



TOWN OF STONINGTON

SELECTMAN'S OFFICE
DANIELLE CHESEBROUGH
FIRST SELECTMAN

152 Elm Street • Stonington, Connecticut 06378
(860) 535-5050 • Fax (860) 535-1046
dchesebrough@stonington-ct.gov

BOARD OF SELECTMEN
SPECIAL MEETING
4:00 p.m.
MAY 21, 2020
VIRTUAL MEETING

Streaming live on the Town of Stonington's Facebook page
-OR-

Dial: 1-408-418-9388
Enter Access code: 716 514 490#

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of the Minutes
4. Appointment/Reappointment/Resignation
 - Reappointment – Mystic River Boathouse Park Implementation Committee (**action item**)
 - Reappointment – Stonington Facilities Committee (**action item**)
 - Resignation – Retirement Board (**action item**)
5. Old Business
 - Update on COVID-19
6. New Business
 - Discussion – Acceptance of Open Space Parcel at 285 North Stonington Rd. (**possible action item**)
 - Request – Street Number Assignment (**action item**)
7. Comments from the Public
8. Comments from the Selectmen
9. Adjourn

Visit us at www.stonington-ct.gov



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Minutes – May 21, 2020

- April 23, 2020 Special Meeting Minutes
- May 7, 2020 Special Meeting Minutes
- May 12, 2020 Special Meeting Minutes

April 23, 2020

The Stonington Board of Selectmen held a special meeting on this date at the Stonington Town Hall at 3:00 p.m. This meeting was also streamed virtually on Facebook live as well as via audio on a conference line. First Selectman Danielle Chesebrough was live on the Facebook feed while Selectwoman June Strunk and Selectwoman Debbie Motycka Downie joined via audio through the conference call line. No public or press were present in the room. Public and press were able to view via Facebook live as well as audio through a conference call.

(1) Call to Order

Ms. Chesebrough called the meeting to order at 3:10 p.m.

(2) Pledge of Allegiance

(3) Approval of the Minutes

A motion was made by Ms. Downie, seconded by Ms. Strunk and voted unanimously to approve the special meeting minutes of March 25, 2020 and April 16, 2020.

(4) Correspondence

Ms. Chesebrough took in correspondence from Kristin Clarke in the form of an application for the Public Communication Ad Hoc Committee.

(5) Appointment/Reappointment/Resignation

Appointment – Recreation Commission

A motion was made by Ms. Downie, seconded by Ms. Strunk and voted unanimously to appoint Stephanie Kindel Hartell as an alternate to the Recreation Commission.

Appointment – Director of Community and Economic Development

A motion was made by Ms. Downie, seconded by Ms. Strunk and voted unanimously to appoint Susan Cullen as the Director of Community and Economic Development.

(6) Old Business

Update on COVID-19

Ms. Chesebrough gave an update regarding COVID-19 stating that she continues to participate in 3-5 weekly state level calls. The State of CT is continuing to working on partnerships for more localized testing sites. The projections for potential reopening are gearing towards the end of May with Eastern CT not set to hit peak COVID cases for a few more weeks. She reminded everyone to please continue social distancing and wear your masks. COVID-19 updates can be found on the Town's website and Facebook page.

(7) New Business

Discussion - Affordable Housing Plan – Planning Grant and Resolution

Mr. Keith Brynes, Town Planner, gave an overview of the affordable housing plan including the planning grant and resolution. The resolution gives the First Selectman authority to submit the grant and sign off on all subsequent documents. Mr. Brynes stated that they are looking to apply for a grant from the Department of Housing for the creation of an affordable housing plan. The program still needs the approval of the State Bonds Commission. When developing the plan, they will look at items such as the needs of the Town, housing policies, how to keep current units affordable and land use regulations.

A motion was made by Ms. Downie, seconded by Ms. Strunk and voted unanimously to approve the Affordable Housing Plan including the planning grant and resolution.

Request for Use of Donahue Park

A motion was made by Ms. Downie, seconded by Ms. Strunk and voted unanimously to approve the use of Donahue Park by the Ocean Community Chamber of Commerce for the 22nd Annual Duck Race on June 27, 2020.

A motion was made by Ms. Downie, seconded by Ms. Strunk and voted unanimously to approve to the use of Donahue Park on October 10, 2020 by St. Michael School for their 5K pre/post-race activities.

Request – Use of 4th District Voting Hall/49 N. Stonington Rd. Parking Lots

A motion was made by Ms. Downie, seconded by Ms. Strunk and voted unanimously to approve use of both parking lots during the Wooden Boat Show from August 12-16, 2020.

Discussion – Sustainable Stonington (Pollinator Pathway Program)

Ms. Chesbrough gave an overview of the Pollinator Pathway Program in coordination with the Sustainable CT Program. She stated that the Town will be planting pollinator pathways in three different locations. Pollinator pathways are inexpensive to plant and very beneficial to the environment. The program encourages community members to consider eliminating the use of chemicals on lawns while adding native or pollinator friendly plantings on their properties. Further information regarding the program can be found on the Town's website. Ms. Chesbrough thanked Ms. Noreen Kepple for her assistance regarding the program. Ms. Strunk and Ms. Downie were both very excited for the program.

