly, created a pet ofrenda honoring beloved staff pets who have passed.



Throughout November, children and families explored the U.S.-based Native American Cultures ranging from the Cherokee to the Chippewa. Each week's program focused on a specific tribe, with group activities and crafts inspired by the tribes of the week.





On November 7th, the Danbury Library hosted Danbury High School teachers for their Business Externship experience. Participants heard from multiple staff members about their roles, career trajectories, and recommended desired skills for various library jobs.

Other programs hosted in November included:

- Adult Chess Club
- Artsy Fridays
- Baby and Me Lapsit Storytime
- Book Voyagers for Young Readers
- Club de lectura en español
- Crochet a Granny Square
- Digital Photography
- English Learner's Book Club
- Family Storytime em Português
- Flower Arranging Workshop for Adults
- Love Your Hair Day
- Once Upon a Cuento: A Bilingual Storytime
- Recomendaciones Para Comenzar y Crecer un Negocio
- Smart TV Basics
- Speedcubing Club
- Talk Time: English Conversation Group
- Trickster Coyote Shares The Fire: A Plains Indian Tale
- Get Good with Money and Reach Your Financial Goals with Tiffany ""The Budgetnista"" Aliche
- Hollywood, Home, Heart, and Healing: A Conversation with Actor John Stamos
- Why She Writes - An Afternoon Chat with Joy Harjo, Internationally Renowned Performer, Writer and Poet of the Muscogee (Creek) Nation

The library's three study pods were used 347 times and the recording studios were used 74 times. The library Sensory Space had 84 reservations. The Makerlab had 5 reservations.

Grant Applications:

Grants:

The Danbury Library currently has programs supported the following active grants:

Grant Agency	Grant Amount	Program Supported
Pathways to Success Cohort	\$2,000	Library Staff Training

The Danbury Library is in the application process for the following grants:

Grant Agency	Grant Amount	Program Supported
Thinking Money for Kids Program Kits (2023)	\$2,000	Junior Services



CITY OF DANBURY

ASSESSOR OFFICE
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

DONNA M. MURPHY, CCMA II
ASSESSOR

(203) 797-4556 PHONE
d.murphy@danbury-ct.gov

December 21, 2023

TO: Honorable Mayor Alves and Members of the City Council,

Attached you will find a summary outline for the Motor Vehicle Compliance Program.

As of today's date, CTR (Capital Tax Recovery) has:

- Scanned an additional 9,152 plates
- Found an additional 1,620 vehicles not on Grand List
- Has an additional 433 plates under review (on hot list, scanned two or more times)
- Mailed an additional 165 letters to vehicle owners.
- Added an additional 303 vehicles to the tax rolls bringing the additional tax amount to \$681,464.
- As of today's date, we have collected a total of \$234,511 in tax dollars, which our percentage is \$140,706.

Respectfully Submitted,

Donna M. Murphy, CCMA II
Assessor

c. Daniel Garrick, Finance Director

**Motor Vehicle Compliance
December 21, 2023**

Date	Total Plates Scanned	Plates Not on GL	Plates Under Review	Letters Sent	Vehicles Added to GL	Assessment Added	Revenue Received
12/27/2022	37098	9970	2014				
1/30/2023	7992	1514	1468	50			
2/27/2023	8312	2389	-28	200			
3/23/2023	7901	793	562	150			
4/24/2023	8157	1677	716	150	104	998731	
5/30/2023	15471	3356	1066	135	89	925209	
7/24/2023	18655	2984	996	240	172	2036628	\$ 250.25
8/28/2023	10783	1230	678	142	407	5464689	\$ 24,962.82
9/25/2023	9102	2040	433	100	377	4590998	\$ 53,901.11
10/24/2023	12147	3056	440	125	351	4352043	\$ 58,208.82
11/24/2023	9778	969	456	128	352	4265608	\$ 64,280.35
12/21/2023	9152	1620	433	165	303	3694053	\$ 32,907.46
Totals to Date	154548	31598	8852	1585	2155	26327959	\$ 234,510.81

*please note that the 189 plates added to the grand list were removed "plates under review" for 12/21/23