

Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

Mary Bylone, First Selectman

Board of Selectman Agenda
Regular Meeting
Thursday, February 20, 2020 @ 7:00 PM
Colchester Town Hall

RECEIVED
COLCHESTER, CT
2020 FEB 19 AM 8:45
Gayle Furman
GAYLE FURMAN
TOWN CLERK

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ADDITIONS AND/OR DELETIONS TO THE AGENDA
4. CITIZEN'S COMMENTS
5. CONSENT AGENDA
 - a. Approve minutes of the February 6, 2020 Board of Selectmen Meeting
 - b. Tax Abatements
6. Boards and Commissions – Interviews and/or Possible Appointments and Resignations
 - a. Open Space Advisory Committee – To be Interviewed – Lindsay Floyd for a possible term to expire on 3/5/2023
 - b. Possible Appointment of Jack Faski to the Economic Development Commission for a term to expire on 10/31/2024
 - c. Reappointment of Kris Barnard to the Open Space Advisory Committee for a term to expire on 3/31/2023
 - d. Reappointment of William Hochholzer Jr. to the Open Space Advisory Committee for a term to expire on 3/31/2023
 - e. Reappointment of Eleanor Phillips to the TVCCA Board of Trustees for a term to expire 3/2/2021
7. Presentation from Norton Park Committee on Fundraising Ideas
8. Discussion and Possible Action on the Concession Stand Proposal from Parks and Recreation
9. Discussion and Possible Action on RFP for Concession Stand
10. Discussion and Possible Action on the Formation of a Committee to Examine Fire Department Issues Including: Equipment, Staffing and Paramedic Program. Membership to include: First Selectman, Vice Chair of Board of Selectmen, Chair and Vice Chair of the Board of Finance, Chief Walter Cox and Deputy Chief Don Lee.

Selectman@ColchesterCt.gov

860-537-7220

www.ColchesterCT.gov

11. Discussion and Possible Action on the Eversource, Yankee Gas easement by the Airline Trail.
12. Discussion and Possible Action on the Purchase and Sales Agreement of 129 Westchester Road.
13. CITIZEN'S COMMENTS
14. FIRST SELECTMAN'S REPORT
15. LIAISON REPORTS
16. ADJOURN



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

DATE: 01/29/20

BOARDS & COMMISSIONS APPLICATION

Name: Lindsay Floyd

Address: 4 River Road Colchester, CT. 06415

Home Phone: 860 328 3524 Email lindsayfloyd@gmail.com FAX: ---

Cell Phone: same Town Residency Spring 2019 Years

Party Affiliation: Democrat Republican Unaffiliated (check one)

Commission or Board you are interested in serving on: Open Space Advisory Committee

Educational Background: List name and location of school, # of years attended, Subjects/Major, Did you graduate?

High School: Highland High School - Salt Lake City, UT
graduated with high school diploma - 2002

College: Chaminade University - Bachelor of Science in Environmental Studies (major) and Political Science (minor), 2007
University of Utah - Master of Science in Environmental Humanities - 2011

Trade, Business Or Correspondence School n/a

Work Experience: List length of employment, name and address of employer, position & reason for leaving:

Please see attached resume for employment history. I have left all of my positions either because of relocation or because I was offered another position.

Are you capable of making the commitment of time necessary to serve on this Board or Commission?

yes

Why are you interested in serving?

Open space has always been important to me. In my academic training, I learned the psychological, economic, social, and cultural benefits of open space. In my professional career, I came to understand the competing mechanisms that shape how open space is or is not available. I want to be of service to my community.

Do you have any experience or familiarity with this area?

Yes. I worked on several open space projects in Salt Lake City, UT, Austin, TX, and Oahu, Hawaii.

If you are not appointed to this board or commission, would you be interested in other forms of public service?

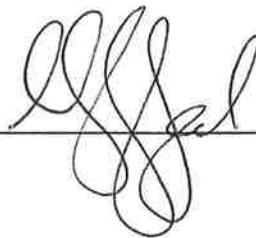
Which ones?

yes - I'd like to discuss together.

Date:

07/29/20

Signature:



LINDSY FLOYD

860.328.3524

Colchester, CT

lindsayfloyd@gmail.com

PROFESSIONAL EXPERIENCE

DEVELOPMENT DIRECTOR

Hillside Food Outreach

Western CT

- Oversee a seven-figure budget and reached targeted increases of 25% in 2019.
- Developing and maintaining a comprehensive development plan and maintain philanthropic portfolio.
- Recruit and improve relationships with major gifts donors and sponsors.
- Oversee grant writing process, with an approval rating >60%.
- Plan, organize, and manage large events.
- Work with legislators and politicians to advance the mission.
- Manage hundreds of volunteers.
- Build community relationships and presence within the community.

CHIEF OF STAFF

Gubernatorial Election

Salt Lake City, UT

- Managed 60+ staff members and 100+ volunteers in a fast-paced, multitasking environment.
- Coordinated teams with specific and specialized goals.
- Oversaw seven-figure campaign budget.
- Produced and maintained consistent messaging, interacted with the press and media, and worked with other campaigns to maximize resource allocation.

OUTREACH DIRECTOR

Austin Energy Regional Science Festival (AERSF)

Austin, TX

- Oversaw the transition from a for-profit-sponsored department into a self-sufficient 501(c)3 nonprofit.
- Secured new donors and funding to sustain the organization in perpetuity.
- Was specifically hired because of my previous exemplary work with SLVSEF.
- Closed the socioeconomic gap between school districts through grants, partnerships, scholarships, and a mentor program.
- Recruited, trained, and managed hundreds of volunteers and judges and worked with dozens of vendors.
- Built and strengthened relationships with students, parents, teachers, and school districts, and acted as the Social Media and Public Relations Manager.

PROGRAM DIRECTOR

Environmental Humanities Education Center (EHEC)

Salt Lake City, UT and Centennial Valley, MT

- Exceeded fundraising goals and committed donors to long-term gifts.
- Successfully gained national media attention through social media and press releases.
- Developed substantial curricula to target diverse audiences and promoted EHEC in its first year of operation.
- Created and strengthened the Board of Directors while also cultivating relationships with donors.
- Developed partnerships with educational institutions and organizations to broaden programming.
- Formed and implemented both short and long-term goals to further the Center's mission and foundations for success.
- Acted as the liaison between the Center in Centennial Valley, MT and the University of Utah in Salt Lake City, UT.

MANAGER

Salt Lake Valley Science and Engineering Fair (SLVSEF)

Salt Lake City, UT

- Facilitated smooth transitions when SLVSEF moved from the Utah Science Center to The Leonardo, and again from The Leonardo to the University of Utah's Center for Science and Math Education.
- Developed SLVSEF from a one-day event to a four-day event over the course of several years, including increasing both the budget and fundraising efforts by more than 300%.
- Developed and implemented an online paperwork system to reduce waste, streamline the arduous paperwork process, and increase accuracy; online system became a model for other regional science fairs to copy.
- Cultivated relationships with students, parents, and teachers to promote strong scientific research by young adults.

- Organized dozens of logistical components with precise and sometimes conflicting deadlines.
- Recruited, trained, and managed hundreds of volunteers and judges.

COMMUNITY AND VOLUNTEER ORGANIZER

Peaceful Uprising

Salt Lake City, UT

- Led a concerted effort to increase donor base and spearheaded an aggressive fundraising campaign which led to a 400%+ increase in donations.
- Recruited, trained, and managed dozens of volunteers.
- Organized community events and coordinated with vendors, other non-profit organizations, legislators, members of the media, staff, and volunteers before and during the events.
- Maintained office management, including time-management skills, prioritization of goals and vision, and made administration as efficient as possible.
- Focused on galvanizing a coherent and consistent mission, vision, marketing, and communication style and ensured continuity in voice.

EDUCATION

Master of Science in Environmental Humanities (summa cum laude)
University of Utah – Salt Lake City, UT – 2011

Bachelor of Science in Environmental Studies and Political Science (magna cum laude)
Chaminade University – Honolulu, HI – 2007

HONORS, AWARDS, GRANTS, AND FELLOWSHIPS

2016 Legacy Celebration Award; Activist Gala
2013 Employee of the Year Award; Austin Energy
2010 Re-elected President of the Environmental Humanities Graduate Student Alliance; University of Utah
2010 Job Parrish Memorial Award from Robert and Vicky Newman for Ecology of Residency Essay
2010 David Williams Memorial Fellowship awarded for implementation of the Utah Beaver Management Plan
2010 Grant from Utah Education Network to teach a Kindergarten class at Moss Elementary (Granite District)
2009 Elected President of the Environmental Humanities Graduate Student Alliance; University of Utah
2007 “Outstanding Graduate of the Department” Award, Environmental Studies Department; Chaminade University
2006 First Place, Father Mackey Speech Competition; Chaminade University

RESEARCH AND SCHOLARLY ACTIVITIES

2016 “Ubuntu” published in World Turning: New Approaches to Race, Class, Gender, and Global Climate Change. World Turning Publishing, University of Connecticut
2014 “The Life and Times of Bruce ‘PawPaw’ Weaver” published
2011 Master’s Project, “New Mythologies: Creating Family and Home in a Changing World” published
2011 Speaker at Mountainfilm Film Festival; Telluride, CO
2011 Speaker at Power Shift Conference; Washington D.C.
2011 Activist Storyteller at the Countdown to Uprising Empowerment Summit
2010 “The Earth: Cost-Benefit Analysis” project published in High Desert Journal, Issue 12
2010 Speaker at the “Understanding Sustainability: Perspectives from the Humanities” Conference; Portland, OR.
2009 Implemented the Utah Beaver Management Plan and succeeded in the Plan being approved in the Utah Division of Wildlife Resources

VOLUNTEER WORK

Senior Advisor to the Board, The Hope Center; Clearfield, UT
Senior Advisor, Utah Prison Education Program; Salt Lake City, UT
Additional volunteering information from the following organizations available upon request: Ewa Beach Limu Project, Makapu’u Whale Watcher’s Count, Box Jellyfish Assessment, Political Awareness Campaign, Amnesty International Santa Fe Division, New Mexico Democratic Primary, Utah Moms for Clean Air, Utah Democratic Party, Connecticut Democratic Party, and others.

