

154. **AN ORDINANCE AUTHORIZING THE CITY OF GROTON TO ENTER INTO A CONTRACT OF SALE TO PURCHASE A PORTION OF THOSE CERTAIN TRACTS OR PARCELS OF LAND WITH THE IMPROVEMENTS THEREON, COMMONLY KNOWN AS 1560 NORTH ROAD, GROTON, CONNECTICUT, AND 1641 CENTER GROTON ROAD, LEDYARD, CONNECTICUT, FOR THE TOTAL PURCHASE PRICE OF \$152,000.00 (ONE HUNDRED AND FIFTY TWO THOUSAND DOLLARS) TO BE PAID BY A GRANT IN THE AMOUNT OF \$68,250.00 FROM THE STATE OF CONNECTICUT, DEPARTMENT OF ENVIRONMENTAL PROTECTION'S OPEN SPACE AND WATERSHED LAND ACQUISITION PROGRAM AND \$83,750.00 FROM THE 1995 WATER BOND FUND**  
**(INITIALLY APPROVED NOVEMBER 15, 2004**  
**FINALLY APPROVED DECEMBER 20, 2004)**

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GROTON:**

**WHEREAS**, Robert S. Porter of the Town of Groton has agreed to sell and convey a certain tract of land with the improvements thereon commonly known as 1560 North Road, Groton, Connecticut, and 1641 Center Groton Road, Ledyard, Connecticut, both tracts located on the westerly side of Connecticut Route 117 and abutting Class I reservoir land owned by the City of Groton; and

**WHEREAS**, the City of Groton, Department of Utilities, desires to purchase said tract for watershed protection; and

**WHEREAS**, as a condition of the sale, Robert S. Porter has agreed to grant a permanent easement to the City of Groton for the purposes of passing and re-passing by foot or vehicles and for other uses as described in said easement; and

**WHEREAS**, to ensure that sensitive watershed resources within the Easement Area be retained in perpetuity, the City of Groton grants and conveys a Conservation Easement in Gross to Robert S. Porter over the portions of the property as described in the permanent easement; and

**WHEREAS**, Management has presented the Contract for Sale, the Grant of Easement document, and the Conservation Easement in Gross to the City of Groton Utility Commission and has discussed this purchase with the City Council; and

**WHEREAS**, on June 7, 2004, the City Council authorized Groton Utilities to pursue State of Connecticut, Department of Environmental Protection, grant monies for watershed protection through the Open Space and Watershed Land Acquisition Grant Program; and

**WHEREAS**, the State of Connecticut, Department of Environmental Protection, has awarded Groton Utilities a grant in the amount of \$68,250.00 from the Open Space and Watershed Land Acquisition Program to apply towards the purchase of this property; and

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**WHEREAS**, of the City of Groton Utility Commission approved the Contract of Sale at a Special Meeting held on November 15, 2004, for the purchase of the property along with the Grant of Easement and the Conservation Easement in Gross; and

**WHEREAS**, funding for the purchase of this property will be as follows: \$68,250.00 from the Open Space and Watershed Land Acquisition Program in the form of a grant and \$83,750.00 from the 1995 Water Bond Fund; and

**WHEREAS**, the parcel to be purchased is described as follows to wit:

#### **SCHEDULE "A"**

A certain tract or parcel of land situated on the westerly side of North Road in the Town of Groton and the Town of Ledyard, County of New London and State of Connecticut, shown as Parcel B on a map or plan entitled "PLAN SHOWING PROPERTY OF ROBERT S. PORTER 1560 NORTH ROAD A.K.A. CONNECTICUT ROUTE 117 GROTON, CONNECTICUT AND LEDYARD, CONNECTICUT SCALE: 1" = 100' AUGUST 2004" by Dieter & Gardner Land Surveyors - Planners 19 Military Highway, Gales Ferry, CT 06335 (860) 464-7455 Fax (860) 464-5028, said parcel is bounded and described as follows:

Beginning at a point on the westerly side of North Road, said point being the northeasterly corner of the herein described premises and the southeasterly corner of land now or formerly of Jennifer L. Sims and Brendan O'Brien; thence N 89° 39' 20" W, a distance of 969.36 feet to a point; thence N 10° 59' 33" E, a distance of 9.53 feet to a point; thence N 10° 59' 33" E, a distance of 11.72 feet to a point; thence N 08° 07' 04" E, a distance of 65.48 feet to a point; thence N 04° 27' 26" E, a distance of 120.08 feet to a point; thence N 04° 44' 37" E, a distance of 90.48 feet to a point; thence N 04° 09' 34" E, a distance of 176.44 feet to a point; thence N 83° 24' 49" W, a distance of 180.96 feet to a point; thence N 82° 46' 33" W, a distance of 306.40 feet to a point; thence N 83° 28' 15" W, a distance of 163.92 feet to a point; thence N 81° 15' 04" W, a distance of 16.21 feet