(8) Comments from the Public

None

(9) Comments from the Selectmen

- Ms. Downie thanked the community for all of their efforts in helping one another. She stated that a resident had asked her if the Town would consider a Recognition Awards Program for those who have gone above and beyond throughout this crisis. The Board agreed it was a great idea and will discuss further in the future.
- Ms. Strunk stated that the K-12 Building Committee will be holding a virtual meeting next week. She added that she is looking forward to when the Board of Selectmen can meet again in person.
- Ms. Chesbrough stated that the website stoningtonhelps.org has launched with many volunteers signing up to assist but added they are looking for residents who wish to be recipients. The volunteer group could assist in grocery deliveries or running errands. The mask making groups continue to provide masks throughout the community. Stonington Feeds Stonington has raised over \$21,000. Those funds have gone to purchase gift cards at local businesses and have been given to residents. If you have not done so please remember to complete the census. Information can be found at 2020census.gov.

(10) Adjourn

There being no further business to come before this Board, the meeting adjourned at 3:43 p.m.

Stacey Haskell
Recording Secretary

May 7, 2020

The Stonington Board of Selectmen held a special virtual meeting on this date at 1:00 p.m. This meeting was also streamed on Facebook live and was available via audio on a conference line. First Selectman Danielle Chesebrough, Selectwoman June Strunk and Selectwoman Debbie Motycka Downie were live on the Town's Facebook page. No public or press were present in the room. Public and press were able to view via Facebook live as well as audio through a conference line.

Students from UCONN as part of their Brownfields Development Program presented the Board of Selectmen with their findings on the options for potential first stage remediation of the former Stillman Ave Mill property. This was due to the Town of Stonington being selected to be part of the CBI Municipal Assistance Program.

A special thank you to students Madison Platow, Nicholas Ferreira, Jaclyn Sidman, Will Adsit and Professor Maria Chrysochoou.

The meeting adjourned at 1:38 p.m.

Stacey Haskell
Recording Secretary

May 12, 2020

The Stonington Board of Selectmen and Board of Finance held a special joint virtual meeting on this date at 4:00 p.m. This meeting was also streamed on Facebook live and was available via audio on a conference line. First Selectman Danielle Chesebrough, Selectwoman June Strunk and Selectwoman Debbie Motycka Downie were in attendance from the Board of Selectmen. Chairman Tim O'Brien, Mr. Glenn Frishman, Ms. Lynn Young, Mr. Mike Fauerbach, Mr. Bob Statchen, Ms. Deb Norman and Mr. David Motherway were in attendance from the Board of Finance.

No public or press were present in the room. Public and press were able to view via Facebook live as well as audio through a conference line.

(1) Call to Order

Ms. Chesebrough called the Board of Selectmen meeting to order at 4:01 p.m.

Mr. O'Brien called the Board of Finance meeting to order at 4:01 p.m.

Ms. Chesebrough read the following statement:

We knew going into this budget cycle that we were going to have to be fiscally prudent. We would no longer be able to use as much as we have in the past from our reserve fund to help offset expenses. We also understood that the infrastructure needs for our sewer treatment plants were escalating at a faster pace than expected, and that the State of CT had limited ability to provide Stonington with financial support. These were all the known challenges.

Today, there is much uncertainty about how COVID-19 will impact our community in the short and longer term. The budget established for 2020-2021 is our best attempt to meet both the known and unknown needs of our community.

The budget that was first shared during the virtual public hearing represented what most of us at the time thought was the most balanced budget we could offer tax payers, while still providing the services we have all come to expect. There were already difficult cuts, ranging from investments aimed to improve the local economy to long awaited infrastructure improvements. It became clear, even those cuts were not enough.

During the Board of Finance's final deliberation on the budget, the Governor's office released a report showing that from March 13- April 15 2020, the Department of Labor received more than 350,000 unemployment applications; nearly the same amount that it typically receives over a two-year period. This number did not include anyone who was self-employed, as they were still not ready to receive those unemployment applications.

The decision by the Board of Finance in that meeting to reduce the Education budget by an additional \$500,000 has been received with understandable questions and concern by some. I wanted to briefly share my own perspective on this matter, as both a former member of the Board of Finance and parent to three children who either are or will be going to Stonington Public Schools.

As a community Stonington has and will continue to support our schools. Last year education spending, not including past bonding or CIP, represented 51% of our total budget and this year- even with the cuts- it represents 52%. Last year we completed the renovation of our two elementary schools, which

residents supported via a \$68 million dollar bond approval in 2015. We have an excellent school system and will do everything in our power to protect it.

It may seem contrary, but I believe the reduction put forward by the Board of Finance is an important step towards protecting our students and the staff that make up our school system what it is. The economic uncertainty for our town and state will undoubtedly cause many challenges; however, being prepared to proactively address these challenges is one of our best forms of defense. If the economic impact is not as bad as predicted, I trust and have gotten assurances that the Board of Finance will return the funds from the escrow account to the school account. If it is as bad, or worse, we will be in a better place for having started our planning ahead of time. Accepting the spirit and intent of the escrow requires mutual trust. Demonstrating good faith actions by all parties will go a long way to build this trust. We are still working on building that trust for everyone's benefit, which I hope and expect to achieve.

We often hear that people want fiscally prudent governments; however, when faced with the reality of what cuts will need to take place it can be extremely challenging. This is understandable, as we are passionate and advocate for what we believe in. It can be very challenging to accept budget reductions. Worthwhile projects are not funded, useful infrastructure is not replaced, even investments in education have to be curtailed. Yet, today –more than ever before in our recent history- we have to face the challenges put before us as a community.

The budget being put forward tonight was made possible thanks to the diligent work of various boards, commission, non-profits and staff. It was extremely challenging, and natural tensions arose. Yet, the collaboration, dedication and compassion displayed by so many throughout the entire budget process was also inspiring.