Open Space Commission-7 Members, 3 year terms

<i>Position</i>	<i>Name</i>	<i>Party</i>	<i>Phone</i>	<i>Expiration Date</i>
Chair	William Hochholzer Jr.	U	860-537-9691	3/31/2020
Vice Chair	Theodore Fuini	R	860-537-1717	3/31/2020
Member	Nick Norton	R	860-267-0749	3/31/2020
Member	Mary Stevens	D	860-537-6162	10/1/2022
Member	Kris Barnard	R	860-918-6661	3/31/2020
Member	VACANT			3/31/2020
Member	VACANT			3/31/2022
Liaison	Jay Gigliotti			wetlands@colchesterct.gov

Economic Development Commission-7 Members 2 Alternates, 5 year terms

<i>Position</i>	<i>Name</i>	<i>Party</i>	<i>Phone</i>	<i>E-mail</i>	<i>Expiration Date</i>
Chair	Jean Walsh	U	860-213-0535	jean.0621@yahoo.com	12/15/2022
Member	Bernard Denler III	D	860-997-8798	berniedenler@gmail.com	10/1/2023
Member	Michael Hinchliffe	R	860-604-1387	mwhinchlif@aol.com	10/31/2020
Member	Bruce Goldstein	R	860-537-7044	bruceg@paradiseagency.com	10/1/2024
Member	Heide Perham	D	860-993-5867	h.e.perham@gmail.com	10/31/2021
Member	Lisandro Suarez	U	860-490-0878	lsuarez20042004@yahoo.com	10/1/2023
Member	VACANT				10/31/2019
Member	Sean Nadeau	D	860-808-4006	nadeaus@gmail.com	10/31/2024
Alternate	VACANT				10/1/2024

Economic Development Commission

Preliminary Proposal for Norton Park Development with Request for Initial Approvals

Presented by the Norton Park Committee:

Robert Misbach, Chairperson

Nan Wasniewski, Vice Chairperson

Kevin Byrne, Member

Katherine M. Kosiba, Member

Patrick Reading, Member

Julianna Cameron, Alternate

Linda Pasternak, Alternate

Denise Mizla, Committee Liaison to Board of Selectman

Prepared February 2, 2020

Norton Park Committee
Board of Selectmen Meeting February 6, 2020

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6. Approval of Board of Selectmen to initiate grant writing by the Norton Park Committee to fund preliminary park components considering grant application periods and deadlines to maximize pursuit of funds for the project components to likely to be planned and delivered in phases.	Page 6
7. Approval of Board of Selectmen to initiate publicity about the Norton Mill Project with notice on the process to accept non-profit donations to the project. It is the Norton Park Committee's intention to develop a fundraising campaign strategy for the Board of Selectmen's approval to be submitted with the final (or phased) plan and costs of the project.	6
Appendix	Sections 1-6

1. Norton Park Committee



Pictured is the Norton Park Committee on a recent walk of the property led by Colchester Public Works Director, Jim Paggioli. Left to right: Katherine M. Kosiba, Patrick Reading, Kevin Byrne, Robert Misbach (committee chair), Denise Mizla (Board of Selectmen liaison), Linda Pasternak (alternate), Julianna Cameron (alternate) and Nan Wasniewski (committee vice chair)

2. Norton Park Location

- The initial site is the former C.H. Norton Paper Mill and home at 139 Westchester Road, Colchester CT Total 5.2 acres (mill area: 3.9 acres, house area: 1.3 acres).
- Site is adjacent to Route 149 and Jeremy River.
- Proposed park site is accessed from Paper Mill Road (unpaved road). Currently there are two pull off areas for parking.
- Additional property may be added to Norton Park and the scope of the Norton Park Committee's charge at 129 Westchester Road, Colchester after finalization of property sale between Nan Wasniewski and the Town of Colchester (1.2 acres)
 - o Current status – sales agreement drafted and in review process.
 - o Next step process with the property: Once sales agreement is signed there are contingencies to the sale similar to original sale (e.g. environmental building survey for any potential hazardous material, 60-90 day period). If acceptable then closing would be scheduled, Board of Selectmen would decide if new property would be added to the Norton Committee's Charge. There would be a 60-day public notice period of intent for demolition of home before may proceed.

3. Summary of existing site work affecting Norton Park development

- Proposal and bid process for the remediation of the mill site is in progress and yet to be finalized and scheduled. Funds are available from original grant for this purpose.
- Clean fill from the house property will be used in the remediation process on the mill site, site grading, top soil will be brought in and seeding of the area. This work needs to be completed for the Norton Park Committee to have another site visit for a better understanding of the site for the detailed development of the park.
- The Paper Mill Bridge replacement project over the Jeremy River needs to be completed before selected preliminary components of the Norton Park development may be implemented
 - Paper Mill Road improvement and grading (asphalt paving in later phase)
 - Development of additional parking area (permeable paving in later phase)

Our goal is to provide a safe public access point for the community to enjoy the new Norton Park along the Jeremy River as an open space park, possibly delivered in multiple phases, which will only occur after remediation and some basic work by the town is completed.

4. Request for Board of Selectman Approval of the conceptional design and preliminary park components

The Norton Park Committee has created a conceptional design for consideration in the development of Norton Park. The focus is developing a park with:

- access by driving or walking/bicycling from Airline Trail
- safe access to Jeremy River for fishing, and other use
- education with informational kiosks on the history of the C.H. Norton Mill, history of North Westchester and environmental/wildlife information related to the Jeremy River
- planting of native plant material in the landscape for positive environmental impact and adaptability

Park Amenities may include:

- Open space
- Parking (permeable asphalt)
- Sidewalk
- Capped Mill Wall
- Benches
- Picnic Tables
- Historical pavilion (possible mill artifacts)
- Norton Mill Marker(s)
- North Westchester Marker(s)
- Ecological Site Marker(s)
- Donor path
- River Access
- Fishing Access
- Donor Path
- Native plant landscaping/gardens with signage
- Port-a-Potty
- (Bicycle Rack)

The following park amenities may be added if the if town acquires property at 129 Westchester Road and incorporates this space into the Norton Park Committee Charge.

- River views
- Walking Path
- Native plant landscaping/gardens with signage

The research of materials, costs, services, and implementation has yet to be completed which may influence the final design and its components to be submitted for final approval to the Board of Selectmen as well as placement of components within the park.

5. Approval of Board of Selectmen for Town of Colchester departments to pursue actions related to preliminary park development and safety to allow visitor access as open space in 2020.

Once remediation is completed and the Paper Mill Road Bridge over the Jeremy River is completed, the area may appear ready and appealing for public use. To ensure proper use and safety, the Norton Park Committee would like to request the initiation the following work in 2020:

- (1) Paper Mill Road be improved, graded but not paved at this stage to allow for 2 car access (width)
 - (2) Parking area on left of road be roughed out for 8 cars (Committee considering use of permeable asphalt for parking area paving for its environmental impact in proximity to river to reduce Single Point Pollution possibilities).
 - (3) Sidewalks along Westchester Road/Rte. 149 from Airline Trail crosswalk/parking to River Road be assessed and where lacking install new sidewalk sections.
 - (4) Work with Connecticut Department of Transportation to approve and install crosswalk at Westchester Road/Rte. 149 at River Road and Paper Mill Road with all appropriate crosswalk warning signs. With the speed of vehicles traveling on this road, pedestrian/bicycle crossing signs both directions with solar blinking lights would be recommended to further ensure crossing safety.
 - (5) Clean up of public space where visitors may have access to park property
 - (6) Installation of park sign at street and signage within park area to direct visitors only those areas that would be available at this time.
6. Approval of Board of Selectmen to initiate grant writing by the Norton Park Committee to fund preliminary park components considering grant application periods and deadlines to maximize pursuit of funds for the project components to likely to be planned and delivered in phases.

The research and development for the park's plans and their implementation may years. Considering the initial date of the property's purchase being 2016 and the purchase agreement stipulation that a park be created, the Norton Park Committee would like to see a phased approach to the implementation of the park, so the public may have safe access to the open space as soon as key preliminary components are in place (e.g. Paper Mill Road condition, enlarged parking area, signage. The basic needs would entail:

- Norton Park Signs (2) on Westchester Road/rte. 149 viewable from the property in both directions (See Appendix for possible sign similar to Cragin Memorial Library or Bernstein Preserve signs)
 - Standard park signs to give visitors important information about the park's use; e.g. Open Dawn until Dusk, Trash, Dogs Leased/Pick up Waste, Trail signage. See Appendix for samples
7. Approval of Board of Selectmen to initiate publicity about the Norton Mill Project with notice on the process to accept non-profit donations to the project. It is the Norton Park Committee's intention to develop a fundraising campaign strategy for the Board of Selectmen's approval to be submitted with the final (or phased) plan and costs of the project.

