

**CITY OF GROTON  
SPECIAL FREEMAN'S MEETING  
MINUTES  
APRIL 19, 2010**

**MUNICIPAL BUILDING  
COUNCIL CHAMBERS  
7:15 PM**

**I. CALL MEETING TO ORDER**

Mayor Popp called the meeting to order at 7:15 p.m. He presided, there were 13 electors present.

Clerk Patrick read the call of the meeting and warning to electors.

All persons legally qualified to vote in meetings of the City of Groton are hereby notified and warned to assemble in public meeting at the Council Chambers in the Municipal Building, 295 Meridian Street, Groton, Connecticut on Monday, April 19, 2010 at 7:15 o'clock p.m. prevailing time, for the purpose of acting upon the following matter:

**WARNING TO ELECTORS**

In accordance with Section 7-6 of the General Statutes of the State of Connecticut, as amended, only an elector of the City of Groton or a Citizen of the United States of the age of eighteen years or more who, jointly or severally is liable to the City for taxes assessed against him/her on an assessment of not less than \$1,000.00 on the last completed Grand List of the City, or who would be so liable if not entitled to an exemption as a blind person, a veteran, a widow or parent of a veteran, would be entitled to vote at this meeting.

Dated at Groton, Connecticut, this 15<sup>th</sup> day of April, 2010.

Dennis L. Popp, Mayor

Mayor Popp read the resolution:

**“RESOLUTION THAT THE MAYOR AND COUNCIL FINALLY APPROVE AN ORDINANCE AUTHORIZING THE PURCHASE OF A PARCEL OF LAND LOCATED ON OLD BUDDINGTON ROAD, ADJACENT TO THE POQUONNOCK RESERVOIR, FOR A TOTAL COST NOT TO EXCEED FIVE HUNDRED THOUSAND DOLLARS AND NO CENTS (\$500,000.00) TO BE PAID FROM THE 1995 WATER DIVISION BOND FUND PROGRAM”**

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1. To receive a communication from the Mayor and Council with respect to a proposed resolution entitled “An Ordinance authorizing the purchase of a parcel of land located on Old Buddington Road, adjacent to the Poquonnock Reservoir, for a total cost not to exceed five hundred thousand dollars and no cents (\$500,00.00) to be paid from the 1995 Water Division Bond Fund Program”.
2. To consider and act upon a resolution entitled “An Ordinance authorizing the purchase of a parcel of land located on Old Buddington Road, adjacent to the Poquonnock Reservoir, for a total cost not to exceed five hundred thousand dollars and no cents (\$500,000.00) to be paid from the 1995 Water Division Bond Fund Program”.
3. To take action on any other business which may legally come before said meeting.

**THEREFORE, BE IT RESOLVED** that the electors and qualified citizens of the City of Groton approve the subject resolution.

**R-10-4-30 RESOLUTION THAT THE MAYOR AND COUNCIL FINALLY APPROVE “AN ORDINANCE AUTHORIZING THE PURCHASE OF A PARCEL OF LAND LOCATED ON OLD BUDDINGTON ROAD, ADJACENT TO THE POQUONNOCK RESERVOIR, FOR A TOTAL COST NOT TO EXCEED FIVE HUNDRED THOUSAND DOLLARS AND NO CENTS (\$500,000.00) TO BE PAID FROM THE 1995 WATER DIVISION BOND FUND PROGRAM”**

**WHEREAS**, as part of the approved 1995 Water Division Bond Fund Program, Land Acquisition – Adjacent to Reservoir was included as a project line item in the amount of \$840,737.98 for the proposed purchase of property that would offer continued protection of the water supply in the Poquonnock Reservoir; and

**WHEREAS**, at its regular meeting held on February 25, 2009, the City of Groton Utilities Commission authorized Groton Utilities Management to enter into negotiations for the proposed purchase of property located at 882 Old Buddington Road, adjacent to the Poquonnock Reservoir; and

**WHEREAS**, the purchase of the property would increase gravel sales due to the amount of gravel and loam above the water line and over time, increase the reservoir’s total water storage to near 3 billion gallons; and

**WHEREAS**, at its special meeting held on March 3, 2010, the City of Groton Utilities Commission voted to approve the purchase of a parcel of land located on Old Buddington Road, adjacent to the Poquonnock Reservoir, for a total cost not to exceed Five Hundred Thousand

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Dollars and No Cents (\$500,000.00) to be paid from funds available in the approved 1995 Water Bond Fund; and

**WHEREAS**, this purchase of this real estate was referred to the City of Groton Planning and Zoning Commission in accordance with Connecticut General Statutes § 8-24 for consideration and was approved at its regular meeting held on March 16, 2010; and