We are a resilient and creative community, and we will get through this time stronger, together. In closing, I would like to thank all of our current and former community volunteers, staff and elected officials for their dedicated service to the community.

(2) Adoption of FY 2020-2021 Budget and Mil Rate

In accordance with Governor Ned Lamont's Executive Order 7B, 7I and 7HH which states that all municipalities are required to deem the budget-making authority to adopt a budget for the July 1, 2020 - June 30, 2021 fiscal year and to set a mill rate as well as suspending any requirement for a vote on such budgets or mill rates by residents, electors, or property owners, including, but not limited to, any vote by annual town meeting or referendum.

A motion was made by Ms. Downie, seconded by Ms. Strunk and voted unanimously to authorize the Board of Finance in accordance with the Governors executive orders to adopt FY 20-21 budget of and mil rate.

A motion was made by Mr. Statchen, seconded by Ms. Norman and voted unanimously to adopted FY 20-21 budget and mil rate as follows:

OFFICE OF THE SELECTMAN	\$	1,066,140
DEPT. OF ADMINISTRATIVE SERVICES	\$	4,496,615
DEPT. OF ASSESSMENT	\$	356,181
DEPT. OF FINANCE	\$	2,226,315
DEBT SERVICE	\$	8,082,815
DEPT. OF PLANNING & LAND USE	\$	486,626
DEPT. OF PUBLIC WORKS	\$	7,079,442
DEPT. OF POLICE SERVICES	\$	6,321,819
DEPT. OF HUMAN SERVICES	\$	1,592,611
BOARD OF EDUCATION	\$	37,401,100
SCHEDULE C:		
LAND, BLDGS, IMPROVEMENTS & EQUIPMENT	\$	2,438,631
TOTAL EXPENDITURES	\$	<u>71,548,295</u>

The recommended budget for Fiscal Year 2020-2021 carries a 23.36 mil rate. Of the above budget, the amount to be raised by taxes is \$65,073,237.

(3) Adjourn

There being no further business to come before the Boards, the meeting adjourned at 4:10 p.m.

Stacey Haskell
Recording Secretary

Jill Senior
Recording Secretary



TOWN OF STONINGTON

SELECTMAN'S OFFICE
DANIELLE CHESEBROUGH
FIRST SELECTMAN

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dchesebrough@stonington-ct.gov

Appointment/Reappointment/Resignation – May 21, 2020

- Reappointment – Mystic River Boathouse Park Implementation Committee

Mike O'Neil
Tim O'Brien
Mike Crowley
Farouk Rajab
Kathryn Burchenal
Jim Kelley

- Reappointment - Stonington Facilities Committee: Paul Sartor
- Resignation – Retirement Board: Vin Pacileo



TOWN OF STONINGTON

DEPARTMENT OF ADMINISTRATIVE SERVICES
VINCENT A. PACILEO III, DIRECTOR

152 Elm Street • Stonington, Connecticut 06378
(860) 535-5000 • Fax (860) 535 - 5063

May 13, 2020

Danielle Chesebrough
First Selectman
Town of Stonington
152 Elm Street
Stonington, CT 06378

Subject: Resignation – Retirement Board

Dear Danielle,

Please accept my resignation as both Chairman and member of the Retirement Board effective Friday, May 22, 2020.

My thanks for the opportunity to serve the community as well as represent both current and retired employees of the town.

Regards,

Vincent A. Pacileo, III
Director of Administrative Services

Cc: V. Pacileo Personnel File



**TOWN OF STONINGTON
DEPARTMENT OF PLANNING**

Memorandum

To: Stonington Board of Selectmen

From: Keith A. Brynes – Town Planner

Date: May 1, 2020

Subject: Municipal acceptance of Open Space Parcel at 285 North Stonington Rd.

Selectmen,

Enclosed for your acceptance is the deed for an 0.69 acre open space parcel at 285 North Stonington Rd. This parcel was created as part of Subdivision Application PZ1927SD which was approved by the Planning and Zoning Commission on 12/17/19 with the stipulation *"Open Space must be deeded prior to or concurrently with the recording of the Subdivision plans per Section 8.3.5 of the Subdivision Regulations. Should the Town accept the open space, Board of Selectmen approval will be required."*

Due to the parcel's small size, area land trusts have not expressed interest in taking ownership of this land. This document was reviewed to the satisfaction of the Town Attorney and acceptance is recommended by this office.

If you have any questions, please contact me at 860.535.5095 or kbrynes@stonington-ct.gov.

Thanks,
Keith

Enc: Executed Legal Documents
Town Attorney Review

HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike

Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)

Harry B. Heller (hellermccoy@sbcglobal.net)

William E. McCoy (hbm-bill@sbcglobal.net)

Mary Gagne O'Donal (hbm-mary@sbcglobal.net)

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

April 23, 2020

Town of Stonington

Attn: Mr. Keith Brynes, Director of Planning

152 Elm Street

Stonington, CT 06378

Re: Claudia L. Adams Subdivision
285 North Stonington Road, Stonington, Connecticut

Dear Keith:

Enclosed herewith please find the following documents that are forwarded to you in conjunction with the proposed acceptance of the open space parcel in the Adams subdivision by the Board of Selectmen of the Town of Stonington:

1. Original executed Warranty Deed from Claudia L. Adams to the Town of Stonington thereby conveying 0.69 +/- acres of land to the Town of Stonington for open space, as required by the subdivision approval granted by the Town of Stonington Planning and Zoning Commission.
2. Original State of Connecticut Conveyance Tax Return with respect to the conveyance of the open space to the Town of Stonington, which Conveyance Tax Return must be submitted to the Stonington Town Clerk contemporaneously with the recording of the deed of the open space parcel to the Town of Stonington.
3. Original Certificate of Title issued by the law firm of Heller, Heller & McCoy in favor of the Town of Stonington with respect to the title to the open space area being conveyed to the Town of Stonington.