Norton Park Committee Appendix

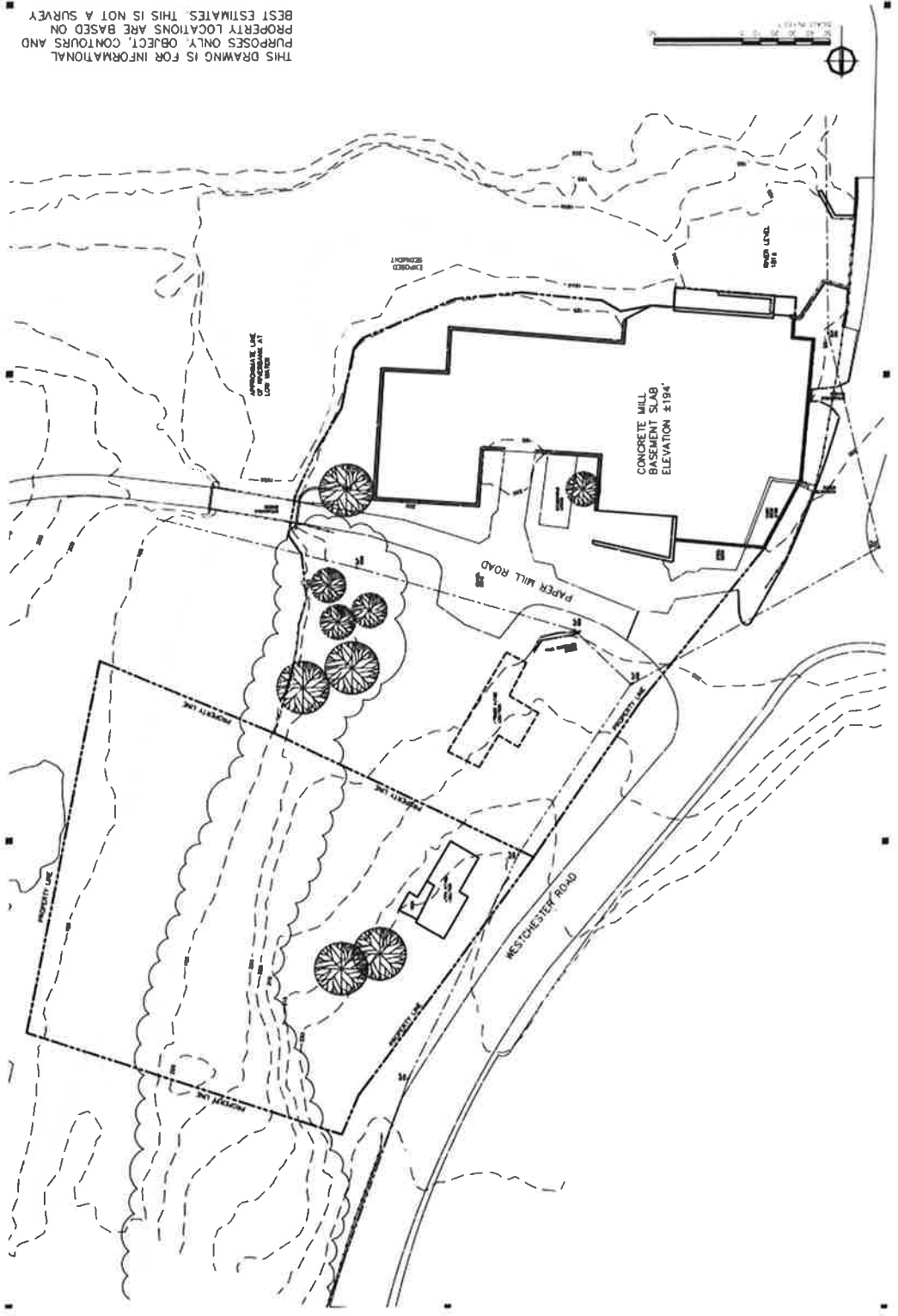
Site Plan – Existing Conditions

Job No.:
Scale: 1" = 50'-0"
Date: 11.13.19
Drawing: X1.1

Project: NORTON PARK
PRELIMINARY DESIGN
Site Plan
Existing Conditions

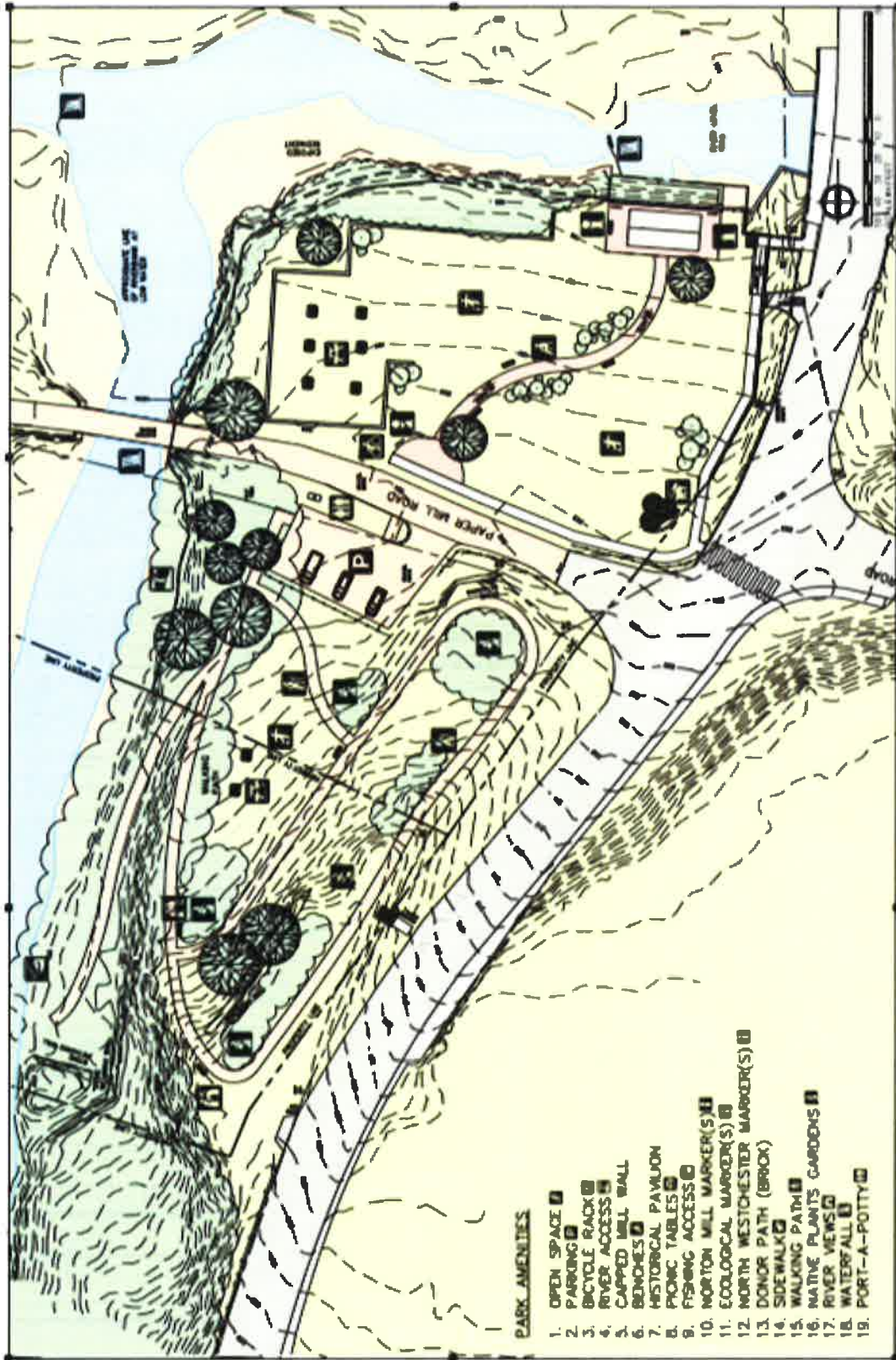
NOT FOR CONSTRUCTION

TOWN OF COLCHESTER
NORTON PARK COMMITTEE
127 North Ave
Colchester CT, 06415
Telephone (860) 537-7200



Norton Park Committee
 Appendix
 Preliminary Conceptual Design

Amenities listed/located may change based on further research, fundraising, development of design.



Job No. _____
 Scale: NTS
 Date: 02.02.2020
 Drawing: C1.1

Project: NORTON PARK
 PRELIMINARY DESIGN
 Title: Site Plan
 Proposed Conditions

TOWN OF COLCHESTER
 NORTON PARK COMMITTEE
 127 Norwich Ave
 Colchester, CT, 06415
 Telephone: 860-537-7200

Norton Park Committee
Appendix

Sampling of Pictorial Research Completed to Date

Permeable Pavement for Parking Area

Colvert Development, Linwood Avenue– New business plaza

Traditional/Pervious asphalt
(painted white line at bottom)



Larger View of parking area
(pervious asphalt in parking spaces)



Commemorative Engraved Brick Walkways

Colchester RecPlex, 297 Old Hebron Road, Colchester



Colchester Dog Park



Veterans Memorial Park, 579 Exeter Rd, Lebanon, CT

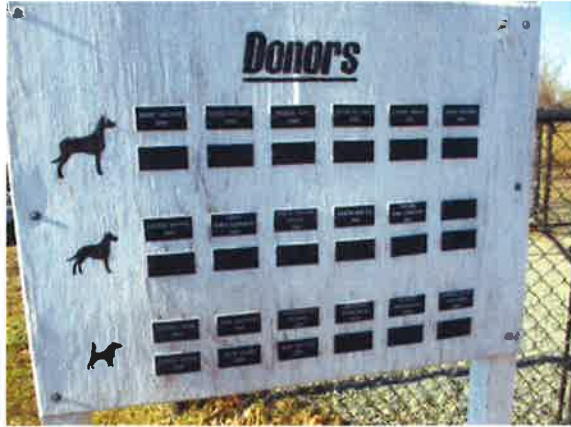


Norton Park Committee
Appendix

Sampling of Pictorial Research Completed to Date

Donor Recognition

Colchester Dog Park
99 Old Amston Road, Colchester



Brownstone Arch Memorial Plaque
265 Main Street, Portland



Other Memorials

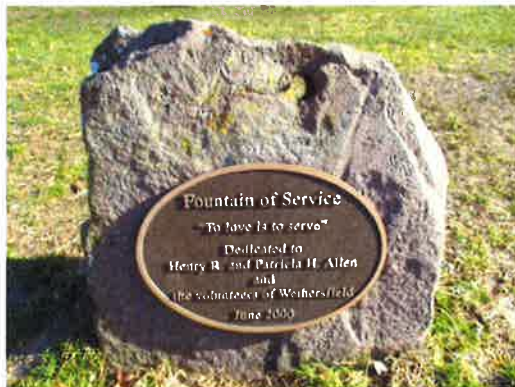
Brownstone Arch Sponsors
265 Main Street, Portland



Colchester Dog Park
99 Old Amston Road, Colchester



Old Wethersfield - "Fountain of Service"



Norton Park Committee
Appendix

Sampling of Pictorial Research Completed to Date

Educational Boards/Kiosks – Three boards are expected to be developed: History of Norton Mill, History of North Westchester, Jeremy River/Ecological Impacts

Comstock Bridge at Salmon River
Comstock Bridge Road, East Hampton



Airline Trail Spur, ,
Bull Hill Road, Colchester

Colchester Ruby and Elizabeth Cohen Woodlands
196 McDonald Road, Colchester



Old Wethersfield

Damaged



Norton Park Committee
Appendix

Sampling of Pictorial Research Completed to Date

Benches

Cragin Memorial Library
Donated by Colchester Rotary



Donated by Colchester Garden Club



Comstock Bridge at Salmon River
Comstock Bridge Road, East Hampton



Old Wethersfield



Norton Park Committee
Appendix

Sampling of Pictorial Research Completed to Date

Benches - Continued

Old Wethersfield



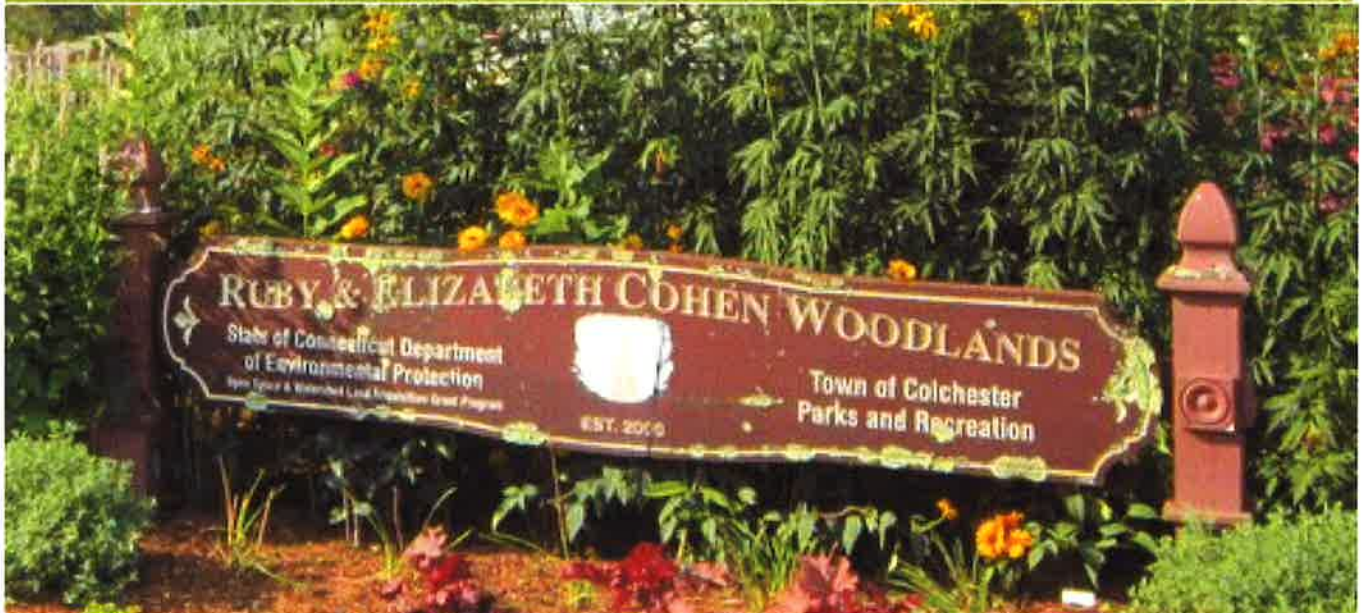
Norton Park Committee
Appendix

Sampling of Pictorial Research Completed to Date

Signage

Park entrance on Paper Mill Road across from parking – possible wooden carved site

Sign - Ruby and Elizabeth Cohen Woodlands, 196 McDonald Road, Colchester



Preliminary drawings of possible entrance sign; ideas for presentation only; not committee approved.



February 2, 2020

Julianne W. Cameron | 160 Martin Oval | Colchester, CT | 06415
an@juliannacameron.com ~ studio: 860 | 537 | 6622

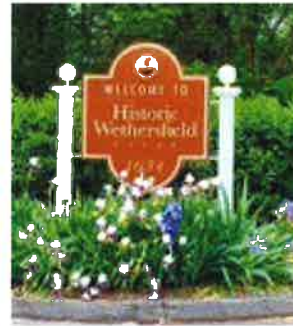
NORTON PARK
entrance sign rendering

Possible park sign street side on Route 149 in both directions
Brown metal sign (4'x3') with town seal and name of park

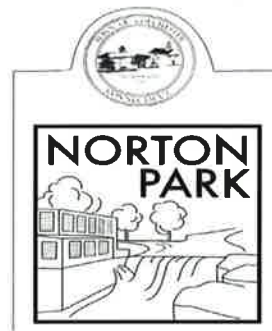
Cragin Memorial Library

Bernstein Preserve, East Haddam

Old Wethersfield



Ideas for presentation only; not committee approved



Possible Park Signage (www.campgroundsigns.com)



The Bulletin

Colchester agrees to buy Norton Paper Mill property



BUY PHOTO

HIDE CAPTION

The Norton Paper Mill in Colchester, which would be demolished under a plan to turn the area into a park. Ryan Blessing/
NorwichBulletin.com

By Ryan Blessing The Bulletin

Source <https://www.norwichbulletin.com/article/20150416/NEWS/150419684>

Posted Apr 16, 2015 at 5:18 PM Updated Apr 16, 2015 at 5:18 PM

COLCHESTER – The prospect of an old Westchester mill site becoming a park is moving closer to fruition, now that there’s an agreement between the town and the property’s owner.

