

176. AN ORDINANCE AUTHORIZING THE PURCHASE OF TWO PARCELS OF REAL ESTATE FROM THE TOWN OF GROTON, NAMELY, A PARCEL ON NORTH ROAD AND A PARCEL ON BUDDINGTON/OLD BUDDINGTON ROADS, FOR A TOTAL COST NOT TO EXCEED TWENTY-FIVE THOUSAND DOLLARS AND NO CENTS (\$25,000.00) TO BE PAID FROM THE 1995 WATER DIVISION BOND FUND PROGRAM (INITIALLY APPROVED DECEMBER 1, 2008; FINALLY APPROVED JANUARY 5, 2009)

WHEREAS, as part of the approved 1992 Water Division Bond Fund Program, the Land Purchase – Buddington Road was included as a project line item in the amount of \$34,000 for the proposed purchase of an approximately two-acre parcel located on the easterly side of Buddington Road that would offer continued protection of the water supply in the Poquonnock Reservoir; and

WHEREAS, Management reported to the City of Groton Utility Commission at its meeting held on October 19, 1995 that the Town of Groton, in June of 1990, acquired through tax sales two parcels of land abutting the City's reservoirs; and

WHEREAS, Management expressed its desire to acquire the parcels, one of which was adjacent to the gravel mining area off Buddington Road formerly owned and mined by New London Sand and Gravel and the second parcel located off North Road near the area where Groton Utilities had experienced numerous vandalism attacks during the early summer months of 1995; and

WHEREAS, at its meeting held on October 19, 1995, the City of Groton Utility Commission unanimously approved the purchase of two parcels of land acquired by the Town of Groton through tax sales, namely, a parcel on North Road and a parcel on Buddington Road; and

WHEREAS, at its special meeting held on November 14, 1995, the City Council unanimously approved this purchase; and

WHEREAS, although the purchase of both parcels was approved and a check payable to the Town of Groton generated in 1995, the sale was not consummated and was later cancelled from the 1992 Water Division Bond Fund; and

WHEREAS, there are funds available in the 1995 Water Division Bond Fund Program for the acquisition of properties adjacent to existing reservoirs in the towns of Groton and Ledyard; and

WHEREAS, on several occasions, the City of Groton's Mayor Dennis L. Popp spoke with the Town Manager, Mayor and Council and learned the sale has been approved by the Town of Groton; and

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WHEREAS, in anticipation of approval by the City of Groton Utility Commission, the proposed purchase of the two parcels of real estate was referred to the City of Groton Planning and Zoning Commission in accordance with Connecticut General Statutes § 8-24 for consideration and approved at its meeting held on November 18, 2008; and

WHEREAS, at its regular meeting held on November 19, 2008 the City of Groton Utility Commission approved the purchase of these two parcels of land from the Town of Groton to enhance the security and safety of Groton Utilities' reservoirs for a total cost not to exceed \$25,000 to be paid from funds available in the 1995 Water Division Bond Fund; and

WHEREAS, this Ordinance was published in The Day, a newspaper having general circulation in the City of Groton on December 4, 2008 and December 5, 2008;

WHEREAS, said parcels are more specifically described as follows:

The Town of Groton, with its principal place of business located at Town Hall, 45 Fort Hill Road, Groton, Connecticut 06340, a municipal corporation within the State of Connecticut, for consideration paid, grant to the City of Groton, with its principal place of business located at City Hall, 295 Meridian Street, Groton, Connecticut 06340, a municipal corporation in the Town of Groton, County of New London and State of Connecticut, with QUIT CLAIM COVENANTS,

PIN 169807790529

A certain tract or parcel of land located on the northerly side of North Road in the Town of Groton, County of New London and State of Connecticut and being assigned PIN 169807790529 and being bounded and described as follows:

FIRST TRACT:

That certain piece or parcel of land with buildings thereon situated on the westerly side of Hanover Avenue, a proposed road in said Town of Groton, and bounded and described as follows:

Beginning at the southeast corner of the herein conveyed premises at a point 100 feet north of the intersection of North Road and Hanover Avenue;

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Thence, running westerly by and along other land of this grantor 80 feet to a point;

Thence, running northerly by and along still other land of the grantor 50 feet to land belonging to the Borough of Groton;

Thence, running easterly by and along said Borough land 80 feet to Hanover Avenue;

Thence, southerly by and along Hanover Avenue 50 feet to the point and place of beginning;

Together with a right-of-way over and across Hanover Avenue being 50 feet wide to North Road;

Being the same premises conveyed to Pauline H. Ward by warranty deed of Anthony Joseph recorded in Volume 141, Page 329.

SECOND TRACT:

That certain tract of land situated on the westerly side of Hanover Avenue, a proposed road in said Town of Groton, and bounded as follows:

Beginning at the southeast corner of the herein conveyed premises at a point 50 feet north of the intersection of North Road and Hanover Avenue;

Thence, running westerly by and along other land formerly of this grantor 80 feet to a point;

Thence, running northerly by and along still other land formerly of the grantor 50 feet to the southwest corner of land belonging to the grantee;

Thence, running easterly by and along the southerly line of land belonging to the grantee 80 feet to Hanover Avenue;

Thence, running southerly by and along Hanover Avenue 50 feet to a point and place of beginning;

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Together with a right-of-way over and across Hanover Avenue being 50 feet wide to North Road;

Being the same premises conveyed to Pauline H. Ward by Anthony Joseph recorded in Volume 197, Page 193;

Also being the same premises conveyed to the Town of Groton by Tax Collector's Deed recorded in Volume 530, Page 110.

PIN 169910366848

A certain tract or parcel of land located on the easterly side of Buddington Road in the Town of Groton, County of New London and State of Connecticut and being assigned PIN 169910366848 and being bounded and described as follows:

That certain piece or parcel of land situated in said Town of Groton bounded and described as follows:

Commencing at the intersection of the easterly line of Buddington Road and the southwesterly line of land of John and Joseph Sudol;

Thence, southerly by and along said Buddington Road 636 feet, more or less, to the intersection of the northerly line of land of William U. Gianacoplos;

Thence, easterly by and along said Gianacoplos land to its point of intersection with the southwesterly line of said Sudol land;

Thence, northwesterly by and along said Sudol land to a merestone;

Thence, northerly still by and along said Sudol land 412 feet to a merestone;

Thence, northwesterly still by and along said Sudol land 150 feet to the point and place of beginning;

Being a portion of the premises conveyed to New London Sand & Gravel Co., Inc. by warranty deed of Anita Friedman recorded in Volume 197, Page 114;

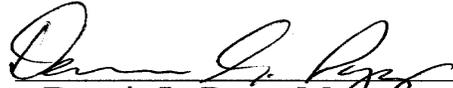
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Also, being the same premises conveyed to the Town of Groton by Tax Collector's Deed recorded in Volume 530, Page 101.

THEREFORE, BE IT RESOLVED that the Mayor and Council **finally** approve "An Ordinance authorizing the purchase of two parcels of real estate from the Town of Groton, namely, a parcel on North Road and a parcel on Buddington/Old Buddington Roads, for a total cost not to exceed Twenty-Five Thousand Dollars and No Cents (\$25,000.00) to be paid from the 1995 Water Division Bond Fund Program".

Initially approved: December 1, 2008

Finally approved: January 5, 2009


Dennis L. Popp, Mayor


Debra Patrick, City Clerk