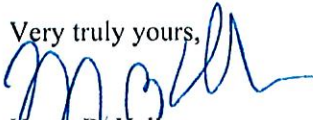
It is my understanding that your office has the original mylars for this subdivision. Once the Board of Selectmen has accepted this parcel of land, please attend to the endorsement of the mylars by the Chairman or Secretary of the Stonington Planning and Zoning Commission and thereafter call my secretary, Rachel Belardo, and someone from our office will pick up the mylars and record the same in the Stonington Land Records.

Request is hereby made that this matter be calendared for acceptance at the next regular meeting of the Board of Selectmen of the Town of Stonington.

Z:\Adams, Claudia\ltr.Stonington re original documents.docx

Town of Stonington
Attn: Mr. Keith Brynes, Director of Planning
April 23, 2020
Page 2 of 2

Should you have any questions concerning this request, or need any additional information to process the same, please feel free to contact the undersigned.

Very truly yours,

Harry B. Heller

HBH/rmb
Enclosures

Cc: Mrs. Claudia L. Adams

Return To:
Mrs. Claudia L. Adams
944 Shewville Road
Ledyard, CT 06339

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT I, CLAUDIA L. ADAMS, of the Town of Ledyard, County of New London and State of Connecticut, for good and valuable considerations received to my full satisfaction of the TOWN OF STONINGTON, a municipal corporation organized and existing pursuant to the laws of the State of Connecticut with an office and principal place of business at 152 Elm Street in the Town of Stonington, County of New London and State of Connecticut do give, grant, bargain, sell and confirm unto the said **TOWN OF STONINGTON**:

A certain tract or parcel of land, together with the improvements thereon, if any, situated on the northwesterly side of New London Turnpike (A.K.A. CT Route #184) in the Town of Stonington, County of New London and State of Connecticut and being more particularly shown as "Proposed Open Space 29,918 SF +/- Or 0.69 Acre +/- (Wetland Area = 5,070 SF Or 17%)" on a certain map or plan entitled "Adams - Marshall Subdivision Plan Prepared For Claudia L. Adams Owner, Applicant & Subdivider & Patrick Terry Marshall Owner #285 & #289 North Stonington Road Stonington, Connecticut Scale: 1" = 40' Date: October 2019 Revision 1: 12/26/2019 - Add Stipulations of Approval; Property Corners Set Job I.D. No.: 19-0723 Sheet: 1 of 2 Mattern & Stefon Land Surveyors, LLC 148 Route 2 Preston, Connecticut 06365 (860) 889-1999" which premises is more particularly bounded and described as follows:

Beginning at a CHD monument recovered at the intersection of the northwesterly monumented highway line of New London Turnpike (A.K.A. CT Route #184) with the northwesterly monumented highway line of North Stonington Road (A.K.A. CT Route #201) at the easterly corner of the herein described tract and on the dividing line between the herein described tract and Lot 7 as shown on the above referenced plan, said CHD monument recovered further being located at Connecticut Grid Coordinates N. = 709118.97, E. = 1221032.27; thence running along the arc of a curve to the left with a radius of 7,689.50 feet, a central angle of 01°15'57", a chord bearing of South 70°42'48" West, a chord length of 169.87 feet for a distance of 169.88 feet bounded southeasterly by New London Turnpike (A.K.A. CT Route #184) to a rebar with cap set; thence running North 45°26'17" West for a distance of 80.99 feet to an angle point; thence running North 42°42'42" West for a distance of 34.14 feet to an angle point; thence running North 44°25'02" West for a distance of 58.56 feet to a point, the last three (3) courses being bounded southwesterly by land now or formerly of Linda D. Hardy as shown on the above referenced plan; thence running North 24°08'28" East for a distance of 116.11 feet bounded northwesterly by that parcel shown and designated as "Parcel 'B' (To Be Combined With Lot 7B) 19,520 SF +/- Or 0.45 Acre +/-" on the above referenced plan to a rebar with cap set; thence running South 53°30'48" East for a distance of 291.92 feet bounded northeasterly by Lot 7 as shown on the above referenced plan to the CHD monument recovered at the point and place of beginning.

Said premises is conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances including planning, zoning and inland wetland regulations of the Town of Stonington, Connecticut, public or private law, and taxes to the Town of Stonington, Connecticut on the List of October 1, 2019 and thereafter coming due.

Reference is hereby made to a Quit Claim Deed from Wilmer L. Whitford and Sylvia B. Whitford a/k/a Sylvia R. Whitford to Claudia L. Adams dated July 25, 1996 and recorded on July 25, 1996 in Volume 394, Page 147 of the Stonington Land Records.

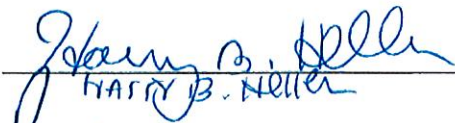
TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it the said grantee, and unto its successors and assigns forever, to it and their own proper use and behoof.