The Norton Paper Mill, which sits next to a dam on the Jeremy River off of Route 149, would be demolished and the land converted into a passive recreation area called Norton Park under the proposal. The dam also would be removed.

“I’m tremendously excited about it. I can’t wait for a ribbon-cutting or a splashing across the river,” property owner Nancy Wasniewski told the Board of Selectmen after the board approved a memorandum of understanding and a purchase and sales agreement between the town and a limited liability corporation headed by Wasniewski.

Use of the land as a public park requires the town to have ownership. The purchase and sales agreement details a \$1 purchase price for the property.

Once it gains ownership and control of the property, the town would be responsible for demolishing and removing the mill and associated buildings. A conservation easement would restrict future use of the parcel to a park.

LONG ISLAND SOUND STUDY

A PARTNERSHIP TO RESTORE AND PROTECT THE SOUND

MEDIA CENTER, SPOTLIGHT (WEB ARTICLES) Posted on Monday, May 1st, 2017

Source: <http://longislandsoundstudy.net/category/media-center/>

Norton Paper Mill Dam



Before and after photos show the removal of the Norton Mill dam on the Jeremy River.

A privately-owned dam that once powered a paper mill was removed from the Jeremy River this past fall – and for the first time in over 300 years, migratory species of fish including Atlantic salmon, sea lamprey, American eel, and eastern brook trout are once again able to reach their historic spawning areas. While the dam that was removed a few months ago was only about 200 years old, it was built, presumably, to replace a dam built in 1726 just a very short distance upstream. The 1.5-acre former mill property, including the dam, was sold to the Town of Colchester by the Wasniewski family for \$1.00 in April 2016.



As the building was already partially collapsed, the Town was awarded \$860,000 in state grants to demolish the building, clean up the site, and convert the area to a riverfront park. The dam removal efforts, which took place in November 2016, were led by Sally Harold of The Nature Conservancy, in consultation with Steve Gephard, a biologist at Connecticut Department of Energy & Environmental Protection's Fisheries Division. Funding was primarily through the US Fish & Wildlife Service's Hurricane Sandy Mitigation and Resiliency Fund (\$537,000), and the National Fish & Wildlife Foundation's Long Island Sound Futures Fund, which partners with the Long Island Sound Study (\$39,000). Now that the dam has been demolished and the stream habitat restored, this project reconnects nearly 20 stream miles in the Jeremy River, Meadow Brook, and other tributaries to the Salmon River and the Connecticut River – opening up nearly the entire watershed to Long Island Sound. Also benefiting from this project are the many species of resident fish that utilize these streams, such as white sucker and native cyprinid fish.

Dams prevent the passage of fish and prevent migratory species from reaching their historic spawning areas, sometimes many miles upstream of the Sound. It is estimated that there are between 4,000 and 5,000 dams in Connecticut alone, and the upper end of this range would translate to about one dam per square mile. In addition to the environmental benefits stated above, removal of this dam eliminated a dam safety liability and protects downstream property.

This article was written by Harry Yamalis, the Connecticut Habitat Restoration Coordinator for the Long Island Sound Study.

The Bulletin

New panel to work on park plans for former Norton Paper Mill site

By Kristina Tedeschi Wayne, For The Bulletin

Posted Jun 4, 2019 at 4:37 PM Updated Jun 4, 2019 at 8:01 PM

Source: <https://www.norwichbulletin.com/news/20190604/new-panel-to-work-on-park-plans-for-former-norton-paper-site>

COLCHESTER - The Board of Selectmen is seeking volunteers interested in serving on a new committee that will help get plans off the ground for a long-awaited public park on the site of the old Norton Paper Mill in Westchester.

Plans to construct a park on the site of the former mill on the Jeremy River at Route 149 have been in the works for at least five years, since 2014, when town officials first began efforts to rehabilitate the site after the abandoned mill was gutted by fire in July 2012.

In June 2014, Colchester was awarded a \$350,000 Small Town Economic Assistance Program grant to raze the buildings and restore the river bank. In 2016, the town became the official owner of the three-acre property when it bought the site for \$1 through a purchase and sales agreement with the previous owners, the Wasniewski family.

Nan Wasniewski has submitted an application for a spot on the five-member Norton Mill Park Committee, according to the first selectman's office.

"Both [the Norton and Wasniewski] families have been involved from the start," First Selectman Art Shilosky said. "They've already shown us renditions of what they'd like to do."

Wasniewski, formerly Norton, said Tuesday she and other members of her family who owned and operated the mill for three generations beginning in the mid-1800s, said the goal is for the park to become a relaxing place to enjoy a picnic, go fishing, or put in a kayak.

"The idea is for a lovely, peaceful place with picnic tables and benches," she said. "It really has the potential to be a very beautiful site, as it sits right on the bend of the river there."

She said her family would also like to incorporate the history, in some way, of the mill and her ancestors.

Get involved

To apply for a position on the Norton Mill Park Committee, fill out an application and return it to the first selectman's office inside Colchester Town Hall, 127 Norwich Ave. Applications are available at the first selectman's office and online at www.colchesterct.gov under Forms & Documents.

In recent years, the Department of Energy and Environmental Protection and The Nature Conservancy, a nonprofit that aims to conserve land and water for future generations, have been working in conjunction with the town to restore the river.

In November 2016, with the help of a \$1.5 million grant, The Nature Conservancy removed the dam that once cut off about 17 miles of the river from fish and other wildlife and created poor conditions like increased pollution and decreased oxygen levels in the water.

In spring 2017, volunteers with DEEP and The Nature Conservancy released 100 Atlantic salmon fry into the Connecticut River tributary, planted trees on its banks and removed litter and debris.

This summer, a one-lane bridge on Paper Mill Road, which provides access to the site, will be reconstructed with a matching grant through the state's Local Bridge Program.

"We'll see how it evolves," Wasniewski said of the plans. "I'm really excited about it."

Appendix - Articles

Rivereast News Bulletin, January 31, 2020



Pictured is the Norton Park Committee on a recent walk of the property led by Colchester Public Works Director, Jim Paggioli. From left are Katherine M. Kosiba, Patrick Reading, Kevin Byrne, Robert Misbach (committee chair), Denise Mizla (Board of Selectmen liaison), Linda Pasternak (alternate), Julianna Cameron (alternate) and Nan Wasniewski (committee vice chair).

Norton Park on the Jeremy River

In September 2019, a committee was named by the Colchester Board of Selectmen to develop plans and seek funding for the proposed Norton Park in the North Westchester section of Colchester along the Jeremy River (Westchester Road and Paper Mill Road). The historic mill property was acquired by the town in April 2016 from the Wasniewski Family.

Since that time, the 200-year old dam has been removed from the Jeremy River by the Nature Conservancy with the consultation of a biologist of Connecticut Department of Energy & Environmental Protection's Fisheries Division (November 2016). Funding for the dam removal was primarily through the US Fish & Wildlife Service's Hurricane Sandy Mitigation and Resiliency Fund (\$537,000), and the National Fish & Wildlife Foundation's Long Island Sound Futures Fund, which partners with the Long Island Sound Study (\$39,000).

Funded by a \$350,000 Small Town Economic

Assistance Program grant to the Town of Colchester, the old C.H. Norton Paper Mill building has been demolished and remediation of the mill site is in progress with plans for completion in 2020. The Norton Park Committee is currently developing the riverside park's design and its components. Once completed the committee will seek approval from the Board of Selectmen and shift focus to raise funds through grants and donations for the park's creation.

The Norton Park Committee generally meets on the second Wednesday of each month at 6:30 p.m. in Town Hall Room 1. The public is welcome to attend and may contribute ideas and remarks during the Citizens' Comments portion of the meeting.

For more information and to confirm meeting dates/time go to: colchesterct.gov/norton-park-committee.

Town of Colchester Interoffice Memorandum

To: Mary Bylone, First Selectman
From: James Paggioli, Director of Public Works 
CC:
Date: February 17, 2020
Re: Proposed Easement & Joint Use Agreement- Yankee Gas/Eversource/Bloom Energy –Airline Trail

As part of the Natural Gas Line Project being conducted by Yankee Gas (dba Eversource Energy) to provide service to the Fuel Cell project by Bloom Energy located at 160 Old Amston Road, a Natural Gas distribution main (8" Low Pressure) is required to serve the project. The Fuel Cell project also requires that an 8" water main extension be installed to service the project. Each of these Utility Main extensions will be paid for by Bloom Energy, not tax payers or Water System rate payers. In evaluating potential line assignments that would serve the project and cause the least amount of disturbance to the residents of the Town of Colchester, the most advantageous location to the Town was utilized the Airline Trail Spur from Lebanon Avenue to Old Amston Road. The reasons are 1) The Town Water system exists within the Airline Spur trail and making the one mile extension will be a significant amount of work to the eventual looping of the Town water system in the Amston/Old Amston Road Area for water quality purposes at no cost to the rate payers; 2) The work does not require motor traffic delays, or disturbance of town owned roads except for the section along Old Amston Road between the Trail Spur and the Eversource Electrical Substation (roughly 1/10th of the entire route total); 3) Eversource already has an easement over the entire portion of property shown on the proposed Gas Easement, except that is for electrical line purposes, therefore the Town is not relinquishing anything new in regard to the easement language or restrictions; 4) The Town owns the property in fee simple and therefore controls the restoration process, which means that the full trail and will be rebuilt to its full width with new stone dust surface and improved drainage characteristics upon the completion of the main installations.

Since the Town has previously deeded an easement to Eversource (then CL&P) in 1973 (Vol 106 Pg 78) that encompassed the entire property that the Town owns from Lebanon Avenue to Old Amston Road, a Joint Use Agreement between Eversource and the Town of Colchester is the best means for each of the utility providers (Electric, Gas, and Water) to mutually acknowledge that there are other utilities that share the same easement area. Normally this is not required for public roads, since there are existing Connecticut General Statutes that address the rights of utilities and municipalities within streets; however the Airline Trail Spur is technically municipal land being utilized as a pedestrian/bike trail similar to park land.

Attached are the Easement Document, (which is the standardized form typical for all similar easements), the plan that depicts the physical location of the easement, the Joint Use Agreement.

Due to the overall benefit to the residents of the Town of Colchester, I would recommend that the easement be granted to Yankee Gas (dba Eversource Energy) as shown on the attached documents and that the First Selectman be authorized to sign all required documents.

Proposed Motion: That the Board of Selectmen approve the granting of an easement to the Yankee Gas, doing business as Eversource Energy, for the installation, operations and maintenance of underground natural gas main as depicted on the attached mapping, along with the approval of the Joint Use Agreement for utilities located within the easement area. Furthermore the Board of Selectmen authorizes the First Selectman to sign all necessary documents for granting of said easement and Joint Use Agreement.