**WHEREAS**, said parcel is more specifically described as follows:

A parcel of land situated on Old Buddington Road, in the said Town of Groton, beginning at a point along Old Buddington Road, said point marking the northwesterly corner of the herein described parcel and the southwesterly corner of land formerly belonging to Howard Doyle, et al.;

thence, running in a southerly direction by and along the easterly line of Old Buddington Road, 50.8 feet, to a point marking the southwesterly corner of the herein described parcel and the northwesterly corner of land now or formerly of one Edwards;

thence, running easterly, by and along said Edwards' land, 175.5 feet to a corner;

thence, running southerly and slightly easterly by and along said Edwards' land, 67 feet to a corner;

thence, running easterly by and along said Edwards' land, 75 feet to a merestone, and lands now or formerly of the Borough of Groton;

thence, running southerly and easterly, by and along said Groton Borough property, 500 feet to a merestone;

thence, running northerly and easterly, by and along said Groton Borough property, 525 feet to a merestone;

thence, running northerly, by and along said Groton Borough property, 245 feet to a point, said point marking the northeasterly corner of the herein described parcel and the southeasterly corner of land of one Friedman;

thence, running in a westerly direction along wall and fence, by and along the southerly line of said Friedman's property, 865 feet, to a point, said point marking the northeasterly corner of land now or formerly of Edwin B. Foster, et al.;

thence, in a southerly direction, by and along the easterly line of said Foster land, 150 feet, to a point, said point marking the northeasterly corner of land now or formerly of Howard Doyle, et al.;

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thence, in a southerly direction, by and along land of said Doyle, 100 feet to a point marking a corner of land of said Doyle;

thence, in a westerly direction, by and along land of said Doyle, 72 feet, to a point marking a corner of land of said Doyle;

thence, in a southerly direction, by and along land of said Doyle, 75.1 feet, to a point marking a corner of land of said Doyle;

thence, in a westerly direction, by and along land of said Doyle, 128 feet, to the point and place of beginning.

Containing 10.0 Acres of land, more or less.

Reference is hereby made to a plan, on record at the Land Records of the Town of Groton, entitled "PLAN SHOWING LAND IN THE TOWN OF GROTON, CONN., FORMERLY A PART OF THE GILBERT O. BUDDINGTON FARM, LATELY OWNED BY CARL B. CAPMAN, NOW PROPERTY OF MINNIE D. HILL, JUNE 1940, SURVEYED FOR P. B. McNAMARA, 55 HIGH ST, GROTON, CONN.", L. E. Daboll – Civil Engineer, New London, Connecticut.

Being the same premises, conveyed in two tracts, by Warranty Deed of Carl F. Brooks and Helen M. Brooks to Robert N. Wassell and Bertha C. Wassell, dated and recorded July 25, 1945 in Volume 113 at Page 571 of the Town of Groton Land Records. Reference is also made to a Title Affidavit dated June 14, 2007, and recorded June 18, 2007 in Volume 982, Page 1072 of the Town of Groton Land Records. The Affidavit states that Robert N. Wassell died March 28, 2007.

**WHEREAS**, this Ordinance was published in The Day, a newspaper having general circulation in the City of Groton on March 25, 2010 and March 26, 2010;

**THEREFORE, BE IT RESOLVED** that the Mayor and Council **finally** approve "An Ordinance authorizing the purchase of a parcel of land located on Old Buddington Road, adjacent to the Poquonnock Reservoir, for a total cost not to exceed Five Hundred Thousand Dollars and No Cents (\$500,000.00) to be paid from the 1995 Water Division Bond Fund Program".

Herb Cummings, Deputy Director, Water Division, Groton Utilities spoke about how valuable this parcel of land will be to the City and Groton Utilities. He said the assessment with the house is above the agreed upon price. He said the seller will retain ownership of the house and a small parcel of land. He said they will begin to excavate the gravel from the parcel immediately and the sales will repay the costs of the bond. He said a portion of the property will be used as a buffer and will not be excavated.

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Mayor Popp asked if there were any questions or comments. There being none he called for a motion to approve.

**David Hale, 13 Meech Avenue** moved **George Swift, 808 Eastern Point Road** seconded a motion to approve **R-10-4-30**.

Mayor Popp asked Michael Hillsberg to count the votes.

**Motion carried 13-0-0.**

**II. ADJOURNMENT**

**David Hale, 13 Meech Avenue** moved **Celeste Duffy, 216 Tyler Avenue** seconded a motion to adjourn. **Motion carried.**

**Mayor Popp adjourned the meeting at 7:22 p.m.**

**ATTEST:**

**APPROVED:**

**Debra Patrick  
City Clerk**