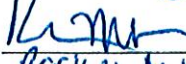
AND ALSO, I, the said grantor, do for myself, my heirs, executors, administrators and assigns, covenant with the said grantee, and with its successors and assigns, that at and until the ensembling of these presents, I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, I, the said grantor, do by these presents bind myself, and my heirs, executors, administrators and assigns forever to **WARRANT AND DEFEND** the above granted and bargained premises to it the said grantee, and to its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, I, Claudia L. Adams have hereunto set my hand and seal this 23rd day of April, 2020.

Signed, Sealed and Delivered
in the Presence of:



Harry B. Heller


Rachel M. Belardo

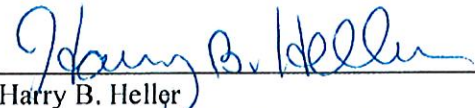


Claudia L. Adams (L.S.)

STATE OF CONNECTICUT)
) ss: Montville
COUNTY OF NEW LONDON)

April 23, 2020

Personally appeared, Claudia L. Adams, signer and sealer of the foregoing instrument and acknowledged the execution of the same to be her free act and deed, before me, the undersigned officer.



Harry B. Heller
Commissioner of the Superior Court

Latest Address of the Grantee
152 Elm Street
Stonington, CT 06378

CERTIFICATE OF TITLE

This is to certify that after an examination of the Land Records, as indexed, of the Town of Stonington, County of New London and State of Connecticut, to the date hereof, I am of the opinion that **CLAUDIA L. ADAMS** is the owner in fee simple of those premises situated on the northwesterly side of New London Turnpike (A.K.A. CT Route #184) in the Town of Stonington, County of New London and State of Connecticut, which real property is more particularly bounded and described as follows:

A certain tract or parcel of land, together with the improvements thereon, if any, situated on the northwesterly side of New London Turnpike (A.K.A. CT Route #184) in the Town of Stonington, County of New London and State of Connecticut and being more particularly shown as "Proposed Open Space 29,918 SF +/- Or 0.69 Acre +/- (Wetland Area = 5,070 SF Or 17%)" on a certain map or plan entitled "Adams – Marshall Subdivision Plan Prepared For Claudia L. Adams Owner, Applicant & Subdivider & Patrick Terry Marshall Owner #285 & #289 North Stonington Road Stonington, Connecticut Scale: 1" = 40' Date: October 2019 Revision 1: 12/26/2019 - Add Stipulations of Approval; Property Corners Set Job I.D. No.: 19-0723 Sheet: 1 of 2 Mattern & Stefon Land Surveyors, LLC 148 Route 2 Preston, Connecticut 06365 (860) 889-1999" which premises is more particularly bounded and described as follows:

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Said premises is conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances including planning, zoning and inland wetland regulations of the Town of Stonington, Connecticut, public or private law, and taxes to the Town of Stonington, Connecticut on the List of October 1, 2019 and thereafter coming due.

Reference is hereby made to a Quit Claim Deed from Wilmer L. Whitford and Sylvia B. Whitford a/k/a Sylvia R. Whitford to Claudia L. Adams dated July 25, 1996 and recorded on July 25, 1996 in Volume 394, Page 147 of the Stonington Land Records.

Said premises is subject to the following encumbrances of record as of the date hereof:

1. Taxes to the Town of Stonington, Connecticut on the List of October 1, 2020, not yet due and payable, and all taxes thereafter coming due.
2. Any and all provisions of municipal ordinances and public or private law.

Dated at Montville, Connecticut this 23rd day of April, 2020.



Harry B. Heller
Attorney at Law

To: Town of Stonington

Department of Revenue Services
State of Connecticut
PO Box 5035
Hartford CT 06102-5035
OP236 0417W 01 9999



OP-236
Connecticut Real Estate Conveyance Tax Return
(Rev. 04/17)

For Town Clerk Use Only
Town Code
Land Record
Vol. Pg.

Complete Form OP-236 in blue or black ink only.

1. Town
▶ STONINGTON
2. Location of property conveyed (number and street)
▶ ROUTE 184
- Amended return
3. Are there more than two grantors/sellers? ▶ Yes If Yes, attach **OP-236 Schedule A - Grantors, Supplemental Information for Real Estate Conveyance Tax Return.**
4. Grantor/seller #1 (last name, first name, middle initial)
▶ ADAMS, CLAUDIA L.
Grantor/seller address (street and number) after conveyance
▶ 944 SHEWVILLE ROAD
- Taxpayer Identification Number
▶ 041-38-1847
City/town
▶ LEDYARD
State ZIP code
CT 06339
- FEIN
X SSN
5. Grantor/seller #2 (last name, first name, middle initial)
▶
Grantor/seller address (street and number) after conveyance
▶
- Taxpayer Identification Number
▶
City/town
▶
State ZIP code
▶
- FEIN
X SSN
6. Is the grantor a partnership, S corporation, LLC, estate, or trust? ▶ Yes If Yes, attach **OP-236 Schedule A - Grantors**
7. Was more than one deed filed with this conveyance? ▶ Yes
8. If this conveyance is for no consideration or less than adequate consideration, which gift tax returns will be filed? ▶ Federal only State only Both fed. & state X None
9. Is there more than one grantee/buyer or, is the grantee a partnership, S corporation, LLC, estate, or trust? ▶ Yes If Yes, attach **OP-236 Schedule B - Grantees, Supplemental Information for Real Estate Conveyance Tax Return.**
10. Grantee/buyer (last name, first name, middle initial)
▶ TOWN OF STONINGTON
Grantee/buyer address (street and number) after conveyance
▶ 152 ELM STREET
- Taxpayer Identification Number
▶ 06-6002101
City/town
▶ STONINGTON
State ZIP code
CT 06378
- FEIN
X SSN
11. Date conveyed (MM - DD - YYYY)
▶ 04 - 23 - 2020
12. Date recorded (MM - DD - YYYY)
▶ - -
13. Type of instrument:
▶ X Warranty Quitclaim Easement Other
14. The grantor claims no tax is due because (See instructions.): ▶ Conveyance was for no consideration or consideration was less than \$2,000.
▶ Conveyance is exempt under Conn. Gen. Stat. §12-498. Enter exemption code:
If exemption code is 01 or 09, enter citation or docket number:

Computation of Tax - Enter consideration for conveyance on the appropriate line. See Instructions.