File No, E2009
Please Return to:
Real Estate Department
Eversource
63R Myrock Avenue
Waterford, CT 06385

GAS DISTRIBUTION EASEMENT

For a valuable consideration, receipt of which is acknowledged, the **Town of Colchester** grants unto **Yankee Gas Services Company dba Eversource Energy**, a specially chartered Connecticut corporation with offices in Connecticut, its successors and assigns with **WARRANTY COVENANTS**, the non-exclusive perpetual right to construct, maintain, replace, relocate, remove and rebuild, across and under those portions of the Grantor's lands described herein (Easement Area) distribution systems for gas, consisting of pipes, valves, fixtures and other appurtenances useful for providing gas services and for any other purpose connected with the services or operations of a Public Service Company as defined in the Connecticut General Statutes (Facilities), including underground pipes running from such Facilities and Easement Area to any structures on the Grantor's lands (Services); the right to provide gas service to abutters by means of the same, and the non-exclusive right to cross and enter the Grantor's lands for the purpose of inspecting, maintaining, replacing, relocating or removing said Facilities and Services. Together also with the non-exclusive right, after consultation with the Grantor, when practicable, to trim and keep trim, cut and remove such trees or shrubbery as in the reasonable judgment of the Grantee are necessary to maintain said Facilities, Services and appurtenances.

Said Easement Area is located on the Grantor's lands on the **northerly** side of **Lebanon Avenue, Conn. Route 16** in the Town of **Colchester**, Connecticut, as more particularly described on a map entitled "**Map Depicting Easement Area to be Granted to Yankee Gas Services Company dba Eversource Energy Across the Property of Town of Colchester Colchester, Connecticut Scale: 1"=40' Date: 1/9/2020 Sheets 1 and 2 of 2**" which map has been on or will be filed in the office of the town clerk of said Town of **Colchester**, Connecticut.

The Grantor agrees and acknowledges that Grantee shall have the right, with the necessary materials, vehicles, personnel and equipment, to access Grantor's lands and to locate, install and operate its Facilities and Services within and from the aforementioned Easement Areas. Grantor further agrees and acknowledges that, except with the written permission of the Grantee no building, structure, or other improvement or obstruction shall be located upon or within the bounds of the Easement and Services Areas, with the exception of: low growth minimal rooting plantings; impervious or other suitable cover for drive, walk and parking areas; or temporary/portable surface facilities such as trash dumpsters. Grantor further agrees that nothing shall be attached, at any time, to any property of the Grantee installed by virtue of this Easement. To facilitate the installation, repair, replacement or maintenance of its Facilities and Services, the Grantee may in its reasonable judgment, at its option and without liability to and at the expense of the Grantor, remove and dispose of any of the aforesaid made or installed subsequent to the date hereunder which are contrary to the provisions of this Easement. In such event, Grantee shall, at the sole expense of the Grantor, restore the area disturbed to substantially the same condition as existed prior to such installation, repair, replacement or maintenance.

By acceptance of this Easement, for as long as and to the extent that Grantee's Facilities, together with all Services and appurtenances located on the Grantor's lands pursuant to this Easement are used to provide gas distribution and service, and notwithstanding any other agreement between the parties or anything herein to the contrary, the Grantee shall install, repair, replace and maintain such Facilities, Services and appurtenances at its own expense. With regard to any installation, repair, replacement or maintenance (Restorations) of said Facilities, Services and appurtenances, the Grantee shall promptly restore the area disturbed to substantially the same condition as existed prior to such Restorations provided, however, that such other restoration shall not include any structures, other improvements or plantings made or installed contrary to the provisions of this Easement. Any relocation of said Facilities and/or Services requested by or caused by any action on the part of the Grantor shall be at the sole cost of the Grantor.

Any Easement Area herein described and granted, or any interest therein or part thereof, may be assigned by the Grantee, wholly, jointly or in part, to any communication company, public service company or other entity associated with or succeeding to Grantee's business, and the Grantor hereby agrees to and ratifies any such assignment and acknowledges that the interest so assigned may be utilized by said assignee.

File No. E2009
Please Return to:
Real Estate Department
Eversource
63R Myrock Avenue
Waterford, CT 06385

The terms "Grantor" and "Grantee" shall include lessees, heirs, executors, administrators, successors and assigns where the context so requires or permits.

If any third party having an interest in the Grantor's lands, as the same are represented herein, shall initiate an action that will adversely affect Grantee's rights and Easement interests as herein granted, then Grantor, at its sole cost and expense, shall pursue and acquire any legal remedies or instruments as may be required to secure Grantee's Easement interests. Grantor shall defend and hold harmless the Grantee from and against any and all claims losses or liabilities whatsoever, including reasonable legal fees, arising from such actions.

TO HAVE AND TO HOLD the premises unto it, the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this ____ day of _____, 2020.

Signed, sealed and delivered in the presence of:

TOWN OF COLCHESTER

Witness sign / print

Witness sign / print

Mary Bylone
Its: First Selectman

ACKNOWLEDGMENT

STATE OF CONNECTICUT

COUNTY OF _____

S.S. _____

On this ____ day of _____, 2020 before me, the undersigned officer, personally appeared Mary Bylone, First Selectman, who acknowledged herself to be the person whose name is subscribed to the within instrument and acknowledged that she, being duly authorized to do so, executed the same for the purposes therein contained as her and said Grantor's free act and deed.

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

Notary Public Seal Required
My Commission Expires _____

LEGAL TITLE SERVICES, LLC

Serving Connecticut

100 Tunxis Hill Road

Fairfield, CT 06825

Telephone: 203-333-1511

Facsimile: 203-366-6900

PROPERTY ADDRESS: Lebanon Avenue
Colchester, CT

DATE: February 3, 2020

CERTIFICATE OF TITLE

The undersigned hereby certifies that after an examination of the land records, as indexed, of the City/Town in which the land and appurtenances described in Schedule A are located, the undersigned is of the opinion that title in FEE SIMPLE is vested in **Town of Colchester** subject only to those matters appearing on Schedule B hereof.

This Certificate of Title is issued to **Yankee Gas Service Company d/b/a Eversource Energy** and is not assignable.

Certified to the 28th day of January, 2020 at 8:00 a.m.

LEGAL TITLE SERVICES, LLC



By:

duly authorized

Legal Title No. 19-171594A

SCHEDULE A DESCRIPTION

All that certain real property, together with the improvements thereon, situated in the Town of Colchester, County of New London and State of Connecticut, containing approximately 3.55 acres, more or less, and being more particularly shown and designated as Lot 01A-000 on the Colchester Tax Assessor's Map No. 27-00. Said premises are also described as the abandoned railroad right of way, formerly belonging to the Colchester Railway Company, running between the northerly line of Lebanon Avenue (CT Rte. 16) and the southerly line of Old Amston Road in said Town of Colchester; being the same premises acquired by the Town of Colchester by Quit Claim Deed from the Trustees of The New York, New Haven and Hartford Railroad Company dated September 3, 1968 and recorded in Volume 94 at Page 196 of the Colchester Land Records.

Together with rights and easements as set forth in grants from Gusmar Properties L.L.C. dated September 4, 1998 and recorded in Volume 479 at Pages 63, 66 and 68, respectively, all of the Colchester Land Records.

Less and excepting therefrom all that certain real property conveyed by the Town of Colchester to Gusmar Properties L.L.C. by Quit Claim Deeds dated October 6, 1998 and recorded in Volume 479 at Pages 71 and 73, respectively, both of the Colchester Land Records.

SCHEDULE B

1. Any and all provisions of any municipal regulation or ordinance, and any Federal, State, or Local public or private laws, with special reference to the provisions of any zoning rules and regulations governing the subject premises.
2. Such facts as an accurate survey and/or physical inspection of said premises might reveal.
3. Any assessments or pending assessments for which a lien or liens have not as yet been filed or recorded in the Town Clerk's Office.
4. Rights of present tenants, lessees or parties in possession not shown by the public records.
5. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Easements or other rights arising by adverse use or prescription, or otherwise, and not appearing in the chain of title for the Statutory period or marketable record title covered by this Certificate of Title, including, but not necessarily limited to, pole lines, wires, pipes, culverts, riparian rights, underground encroachments and any right the public may have in highways upon the land.
7. No liability is assumed for compliance with the requirements of any consumer protection, environmental protection, truth-in-lending, settlement procedures act, or similar law.

NOTE: ALL INFORMATION REGARDING TAXES AND SPECIAL ASSESSMENTS IS PROVIDED **FOR INFORMATIONAL PURPOSES ONLY**, SINCE DIRECT ACCESS TO THE TAX COLLECTOR'S RECORDS IS UNAVAILABLE AND RELIANCE MUST BE MADE UPON INFORMATION PROVIDED BY OTHERS. IT IS RECOMMENDED THAT THE AMOUNT AND STATUS OF PAYMENT OF ALL TAXES AND SPECIAL ASSESSMENTS BE RECONFIRMED WITH THE TAX COLLECTOR'S OFFICE AND/OR RECEIPTED COPIES OF TAX BILLS BE PROVIDED.

8. Real Estate Taxes on the List of October 1, 2018 due and payable July 1, 2019 and January 1, 2020. NOTE: Said premises is reported to be tax exempt. Assessment: \$39,600.00 Map: 27-00 Block: -- Lot: 01A-000 List No: C0542400
9. Real Estate Taxes on the Grand List of October 1, 2019, not yet due and payable.
10. Water and sewer use charges as may be due and payable to Metropolitan District Commission.

11. Easement in favor of The Connecticut Light and Power Company as set forth in a grant dated April 9, 1940 and recorded in Volume 60 at Page 577 of the Colchester Land Records.
12. Easement in favor of American Telephone and Telegraph Company as set forth in a grant dated October 20, 1967 and recorded in Volume 104 at Page 397 of the Colchester Land Records.
13. Easement in favor of The Connecticut Light and Power Company as set forth in a grant dated June 7, 1973 and recorded in Volume 106 at Page 78 of the Colchester Land Records.
14. License Agreement by and between the Town of Colchester and the State of Connecticut for Wire, Pipe and/or Cable Transverse Crossing and/or Longitudinal Occupation within Railroad Right of Way dated July 3, 1996 and recorded in Volume 408 at Page 344 of the Colchester Land Records.
15. Notes, notations and conditions shown on Map No. 36-1619 and 44-2487 on file in the Colchester Land Records.

BING SEA -

*GIS MAP / STORAGE
MAP.*

NOTE: The legal description contained in Schedule A attached hereto and made a part hereof is based on information obtained from the Colchester Tax Assessor's maps and field card data and the Colchester Land Records. The premises consist of land remaining from a railway right of way excepting and excluding various parcels conveyed. A current A-2 survey of the premises is recommended to accurately determine its acreage and boundary calls.

END OF EXCEPTIONS



107 Selden Street
Berlin, CT 06037

Date: 1/17/2020

Mary Bylone
First Selectman
Town of Colchester
127 Norwich Avenue
Colchester, CT 06415

Re: Joint Use Agreement for 8-inch Water Main in the Eversource Right northerly of Lebanon Avenue in the Town of Colchester

Dear Selectman Bylone:

Please find enclosed the Joint Use Agreement to allow the 8-inch water main in the Eversource Right of Way on the Town of Colchester property located northerly of Lebanon Avenue. Please review and execute two original Joint Use Agreements and send both to me. Eversource will execute both and send one fully executed original back to you for recording.

After recording, please send me town a clerk-certified copy of the recorded Joint Use Agreement. The Town of Colchester will be responsible for any expenses incurred for providing this service. If you should have any questions, please feel free to contact me.

