

114. ORDINANCE AUTHORIZING THE PURCHASE OF AN 8.55-ACRE PARCEL OF LAND LOCATED ON GUNGYWAMP ROAD, GROTON, CONNECTICUT, FROM PETER LAMPASONA FOR THE PRICE OF \$80,000.00 (MAY 4, 1998)

WHEREAS, a study report prepared in 1984 by Malcolm Pirnie, Environmental Engineers, for the Water Division evaluated protective watershed property requirements and recommended acquisition of parcels adjacent to portions of Great Brook to provide a 250-foot buffer zone; and

WHEREAS, acquisition of this property was proposed in the 1995 Water Bond Fund Program; and

WHEREAS, Groton Utilities' staff has negotiated a purchase price of \$80,000 with Peter Lampasona which is in line with an appraisal of the property; and

WHEREAS, this proposed purchase was discussed in Executive Session at a regular Committee of the Whole meeting held February 23, 1998; and

WHEREAS, the City of Groton Utility Commissioners, at a regular meeting held March 19, 1998, approved the purchase of this property; and

WHEREAS, the proposed purchase was discussed at a Special Committee of the Whole meeting held March 23, 1998 and was initially approved by the Mayor and Council at the Mayor and Council meeting held April 6, 1998 and was approved at a Special City of Groton Elector's meeting held on May 4, 1998; and

WHEREAS, funding for this purchase is available in the 1995 Water bond Fund;

THEREFORE, BE IT RESOLVED that the Mayor and Council **finally** approve the purchase of an Eight and Fifty-five One Hundredths (8.55) acre parcel of land located on the easterly side of Gungywamp Road, Groton, Connecticut, adjacent to Great Brook from Peter Lampasona, Groton, Connecticut, for the price of \$80,000 to be paid for from the 1995 Water Bond Fund, said parcel more specifically described as follows:

A certain parcel of land located on the easterly side of Gungywamp Road in the Town of Groton, County of New London, State of Connecticut, said parcel being part of a 23.80 acre lot owned by Great Brook Golf LLC and described in Volume 611, page 566 of the Groton Land Records, Groton, Connecticut, and being more particularly bounded and described as follows, to wit:

Beginning at a point marked by a drill hole on the face of a wall on the northeasterly street line of Gungywamp Road, said point being the most westerly corner of land now or formerly of Karen L. Baird and the southwesterly corner of the herein described parcel; thence running northwesterly by and along the northeasterly street line of Gungywamp Road North $41^{\circ}07'53''$ West for a distance of One Hundred Fourteen (114.0') feet, in part along the face of a stone wall, to an iron pipe; thence running in a general northeasterly direction to the southeasterly shore of Great Brook; thence running along said southeasterly shore of Great Brook and the shore of an adjoining pond first northeasterly, then southeasterly, then northeasterly, a distance of One Thousand Fifty (1050') feet,

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more or less to an iron pipe set at the south side of a large boulder, bounded northerly and northwesterly by land now or formerly of the City of Groton; thence running North $63^{\circ}15'07''$ East for a distance of Two Hundred Sixty-four and Thirty-eight One Hundredths (264.38') feet to an iron pipe at the northeasterly end of a stone wall, bounded northeasterly by land now or formerly of Constantine Harmacy; thence running South $19^{\circ}29'26''$ West across land now or formerly of Great Brook Golf LLC for a distance of Seven Hundred Thirty-eight and Fifty-one One Hundredths (738.51') feet to a point; thence running South $41^{\circ}43'48''$ West across land of said Great Brook Golf LLC, for a distance of Three Hundred (300.00') feet to a point, said point being the northeasterly corner of land now or formerly of Paul's Service Center, Inc.; thence continuing South $41^{\circ}43'48''$ West, bounded southeasterly by land of said Paul's Service Center, Inc. for a distance of Seventy-one and Seventy-three One Hundredths (71.73') feet to a drill hole in the face of a ledge; thence running North $7^{\circ}35'08''$ West, bounded westerly by land now or formerly of George L. and Lucinda J. Durfee for a distance of One Hundred Fifty-nine and Thirty-one One Hundredths (159.31') feet along the face of said ledge to a drill hole; thence running North $61^{\circ}22'53''$ West, bounded southwestly by land of said Durfee for a distance of Twenty-one and Sixty-nine One Hundredths (21.69') feet along a stone wall to a drill hole; thence running North $45^{\circ}54'22''$ West, bounded southwestly by land of said Durfee for a distance of Fifty-six and Twenty-eight One Hundredths (56.28') feet along said wall to a drill hole; thence running North $88^{\circ}36'35''$ West, bounded southerly by land of said Durfee for a distance of Thirty-seven and Sixty-nine One Hundredths (37.69') feet along said wall to a drill hole; thence running North $88^{\circ}07'45''$ West, bounded southerly by land of said Durfee for a distance of Sixty-six and Seventy One Hundredths (66.70') feet along said wall to a drill hole; thence running North $02^{\circ}47'56''$ East, bounded westerly by land of said Durfee for a distance of Six and Ninety-eight One Hundredths (6.98') feet along said wall to an iron pipe; thence running South $77^{\circ}17'00''$ West, bounded southeasterly by land of said Durfee for a distance of Eighty-nine and Sixty-one One Hundredths (89.61') feet along said wall to a drill hole; thence running South $82^{\circ}30'28''$ West, a distance of Sixty-nine and Thirty-nine One Hundredths (69.39') feet along said wall to a point at a wall corner, bounded southerly by land of said Durfee and land now or formerly of Karin L. Baird, in part by each; thence running South $07^{\circ}03'10''$ West, bounded southwestly by land of said Baird for a distance of Twenty-eight and Fifty-four One Hundredths (28.54') feet along said wall to a drill hole at a wall corner; thence running North $78^{\circ}38'22''$ West, bounded southerly by land of said Baird a distance of One Hundred Forty and Forty One Hundredths (140.40') feet along said wall to a point at a wall corner; thence running South $44^{\circ}34'18''$ West, bounded southeasterly by land of said Baird for a distance of Fifteen (15.00') feet to a drill hole; thence continuing South $44^{\circ}34'18''$ West for a distance of Thirty-three (33.00') feet to the point and place of beginning. The above described parcel contains Eight and Fifty-five One Hundredths (8.55) acres more or less."

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Effective Date. This Ordinance (Ordinance #114) shall be effective on May 4, 1998.

Initially approved: April 6, 1998

Finally approved: May 4, 1998



Bette J. Giesing, Mayor



Barbara L Frucht, City Clerk