- ▶ 15. Consideration for unimproved land x 0.0075 = 0.00
- ▶ 16. Total consideration for residential dwelling
- ▶ 16a. Portion of Line 16 that is \$800,000 or less x 0.0075 = 0.00
- ▶ 16b. Portion of Line 16 that exceeds \$800,000 0.00 x 0.0125 = 0.00
- ▶ 17. Residential property other than residential dwelling x 0.0075 = 0.00
- ▶ 18. Nonresidential property other than unimproved land x 0.0125 = 0.00
- ▶ 19. Property conveyed by a delinquent mortgagor x 0.0075 = 0.00
- ▶ 20. Total State of Connecticut tax due: Add Lines 15, 16a through 19. 0.00

Declaration: I declare under penalty of law that I have examined this return (including any accompanying schedules and statements) and, to the best of my knowledge and belief, it is true, complete, and correct. I understand the penalty for willfully delivering a false return to the Department of Revenue Services (DRS) is a fine of not more than \$5,000, or imprisonment for not more than five years, or both. The declaration of a paid preparer other than the taxpayer is based on all information of which the preparer has any knowledge.

Indicate who is signing this return:

Name of person signing the return (type or print)

HARRY B. HELLER

Name of grantor's representative (type or print)

HELLER, HELLER & MCCOY

Grantor

X Grantor's attorney

Signature

Connecticut juris number if applicable

▶ 027155

Grantor's authorized agent

Date

04/23/2020

Telephone number

(860) 848-1248

Town Clerk Copy

OP-236

Connecticut Real Estate Conveyance Tax Return
(Rev. 04/17)

For Town
Clerk Use
Only

Town Code

Land Record

Vol.

Pg.

1. Town
STONINGTON
2. Location of property conveyed (number and street)
ROUTE 184
- Amended return
3. Are there more than two grantors/sellers? Yes
4. Grantor/seller #1 (last name, first name, middle initial)
ADAMS, CLAUDIA L.
Grantor/seller address (street and number) after conveyance
944 SHEWVILLE ROAD
City/town
LEDYARD
State
CT
ZIP code
06339
5. Grantor/seller #2 (last name, first name, middle initial)
Grantor/seller address (street and number) after conveyance
City/town
State
ZIP code
6. Is the grantor a partnership, S corporation, LLC, estate, or trust? Yes
7. Was more than one deed filed with this conveyance? Yes
8. If this conveyance is for no consideration or less than adequate consideration, which gift tax returns will be filed?
Federal only
State only
Both fed. & state
X None
9. Is there more than one grantee/buyer or, is the grantee a partnership, S corporation, LLC, estate, or trust? Yes
10. Grantee/buyer (last name, first name, middle initial)
TOWN OF STONINGTON
Grantee/buyer address (street and number) after conveyance
152 ELM STREET
City/town
STONINGTON
State
CT
ZIP code
06378
11. Date conveyed (MM - DD - YYYY)
04 - 23 - 2020
12. Date recorded (MM - DD - YYYY)
- -
13. Type of instrument:
X Warranty
Quitclaim
Easement
Other
14. The grantor claims no tax is due because (See instructions.):
Conveyance is exempt under Conn. Gen. Stat. §12-498. Enter exemption code:
If exemption code is 01 or 09, enter citation or docket number:

Computation of Tax - Enter consideration for conveyance on the appropriate line. See Instructions.

15. Consideration for unimproved land x 0.0075 = 0.00
16. Total consideration for residential dwelling
- 16a. Portion of Line 16 that is \$800,000 or less x 0.0075 = 0.00
- 16b. Portion of Line 16 that exceeds \$800,000 0.00 x 0.0125 = 0.00
17. Residential property other than residential dwelling x 0.0075 = 0.00
18. Nonresidential property other than unimproved land x 0.0125 = 0.00
19. Property conveyed by a delinquent mortgagor x 0.0075 = 0.00
20. Total State of Connecticut tax due: Add Lines 15, 16a through 19. 0.00

MEMORANDUM

From: Thomas J. Londregan, Town Attorney
To: Keith A. Brynes – Town Planner
Town of Stonington Department of Planning
Date: March 12, 2020
Subject: Reference #4447

Keith,

I have reviewed the material in reference #4447. Specifically, the matter involved in an approved subdivision in Application PZ1929SD. I have reviewed the Warranty Deed and Certificate of Title for the open space. The Warranty Deed when properly executed will convey the open spaced parcel as described in said deed to the Town of Stonington.

I recommend that you compare the legal description to the sub-division map. The emailed copy of the sub-division map to me is too small for me to accurately read all the courses and distances stated thereon.