Sincerely,

Brian G. Alicea

Brian G. Alicea
Senior Right of Way Specialist
T & D ROW and Survey Engineering
107 Selden Street
Berlin, CT 06037
(860) 665-2543
Brian.Alicca@Eversource.com

Enclosures

Return to:
Eversource Energy
Attn: B. Alicea
107 Selden Street
Berlin, CT 06037

AGREEMENT AND CONSENT TO JOINT USE

AGREEMENT made this _____ day of _____, 2020 by and between THE CONNECTICUT LIGHT AND POWER COMPANY d/b/a EVERSOURCE ENERGY, a specially chartered Connecticut corporation, with its principal place of business at 107 Selden Street, Berlin, CT 06037 (“EVERSOURCE”); and the TOWN OF COLCHESTER., with a mailing address of 127 Norwich Avenue, Colchester, CT 06415(“COLCHESTER”);

WITNESSETH THAT

WHEREAS, EVERSOURCE acquired an easement from the Town of Colchester, dated June 7, 1973, and recorded in Volume 106, Page 78 of the Town of Colchester Land Records (the “Easement”), which is essential to its operations in the Colchester area and Eversource has overhead distribution facilities and appurtenant equipment installed across the area that is subject to Easement, as set forth in the Easement (the “Easement Area”);

WHEREAS, COLCHESTER is the fee owner of property located on COLCHESTER’s lands northerly of Lebanon Avenue in Colchester, CT, which is subject to the Easement;

WHEREAS, COLCHESTER wishes to construct and maintain an 8-inch Water Main in the Easement Area under EVERSOURCE’s overhead electrical distribution facilities (“8-inch Water Main”), as shown on a plan entitled “Water & Natural Gas Main Extension, Airline Trail, Colchester, Connecticut, December 19, 2019” (the “Plan”), which is attached hereto and made a part hereof, but will not be recorded herewith;

WHEREAS, the Easement prohibits the erection of any building and structures, and that nothing shall be attached to the property of EVERSOURCE within the Easement;

WHEREAS, EVERSOURCE desires to cooperate with COLCHESTER in the construction and maintenance of the 8-inch Water Main, and COLCHESTER desires to cooperate with EVERSOURCE to protect EVERSOURCE's electric facilities within the Easement Area and preserve its easement rights.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

(1) The definitions of terms that are set forth above in the preamble and the "Whereas" clauses to this Agreement are incorporated into and apply to this Agreement.

(2) This Agreement runs solely with the parcel of land as shown on the Plan and described in the Easement.

(3) EVERSOURCE consents to the construction and maintenance of the 8-inch Water Main and the use of a portion of the Easement Area by COLCHESTER as described above and shown on the Plan, *provided that* COLCHESTER complies fully with the requirements set forth in the Easement and this Agreement; and *further provided* that such consent will not constitute a waiver of any of Eversource's rights under the Easement as by this Agreement.

(4) COLCHESTER and EVERSOURCE agree to jointly use a certain portion of the Easement Area as described above and shown on the Plan, subject to the conditions contained herein.

(5) COLCHESTER and EVERSOURCE agree to use their best efforts to cooperate in said joint use of the Easement Area and to provide each other, when requested, with engineering and surveying plans, maps or information necessary or helpful in locating the facilities or determining rights of the other. EVERSOURCE's

review and acceptance of site plan submittals from COLCHESTER will be only to the extent that specific plan details are required for the evaluation of the requested joint use(s). EVERSOURCE review of such site plan submittals will not be a comprehensive engineering or drafting review, and EVERSOURCE will not be responsible for any loss suffered as a result of any site plan discrepancies. In addition, COLCHESTER also agrees that any field changes in the site plans within or affecting the Easement Area during construction or thereafter, or any blasting activities, future construction or change of use within the Easement Area will be subject to prior review and written acceptance by EVERSOURCE in accordance with this section (5). Requests for such approval shall be addressed to Shawn Southworth, Manager, Transmission and Distribution Rights of Way and Survey Engineering at telephone number (860) 665-2671 or EVERSOURCE's then current Manager, Transmission and Distribution Rights of Way and Survey Engineering at (800) 286-5000.

(6) COLCHESTER agrees to take all safety precautions when working under and/or near EVERSOURCE's its electric facilities, including but not limited to compliance with applicable Occupational Safety and Health Administration (OSHA) requirements.

(7) COLCHESTER agrees to provide notification to EVERSOURCE prior to beginning construction and/or maintenance of the 8-inch Water Main under or near EVERSOURCE electrical facilities and equipment within the Easement Area (see form UTRM 077-current version will be provided). Notification to EVERSOURCE shall be addressed to Barry Lashley, Manager, Distribution Engineering at telephone number (203) 245-5237 or the then current Manager of Distribution Engineering at (800) 286-5000.

(8) COLCHESTER agrees to use its best efforts to construct and maintain the 8-inch Water Main in a reasonable manner so that they do not interfere with or damage any electric facilities or other equipment owned, constructed or maintained by EVERSOURCE. COLCHESTER agrees to reimburse Eversource for the full costs to

EVERSOURCE as the results of any such interference and any damages that arise out of COLCHESTER's construction and/or maintenance activities within the Easement Area. COLCHESTER further agrees to pay EVERSOURCE in advance the full estimated costs for any relocation and/or changing of the electrical facilities or any other equipment owned, constructed or maintained by EVERSOURCE as may be required to properly operate, maintain, repair, remove and rebuild the same as the result of COLCHESTER's construction and/or maintenance activities within the Easement.

(9) COLCHESTER agrees to use its best efforts to use and maintain the 8-inch Water Main in a reasonable manner so that they:

(a) do not interfere with or damage the electrical facilities or other equipment owned, constructed or maintained by EVERSOURCE or prevent or hamper EVERSOURCE from replacing, repairing, rebuilding, operating, patrolling and removing said facilities or equipment; and

(b) do not prevent EVERSOURCE from complete and unobstructed access to and along the Easement Area and onto adjacent properties that abut the Easement Area. COLCHESTER further agrees to pay to Eversource the full costs incurred by EVERSOURCE due to any such interference or damage as a result of COLCHESTER's use of and/or maintenance activities within the Easement Area.

(10) Concurrently with COLCHESTER's execution of this Agreement, COLCHESTER is granting EVERSOURCE a reasonable right of access over and across adjacent lands of COLCHESTER to and from the EASEMENT AREA.

(11) COLCHESTER agrees not to pile any snow or construction materials or store any equipment within the Easement Area.

(12) COLCHESTER agrees that the plan and profile of the 8-inch Water Main in the Easement Area will be as depicted on the Plan.

(13) COLCHESTER agrees not to construct any other permanent structures within the Easement Area.

(14) COLCHESTER agrees not to place any wells or septic systems within the Easement Area.

(15) COLCHESTER agrees that, following construction and/or maintenance of the 8-inch Water Main, it will: dispose of all waste material, if any, outside the Easement Area; grade, resoil and reseed in a reasonable manner wherever necessary; employ any necessary erosion control measures; and restore and maintain the Easement Area in a condition that is acceptable to EVERSOURCE.

(16) COLCHESTER agrees that if EVERSOURCE needs to construct additional transmission or distribution lines or upgrade current lines within the Easement Area, COLCHESTER will pay in advance the full estimated incremental additional costs, including, but not limited to, any costs associated with the acquisition of easement rights outside of the existing Easement Area, to EVERSOURCE that is attributable to COLCHESTER's use of the Easement Area, subject to adjustment to reflect actual cost incurred (including overhead costs) following completion of the such construction or upgrade work. If the actual incremental cost of such work is greater than the estimated amount previously paid by COLCHESTER, EVERSOURCE will invoice COLCHESTER for the difference between the actual incremental cost incurred by EVERSOURCE and the estimated amount previously paid, and COLCHESTER will pay such invoiced amount within thirty (30) days after receipt of the invoice from EVERSOURCE. If the actual incremental cost of such work is less than the estimated amount previously paid by COLCHESTER, then EVERSOURCE will pay COLCHESTER the difference between the estimated cost previously paid by COLCHESTER and the actual incremental cost incurred by EVERSOURCE within 30 days of determination of the actual incremental cost of such work.

(17) COLCHESTER further agrees to remove and/or relocate the 8-inch Water Main if such action is required for EVERSOURCE's use of the Easement Area. EVERSOURCE will make reasonable efforts to avoid the need for (or alternatively to reduce the extent of) removal and/or relocation of the 8-inch Water Main. COLCHESTER shall, upon receipt of written notice from EVERSOURCE of its intention to exercise its easement right to require removal or relocation, remove and/or relocate the 8-inch Water Main from that portion of its property subject to said easement right, at COLCHESTER's expense. EVERSOURCE shall give COLCHESTER at least six (6) months prior written notice of its intention to exercise said removal or relocation right. If COLCHESTER fails to remove and/or relocate the 8-inch Water Main within the 6-month notice period, EVERSOURCE will have the right to do so by any means selected by EVERSOURCE and to invoice the cost of such removal and/or relocation to COLCHESTER, which COLCHESTER must pay within 30 days of receipt of such invoice.

(18) COLCHESTER agrees to obtain and keep in force during the term of this Agreement any and all permits or approvals required by any authority having jurisdiction over its construction, as described herein, and shall be responsible for payment of any and all taxes levied on it, excluding any taxes levied on EVERSOURCE'S electrical facilities and equipment installed within the Easement Area.

(19) EVERSOURCE will have unimpeded access to its facilities installed within the Easement Area, and EVERSOURCE will not be liable for any costs including, but not limited to, the costs associated with or resulting from the removal of any obstructions installed by COLCHESTER and/or the replacement thereof by COLCHESTER and damages of any kind to COLCHESTER or any third party resulting from EVERSOURCE's exercise of its rights of unimpeded access to its facilities in the Easement Area. In addition, COLCHESTER will indemnify, defend and save harmless EVERSOURCE, its affiliate companies and each of their respective trustees, directors, officers, employees, contractors, successors and assigns from and against any and all loss, cost, damage, expenses (including attorney's fees), and from and against any and all

claims, actions or proceedings for property damage, personal injury or death that any of them or any third party may directly or indirectly suffer, sustain, be liable for or subject to and that arise out of COLCHESTER's use of the rights granted herein. Furthermore,

(20) COLCHESTER must provide evidence of at least the following insurance coverage (a) Comprehensive General Liability insurance, including broad form property damage liability, with a combined single limit for bodily injury and/or property damage of at least \$5,000,000 per occurrence; (b) Automobile Liability insurance with a combined single limit for bodily injury and/or property damage of at least \$2,000,000 per accident. The foregoing insurance requirements may be satisfied with multiple levels of insurance policies including umbrella insurance that provides excess insurance coverage for insurance coverage described above in items (a) and/or (b) of this Section (21). The foregoing insurance policies will be endorsed to: (i) name EVERSOURCE and its affiliates and their respective trustees, directors, officers and employees as additional insureds with respect to any and all third party bodily injury and/or property damage, (ii) contain a waiver of subrogation in favor of the additional insureds, (iii) be primary to any similar insurance or self-insurance maintained by the additional insureds, and (iv) require that thirty (30) days written notice be given to EVERSOURCE prior to any cancellation or material change in any insurance policy. Each insurance certificate evidencing the foregoing coverages shall list the location of EVERSOURCE's Right of Way.

(21) Any consent, express or implied, by either party to a breach by any other party of a covenant, or a condition contained herein, shall not constitute a waiver of any prior or succeeding breach of any covenant or condition contained herein.

(22) This Agreement shall be binding upon and inure to the benefit of the parties and their heirs, administrators, successors and assigns.

(23) The Agreement shall be interpreted in accordance with the law of the State of Connecticut and it shall be subject to the right of EVERSOURCE to require specific performance with respect to requirements set forth herein, including COLCHESTER's

compliance with law, regulation, safety requirements, regulatory permit or approval requirements and required work or conditions in the Easement Area.

(24) This Agreement contains the entire Agreement between the parties and any amendment thereof shall be in writing and executed by the parties to this Agreement.

(25) This Agreement and any amendments thereto shall be recorded in the Town of Colchester Land Records.

EXECUTED by the parties the day and year first above written.