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to a point; thence N 83° 40' 20" W, a distance of 401.77 feet to a point; thence N 85° 21' 14" W, a distance of 16.22 feet to a point; thence S 09° 56' 17" E, a distance of 1979.22 feet to a point; thence N 73° 15' 41" E, a distance of 53.70 feet to a point; thence N 83° 41' 38" E, a distance of 58.53 feet to a point; thence N 76° 38' 07" E, a distance of 108.62 feet to a point; thence N 79° 15' 04" E, a distance of 73.12 feet to a point; thence N 79° 01' 23" E, a distance of 96.86 feet to a point; thence N 69° 36' 05" E, a distance of 13.28 feet to a point; thence N 77° 53' 29" E, a distance of 169.28 feet to a point; thence S 03° 16' 51" E, a distance of 220.55 feet to a point; thence S 03° 08' 42" E, a distance of 345.82 feet to a point; thence N 89° 05' 53" E, a distance of 215.10 feet to a point; thence S 89° 28' 46" E, a distance of 311.01 feet to a point; thence N 03° 09' 42" E, a distance of 200.65 feet to a point; thence N 03° 30' 02" E, a distance of 33.04 feet to a point; thence N 04° 59' 06" E, a distance of 3.04 feet to a point; thence N 04° 59' 06" E, a distance of 133.57 feet to a point; thence N 06° 06' 19" E, a distance of 107.97 feet to a point; thence S 86° 58' 52" W, a distance of 11.06 feet to a point; thence S 87° 12' 28" W, a distance of 49.60 feet to a point; thence S 87° 59' 14" W, a distance of 53.96 feet to a point; thence S 87° 24' 51" W, a distance of 29.38 feet to a point; thence N 77° 24' 41" W, a distance of 10.55 feet to a point; thence N 58° 42' 37" W, a distance of 156.77 feet to a point; thence N 29° 05' 59" W, a distance of 108.64 feet to a point; thence N 41° 32' 02" W, a distance of 423.06 feet to a point; thence N 01° 28' 28" W, a distance of 354.93 feet to a point; thence N 29° 01' 04" E, a distance of 290.97 feet to a point; thence N 85° 53' 32" E, a distance of 315.20 feet to a point; thence N 87° 09' 17" E, a distance of 132.53 feet to a point; thence N 86° 35' 57" E, a distance of 194.51 feet to a point; thence N 87° 10' 18" E, a distance of

194.31 feet to a point; thence S 20° 11' 35" E, a distance of 116.85 feet to a point; thence S 80° 05' 23" E, a distance of 68.11 feet to a point; thence by a curve to the right along the westerly side of North Road, the radius of which is 8024.76 feet, a distance of 293.20 feet (as measured along the curve) to the point and place of beginning. Containing 1,993,487 square feet (45.76 acres).

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**FINALLY APPROVED DECEMBER 20, 2004)**

**WHEREAS**, this Ordinance was initially approved at the Mayor and Council meeting held on November 15, 2004; and

**WHEREAS**, at the Planning and Zoning Commission's regular meeting held on November 16, 2004 concurred with the contract of sale; and

**WHEREAS**, the initial approval of this Ordinance was published in The Day, a newspaper having general circulation in the City of Groton on November 19, 2004 and November 20, 2004; and

**WHEREAS** this Ordinance shall be effective upon final approval;

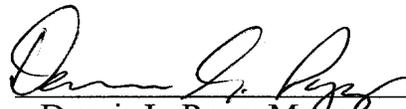
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**THEREFORE, BE IT RESOLVED** that the Mayor and Council **finally** approve an Ordinance Authorizing the City of Groton to Enter into a Contract of Sale to Purchase a Portion of Those Certain Tracts or Parcels of Land with the Improvements Thereon, Commonly Known as 1560 North Road, Groton, Connecticut, and 1641 Center Groton Road, Ledyard, Connecticut, for the Total Purchase Price of \$152,000.00 (One Hundred and Fifty Two Thousand Dollars) to be Paid by a Grant in the Amount of \$68,250.00 from the State of Connecticut, Department of Environmental Protection's Open Space and Watershed Land Acquisition Program and \$83,750.00 from the 1995 Water Bond Fund.

Initially approved: November 15, 2004  
Finally approved: December 20, 2004.

  
Dennis L. Popp, Mayor

  
Debra Patrick, City Clerk