I have reviewed the Certificate of Title and while it is in proper form, in that Claudia L. Adams is the owner of the open space, I question the first encumbrance that being the “taxes to the Town of Stonington on the list of October 1, 2019 not yet due and payable.” Those taxes are an inchoate lien on the property. The owner as of October 1, 2019, was Claudia L. Adams and she should be responsible for those taxes. I don’t know what agreement you have reached with the owner concerning this matter. There should be an acknowledgement that she will pay all the taxes as a result of a list of October 1, 2019 before the Town accepts the Deed to the open space. This may mean the Town cannot accept the deed until the mill rate is set for the next budget year or monies put in escrow for the payment.

Perhaps that encumbrance should be deleted from the Certificate of Title, or an agreement be reached that Claudia L. Adams will pay all of the taxes on the list of October 1, 2019 including the open space parcel. If this deed is recorded prior to October 1, 2020 this issue will become moot for the next July tax bill of 2021.

If you feel it necessary you should check the legal description in the other deeds against the sub-division map. Other than these comments I have no further observations. If you wish to discuss any of the above please advise.

Very truly yours,

Thomas J. Londregan

TOWN OF STONINGTON
Department of Planning
Office of the Zoning Official

Memorandum

To: Danielle Chesebrough – First Selectman

From: Candace L. Palmer, CZEO – Zoning Official

Date: April 24, 2020

cc: Marsha Standish – Assessor

Subject: **Street Number for Map 79, Block 14, Lot 13**

Danielle,

Based on a review of street numbers in the vicinity of the above-mentioned property, our recommendation to your office and the Board of Selectmen is to assign the property the following address:

145 Elm St., Stonington, CT 06378

If you would like to discuss this matter in greater detail, please contact the Department of Planning.

Please return the attached form to the Department of Planning once the Board of Selectmen has reached a decision on a street number for the above- mentioned lot.

Thanks!



Candace L. Palmer, CZEO
Zoning Official
Town of Stonington
152 Elm St.
Stonington, CT 06378
(860) 535-5095 – Office
(860) 535-1023 – Fax
cpalmer@stonington-ct.gov (e-mail)



Request for Street Number Assignment

Town of Stonington Planning Department

Property Location

Street Name: **Elm Street**

Map: **79** Block: **14** Lot: **13**

Building orientation (front door faces): **N/A**

Driveway location / site access point: **Elm St.**

Corner Lot? **NO** Rear Lot? **No**

Contact Information

Name: **Duncan J. Brown**

Address: **52 Main St.**
Stonington, CT 06378

Telephone: **UNK**

FOR OFFICE USE ONLY

Received Date: **April 21, 2020**

Reviewed By: **Candace L. Palmer - CZEO**

Recommended House #: 145 Elm St., Stonington, CT 06378

Approved House Number:

APPROVALS:

Stonington Police Department

04/22/20

Date

Stonington Tax Assessor

4/21/2020

Date

Stonington First Selectman

Date

TOWN OF STONINGTON
Department of Planning
Office of the Zoning Official

Memorandum

To: Danielle Chesebrough – First Selectman

From: Candace L. Palmer, CZEO – Zoning Official

Date: April 24, 2020

cc: Marsha Standish – Assessor

Subject: **Street Number for Map 151, Block 2, Lot 1**

Danielle,

Based on a review of street numbers in the vicinity of the above-mentioned property, our recommendation to your office and the Board of Selectmen is to assign the property the following address:

117 Pequotsepose Rd., Mystic, CT 06355

The Denison Society has requested street numbers for two of their existing structures. They have recently obtained grant funding and will be renovating these buildings for future non-profit use.

If you would like to discuss this matter in greater detail, please contact the Department of Planning.

Please return the attached form to the Department of Planning once the Board of Selectmen has reached a decision on a street number for the above- mentioned lot.

Thanks!

Candace L. Palmer, CZEO
Zoning Official
Town of Stonington
152 Elm St.
Stonington, CT 06378
(860) 535-5095 – Office
(860) 535-1023 – Fax
cpalmer@stonington-ct.gov (e-mail)



Request for Street Number Assignment

Town of Stonington Planning Department

Property Location

Street Name: **Pequotsepos Road**

Map: **151** Block: **2** Lot: **1**

Building orientation (front door faces): **North**

Driveway location / site access point: **Pequotsepos Rd.**

Corner Lot? **NO** Rear Lot? **No**

Contact Information

Name: **Denison Society Inc (The)**

Address: **P.O. Box 42, Mystic CT 06355**

Telephone: **1-860-536-9248**

FOR OFFICE USE ONLY

Received Date: **April 21, 2020**

Reviewed By: **Candace L. Palmer - CZEO**

Recommended House #: 117 Pequotsepos Road, Mystic CT 06355

Approved House Number:

APPROVALS:

[Signature] 04/22/20
Stonington Police Department Date

[Signature] 4/21/2020
Stonington Tax Assessor Date

Stonington First Selectman Date

Town of Stonington

Geographic Information System (GIS)



Date Printed: 4/21/2020



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Stonington and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 100 feet



TOWN OF STONINGTON
Department of Planning
Office of the Zoning Official

Memorandum

To: Danielle Chesebrough – First Selectman

From: Candace L. Palmer, CZEO – Zoning Official

Date: April 24, 2020

cc: Marsha Standish – Assessor

Subject: **Street Number for Map 151, Block 2, Lot 1**

Danielle,

Based on a review of street numbers in the vicinity of the above-mentioned property, our recommendation to your office and the Board of Selectmen is to assign the property the following address:

115 Pequotsepose Rd., Mystic, CT 06355

The Denison Society has requested street numbers for two of their existing structures. They have recently obtained grant funding and will be renovating these buildings for future non-profit use.