[End of Page]

Witnesses

THE CONNECTICUT LIGHT
AND POWER COMPANY d/b/a
EVERSOURCE ENERGY

Sign _____

Print Name _____

Sign _____

Print Name _____

By: _____

Shawn Southworth, Manager,
Transmission & Distribution
Rights of Way and Survey
Engineering

ACKNOWLEDGEMENT

STATE OF CONNECTICUT

ss: _____

COUNTY OF _____

On this the ____ day of _____, 2020, before me, the undersigned officer, personally appeared Shawn Southworth, Manager, Transmission & Distribution Rights of Way, Survey Engineering of The Connecticut Light and Power and Power Company dba Eversource Energy, who has proven to me with proper identification and/or through personal knowledge to be the person whose name is subscribed on the preceding or attached document, and acknowledged that he/she signed it voluntarily and of his/her free will and deed and as the free will and deed of such corporation for its stated purpose.

In witness, whereof, I hereunto set my hand and official seal.

Notary Public -- My Commission Expires:

Witnesses

TOWN OF COLCHESTER.

Sign _____

Print Name _____

By: _____

Sign _____

Its _____

Print Name _____

ACKNOWLEDGEMENT

STATE OF CONNECTICUT

ss: _____

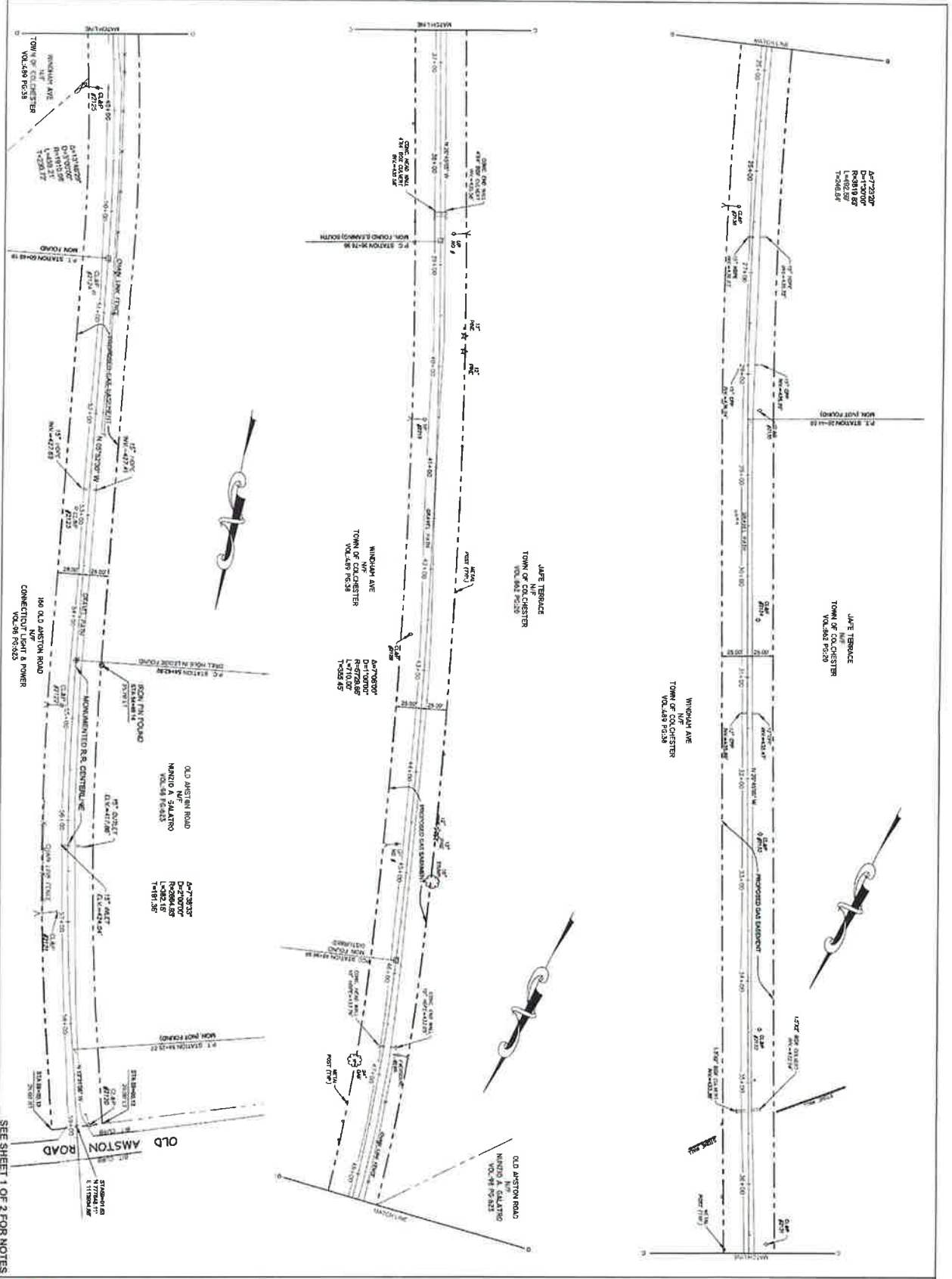
COUNTY OF _____

On this the ____ day of _____, 2020, before me, the undersigned officer, personally appeared _____, the _____ of the TOWN OF COLCHESTER who has proven to me with proper identification and/or through personal knowledge to be the person whose name is subscribed on the preceding or attached document, and acknowledged that he/shc signed it voluntarily and of his/hcr free will and deed and as the free will and deed of such corporation for its stated purpose.

In witness, whereof, I hereunto set my hand and official seal.

Notary Public -- My Commission Expires:

Commissioner of the Superior Court



SEE SHEET 1 OF 2 FOR NOTES

MAP SHOWING EASEMENT AREA FOR GAS LINE TO BE GRANTED TO EVERSOURCE ENERGY OVER THE LAND OF THE TOWN OF COLCHESTER FROM LEBANON AVENUE NORTHERLY TO AMSTON ROAD COLCHESTER, CONNECTICUT

2 OF 2


	IRON PIN (FOUND)
	REBAR/CABLE HOLE (TO BE SET)
	LIGHT POLE
	MONUMENT (FOUND)
	UTILITY POLE
	OVERHEAD WATER MAIN
	WATER METER
	GAS VALVE
	GAS METER
	4" RIGID CORRUGATED GALVANIZED IRON PIPE
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	1200" RIGID CORRUGATED GALVANIZED IRON PIPE

Surveying Associates, LLC

 201 CONANT LANE, WESTPORT, CT 06880

 PHONE: 203.261.4444 FAX: 203.261.5499

Town of Colchester Interoffice Memorandum

To: Mary Bylone, First Selectman
From: James Paggioli, Director of Public Works 
CC:
Date: February 12, 2020
Re: 129 Westchester Road Purchase and Sale Agreement – Land adjacent to Proposed Norton Mill Park Property

During the activities occurring at the Norton Mill Park project, the abutting property owner of the premises at 129 Westchester Road has offered to sell that property to the Town of Colchester for the sales price of one (\$1.00) dollar. The property is a single family residence on 1.2 acres of land. The house on the premises is similar to the former single family residence that was located on 139 Westchester Road that was previously demolished. The first step of the acquisition requires that a Purchase and Sale Agreement be agreed to, in order for the Town to conduct inspections of the property prior to the final decision being made to acquire the property. The anticipated use of the property would require that the existing single family structure that is in marginal repair, be demolished. The parcel is directly north of the future park property and would be a prudent acquisition to increase the available land to the public and access to the Jeremy River. The present owner of the property has reviewed the proposed Purchase and Sale Agreement and has no issues with the document. I would recommend that Board of Selectmen authorize the First Selectman to sign the Purchase and Sales Agreement, and that the Town begin to conduct the necessary inspections once the agreement is in force.

As with the previous acquisition (at 139 Westchester Road), the final approval for the property acquisition will be brought before the Board of Selectmen for final approval once all inspection reports are completed.

Proposed Motion: The Board of Selectmen authorizes the First Selectman to enter into a Purchase and Sales Agreement for the Town of Colchester with Nancy Norton Wasniewski, for the property known as 129 Westchester Road, as described in the attached document, and to sign said agreement as required.

PURCHASE AND SALE AGREEMENT

PURCHASE AND SALE AGREEMENT is made as of the ___ day of February, 2020 (the "**Effective Date**"), by and between **NANCY NORTON WASNIEWSKI**, an individual, from Colchester, Connecticut 06415 (the "**Seller**") and the **TOWN OF COLCHESTER**, a municipal corporation of the State of Connecticut, having an address of 127 Norwich Avenue, Colchester, Connecticut 06415 (the "**Purchaser**").

WHEREAS, Seller is the owner of a certain parcel of real property, together with the appurtenances thereto and buildings and improvements, located at 129 Westchester Road situated in the Town of Colchester, County of New London, and State of Connecticut, as more particularly set forth and described on the attached "Exhibit A", attached hereto and incorporated herein by reference (the "**Property**")

WHEREAS, Seller and Purchaser desire to enter into an Agreement for the purchase of the **Property** at 129 Westchester Road, Colchester, Connecticut, together with all buildings, improvements, and appurtenances located there on, as described in Volume 158 Page 786 of the Colchester Land Records, which is attached to this agreement as Schedule A; subject to the terms and conditions set forth in this Agreement.

Agreement

NOW, THEREFORE, in consideration of the mutual covenants, promises and conditions contained in this Agreement the parties, intending to be legally bound, agree as follows:

1. **Agreement to Purchase and Sell.** The Seller and Purchaser agree that the Seller shall sell and convey to the Purchaser, and that the Purchaser shall purchase from the Seller, on or before the Closing Date (as defined below), the Property together with (i) all rights, title and interest of the Seller in the Property and together with any rights, privileges, rights of way and easements appurtenant to the Property, including, without limitation all mineral rights on or under the Property, development rights, air rights, and any easements, rights of way, riparian and water rights, or other interests in, on or under any lands located within the Property, or adjoining the Property, and all buildings and improvements located thereon; (ii) all of Seller's right, title and interest in and to the fixtures, equipment, appliances, and other tangible personal property located within and upon the Property (collectively called "**Personal Property**"); (iii) all transferable reports, approvals, licenses, permits, certificates, special permits, site plan approvals, and any variances, any Buildings Surveys in regards to environmental conditions of the buildings, that the Seller has obtained in regard to the Property; (iv) any and all other rights, privileges, and appurtenances owned by Seller and exclusively related to, or used in

connection with the Property, to the extent assignable. The Property and all items referred to in clauses (i), (ii), (iii) and (iv) are herein referred to as the “**Premises.**”

The Premises shall be conveyed subject to and in accordance with the terms, conditions and provisions as set forth in this agreement.

2. Purchase Price. Subject to the adjustments and possible proration’s hereafter described, the Purchaser agrees to the Seller as the total purchase price for the Premise, the sum of ONE and 00/100 Dollar (\$1.00), (the “Purchase Price”). The Purchase Price shall be payable to the Seller by Cash or Certified/Bank Check on the Closing Date as defined below.

3. Purchaser’s Inspections and Approvals

(a) **Inspections.** The Purchaser shall have the right to conduct any and all inspections of the Premises and the improvements thereon deemed necessary or desirable in the Purchaser’s sole discretion, including but not limited to a geotechnical examination of the surface and subsurface conditions of the Premises and an environmental site assessment of the Premises, at the Purchaser’s sole cost and expense (collectively, the “**Inspections**”). The Inspections shall be performed by the Purchaser within ninety days after the Effective Date of this Agreement, (“**Inspection Period**”) The Purchaser shall have the right to extend said Inspection Period for two (2) additional 45 day periods each, should a Phase II Environmental Study of the Premises be required as determined by the Purchaser or their experts. Said extension shall be in writing and delivered to the Seller prior to the expiration of the Inspection Period or extension period.