If you would like to discuss this matter in greater detail, please contact the Department of Planning.

Please return the attached form to the Department of Planning once the Board of Selectmen has reached a decision on a street number for the above- mentioned lot.

Thanks!



Candace L. Palmer, CZEO
Zoning Official
Town of Stonington
152 Elm St.
Stonington, CT 06378
(860) 535-5095 – Office
(860) 535-1023 – Fax
cpalmer@stonington-ct.gov (e-mail)



Request for Street Number Assignment

Town of Stonington Planning Department

Property Location

Street Name: **Pequotsepos Road**

Map: **151** Block: **2** Lot: **1**

Building orientation (front door faces): **North**

Driveway location / site access point: **Pequotsepos Rd.**

Corner Lot? **NO** Rear Lot? **No**

Contact Information

Name: **Denison Society Inc (The)**

Address: **P.O. Box 42, Mystic CT 06355**

Telephone: **1-860-536-9248**

FOR OFFICE USE ONLY

Received Date: **April 21, 2020**

Reviewed By: **Candace L. Palmer - CZEO**

Recommended House #: 115 Pequotsepos Road, Mystic CT 06355

Approved House Number:

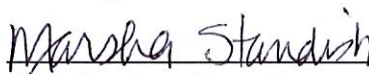
APPROVALS:



Stonington Police Department

04/22/20

Date



Stonington Tax Assessor

4/21/2020

Date

Stonington First Selectman

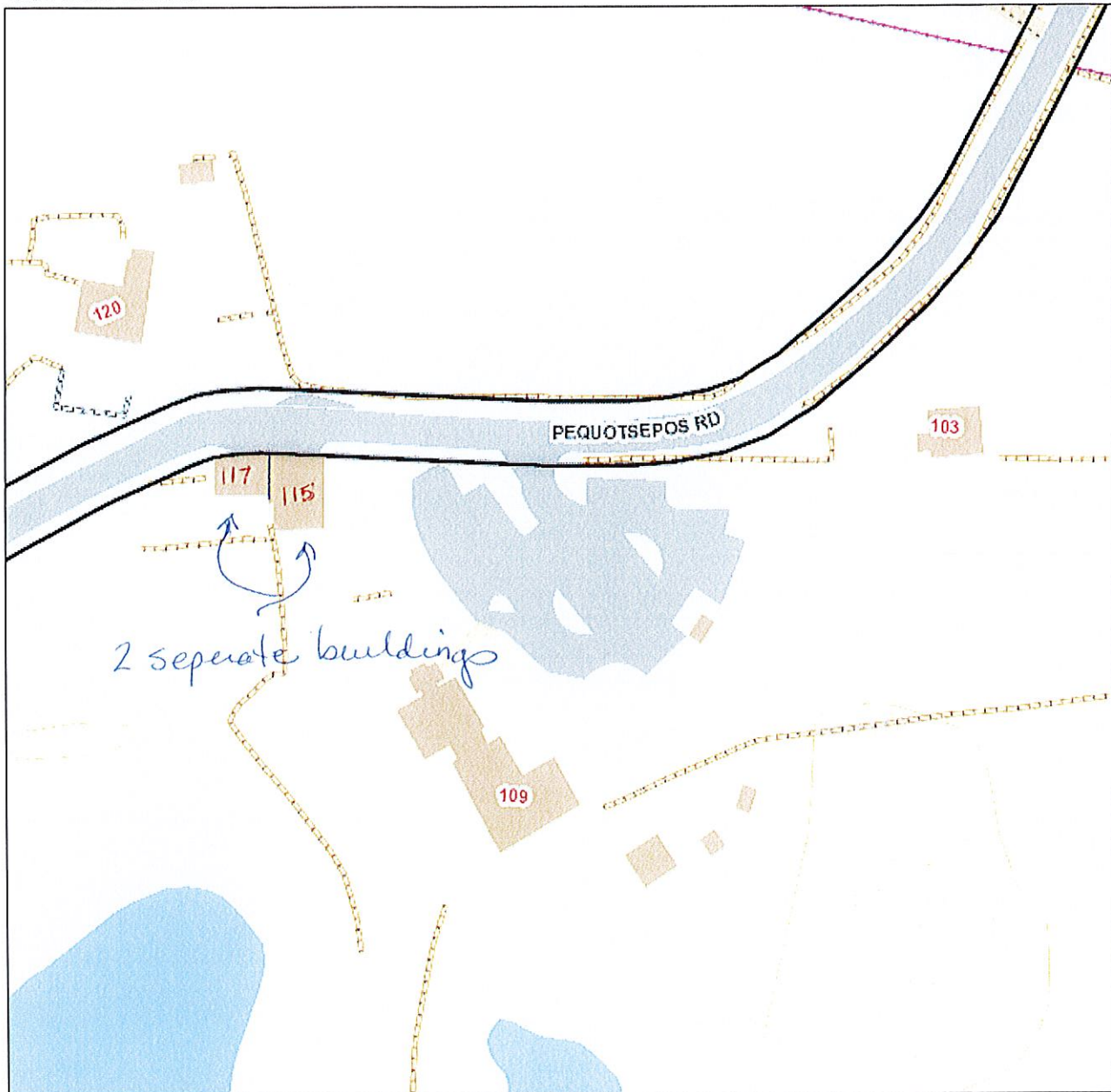
Date

Town of Stonington

Geographic Information System (GIS)



Date Printed: 4/21/2020



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Approximate Scale: 1 inch = 100 feet

0 100
Feet