Should the Purchaser determine, in its sole discretion, that the condition of the Premises is unacceptable, for any reason, then the Purchaser shall notify the Seller in writing of such determination, prior to expiration of the Inspection Period or extension period, together with a written statement that the Purchaser is terminating this Agreement. Upon such written notification of said termination to the Seller, the parties shall have no further obligations to each other under this Agreement. Additionally said agreement shall become null and void, with the exception of any reports that the Purchaser and Seller agree to share as noted herein.

(b) **Selectmen Approval.** The Purchaser shall be obligated to purchase the Premises only if the Purchaser has obtained final, unappealable, and binding approval to acquire the Premises as determined by The Town of Colchester Town Charter. (“**Town Approval**”) Said Town Approval is intended to be obtained within 60 days after the conclusion of the Inspection Period or extension period. In the event that the Purchaser did not obtain Town Approval of the Premise acquisition in accordance with the Town of Colchester Charter, the Purchaser shall give written notice to the Seller of such, and this agreement shall terminate, and neither party shall have any liability to the other hereunder, except as expressly provided herein.

(c) **Cooperation.** At no cost to the Seller, the Seller shall cooperate with the Purchaser in regard to the Purchaser's Inspections, and the Seller will deliver or make available to the Purchaser copies of any and all reports, surveys, inspections, Title Reports and documents, in the best of their knowledge, within 10 days of the effective date of this agreement. It is noted that the Premises is presently unoccupied and not under any lease. For the duration of the Inspection Period (s) and through to Premises Conveyance Closing, that the Premises remain vacant and no lease be granted to a third party by the Seller.

4. Environmental Matters.

(a) The Seller agrees to allow the Purchaser or the Purchaser's Agents and representatives to access the Premises throughout the Inspection Period for the purpose of sampling and inspection of the Premises, ("**Assessment Work**"). All data and reports derived from said inspection shall be shared by the Purchaser to the Seller. There shall be no cost to the Seller for these reports. The Purchaser agrees that the Seller may have a representative present to observe all Assessment Work conducted on the premises, however any such representative shall not interfere with, direct, nor delay the Assessment Work. Said Assessment work shall be completed on or before the expiration date of the Inspection Period or any extension dates.

(b) The Purchaser agrees that any consultant, agent, or contractor performing Assessment Work shall provide to the Seller documentation of Insurance Coverage in accordance with the requirements as shown on "Exhibit B".

(c) The Assessment Work shall be at the Purchaser's sole cost and expense. The Purchaser agrees to keep the Property free and clear of any liens that may arise as the result thereof.

(d) All Activities undertaken in connection with the Assessment Work shall fully comply with applicable laws and regulations, including those applicable to worker safety and proper disposal of disturbed or discarded materials. The Purchaser shall conduct these activities to ensure minimal disturbance or damage to existing structures or any utilities. The Purchaser shall solely be responsible for the offsite disposal of any material taken or samples obtained during the Assessment Work.

(e) It is understood that the Seller makes no representation of the condition of the Premises, in regard to health or safety there in.

(f) In the event that this Agreement is terminated and the sale of the Property to the Purchaser does not occur, the Purchaser shall restore the Premises to the same material condition as existed prior to the commencement of the Assessment Work, unless otherwise agreed to by the Seller.

5. Closing. The closing of the purchase and sale of the premises shall take place at a mutually agreed to place and time to the Seller and Purchaser. The Closing shall take place within 60 days of the date of Town Approval. The Purchaser's obligation to pay the Purchase Price shall be conditioned upon the Seller providing the following:

- (a) The Seller shall convey good and marketable title; insurable by a title insurance company in the Title Company Pool as accepted by the Connecticut Bar Association, at regular rates.
- (b) The physical condition of the Property shall be generally the same as the date of the Purchase and Sales Agreement.
- (c) Possession of The Property shall be delivered by the Seller to the Purchaser free and clear of all tenancies and other occupancies.
- (d) Warrantee Deed in the proper Connecticut form (**the "Deed"**), sufficient to convey the Sellers fee simple interest in and to the Premises to the Purchaser, together with fund sufficient to pay all state and municipal taxes for this conveyance.
- (e) Any normal documents and items normally transferred at a real estate closing.
- (f) It is noted that the Purchaser shall pay for all recording costs at regarding the Deed at the Town of Colchester Town Clerk's office as applicable.

6. **Binding Effect.** The Agreement and the covenants and agreements contained herein, shall be binding upon, and shall inure to the benefit of, the parties hereto and their respective successors and assigns.

7. **Warranty of Signers.** Each individual executing and delivering this Second Amendment on behalf of a party hereto hereby represents and warrants to the other party that such individual has been duly authorized and empowered to make such execution and delivery.

IN WITNESS WHEREOF, Seller and Purchaser have hereunto set their hands as of the Purchase and Sales Agreement Effective Date.

SELLER:

NANCY NORTON WASNIEWSKI

By: _____
Nancy Norton Wasniewski

Date: _____

PURCHASER:

TOWN OF COLCHESTER

By: _____
Mary Bylone
Its First Selectman

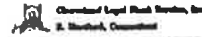
Date: _____

Vol. 158

786

QUIT-CLAIM DEED

134 AE



To all People to whom these Presents shall come, Greeting:

KNOW YE, THAT I, NICHOLAS NORTON of North Westchester, Town of Colchester, County of New London, State of Connecticut

for divers good causes and considerations thereunto moving, especially for the consideration of fifty thousand dollars (\$50,000.00)

received to my full satisfaction of Nancy Norton Wasniewski of the Town of Colchester, County of New London, State of Connecticut

have remised, released, and forever quit-claimed, and do by these presents, for myself and heirs, justly and absolutely remise, release, and forever

QUIT-CLAIM unto the said Nancy Norton Wasniewski

heirs and assigns forever, all such right and title as I the said Nicholas Norton

have or ought to have in or to that certain parcel of land, together with all buildings and improvements thereon, situated in North Westchester, Town of Colchester, County of New London, State of Connecticut, on the easterly side of Connecticut Route #149, bounded and described as follows:

BEGINNING at a point on the east side of Route 149, which point is the southwest corner of the within described premises, which point is marked by a Connecticut Highway Department marker, continuing

THENCE easterly along a line forming an interior angle of 99°28'30" with the east line of said Route #149, 146.69 feet to an iron pin; continuing

THENCE easterly along the same course from said iron pin to the east bank of the Jeremy River 103 feet more or less; continuing

THENCE along the east bank of the Jeremy River in a northerly direction 286 feet more or less, continuing

THENCE westerly from the point on said east bank of the Jeremy River to a point on the west bank of said river, 65 feet more or less; continuing

THENCE westerly along the same course 13 feet to a nail in a maple on said boundary line; continuing

THENCE westerly along the same course 98 feet more or less to the taking line of Route 149 as established by the State of Connecticut; continuing

THENCE southerly along said taking line, being the easterly line of Route 149, 232 feet more or less to the point and place of beginning.

Said parcel contains approximately 1.2 acres and is bounded as follows:

- North by land now or formerly of Harold Russell, et al;
- East by land now or formerly of Joseph S. Piskars, et al;
- South by land of Nancy Norton Wasniewski;
- West by Connecticut Route #149.

Being my share of Parcel 1 of the premises conveyed to me by The C. H. Norton Company by Quit-Claim Deed dated January 3, 1966 and recorded in the Colchester Land Records in Volume 87 at Pages 456-463 and the premises conveyed to me by Nancy Norton Wasniewski by Quit-Claim Deed dated December 31, 1986 and recorded in the Colchester Land Records immediately before this instrument.

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U61.158

To Have and To Hold the premises unto her, the said Grantee
 and to her heirs and assigns, to the only use and behoof of her, her heirs and assigns
 forever, so that neither I, the said Grantor
 , nor any person or persons in my name(s) and behalf, shall or will
 hereafter claim or demand any right or title to the premises or any part thereof, but they and
 every one of them shall by these presents be excluded and forever barred.
 IN WITNESS WHEREOF, I

have hereunto set my hand this 31st day of December 1986

Signed and Delivered in the presence of (Type or Print name below each signature.)

..... *Linda K. Macdonald*
 Linda K. Macdonald
 *Celia Anne Benziger*
 Celia Anne Benziger

..... *Nicholas Norton*
 Nicholas Norton
 RECEIVED
 DEC 31 11:42

STATE OF CONNECTICUT, } ss. COLCHESTER
 COUNTY OF NEW LONDON
 December 31 1986

Personally Appeared NICHOLAS NORTON
 Signer(s) of the foregoing instrument, and acknowledged the same to be
 free act and deed, before me.
[Signature]
 Notary Public / J. of Peace / Commissioner of Superior Court

STATE OF CONNECTICUT, } ss.
 COUNTY OF
 Personally Appeared
 acknowledged the same to be , as aforesaid, Signer of the foregoing instrument, and
 free act and deed as such,
 and the free act and deed of said corporation/partnership, before me.

Grantees' Address:

 , Marvin Road, Colchester
 , Connecticut 06411
 Notary Public / J. of Peace / Commissioner of Superior Court



Town of Colchester, CT

Property Listing Report

Map Block Lot

06-12/013-000

Account

W0253200

PID

5251

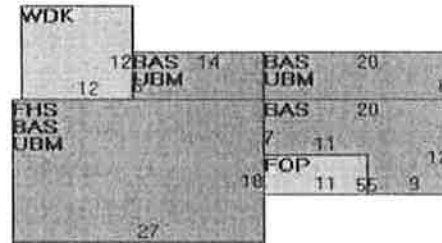
Property Information

Property Location	129 WESTCHESTER RD
Owner	WASNIEWSKI NANCY N
Co-Owner	
Mailing Address	187 MARVIN RD COLCHESTER CT 06415
Land Use	1010 Single Fam
Land Class	R
Zoning Code	R60
Census Tract	NA
Sub Lot	
Neighborhood	NA
Acreage	1.2
Utilities	
Lot Setting/Desc	NA NA
Survey Map	
Additional Info	

Photo



Sketch



Primary Construction Details

Year Built	1850
Stories	1.5
Building Style	Old Style
Building Use	Residential
Building Condition	NA
Floors	Pine/Soft Wood
Total Rooms	7

Bedrooms	2 Bedrooms
Full Bathrooms	1
Half Bathrooms	0
Bath Style	NA
Kitchen Style	NA
Roof Style	Gable
Roof Cover	Asphalt

Exterior Walls	Asphalt
Interior Walls	Drywall
Heating Type	Forced Air-Duc
Heating Fuel	Oil
AC Type	None
Gross Bldg Area	
Total Living Area	1215



Town of Colchester, CT

Property Listing Report

Map Block Lot

06-12/013-000

Account

W0253200

Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	56500	39600
Extras	0	0
Outbuildings	0	0
Land	54100	37900
Total	110600	77500

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	875	875
Open Porch	55	0
Wood Deck	144	0
Half Story, Finished	486	340
Basement, Unfinished	690	0
Total Area		1215

Outbuilding and Extra Items

Type	Description

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
WASNIEWSKI NANCY N	0158/0786	12/31/1986	0

Town of Colchester, CT



Legend

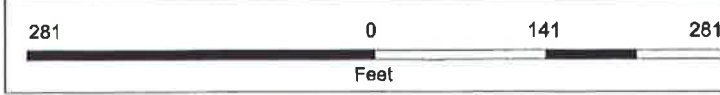
- Street Labels
- Easements
- Historic Parcels
- Taxmap Extents
- Parcels
- Town Border

*PROPOSED
129 WESTCHESTER
PROPERTY
ACQUISITION*



Notes

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



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