

From: DENNIS MAIN <dennis.main@snet.net>
Sent: Friday, October 25, 2024 11:21 AM
To: Robert Brule; Maureen Fitzgerald
Cc: Deb Moshier-Dunn President EDEDCT; Deborah Moshier-Dunn; Dave Lersch; Dave Lersch
Subject: Avalonia LC interest in conserving 36 Butlertown Road, Waterford, CT. - Request for support of FS/Planning/IWCC - State DEEP Open Space Grant
Attachments: HARLOW Resolution 10-23-2024.docx; 2024 grant manual final (2).pdf; 2024-oswa-app in doc format.docx; 2020-09-08 Vol 592, pg. 355 Conservation Easement OSWA 551 - Atkinson-Thompson (1).pdf; APPENDIX 2 - LETTERS OF ENDORSEMENT AND SUPPORT (3).pdf; Avalonia_36 Butlertown Road - Dennis Harlow - Stefon survey.pdf

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To all,

As introduction, I am sending this request to multiple recipients in one email to facilitate getting everyone "in the loop" and providing a common understanding and background on the project. Avalonia Land Conservancy, Inc. is a regional Land Trust with a mission area of the SCCOG area, but also collaborates with local land trusts where they exist. In this case that is Waterford Land Trust with which we would collaborate on an application for the current year (December 2, 2024 deadline date) CT DEEP Open Space Land Acquisition Grant Program ([Open Space and Watershed Land Acquisition Grant Program \(ct.gov\)](#)), the primary funding source for significant open space land acquisitions. Avalonia has been successful in acquiring 13 of these grants over a number of years, averaging \$428K per grant.

The grant request this year would be for approximately 170 of the 185 acres at 36 Butlertown Road, Waterford with the house and outbuildings being cut out. See attached survey. (OSWA program does not allow those as eligible acquisition items.) In return for the State grant the State of CT DEEP would place in perpetuity an Open Space and Passive Recreation Easement and Agreement on the land. It would thus be protected forever with Avalonia holding fee title and stewarding the property. A Management Plan would be developed in conjunction with other local partners. I have attached a sample Easement from another project for a typical template.

The grant application (also attached) has significant requirements, two of which are support letters and indications of compliance with the local POCD. Avalonia is asking for those support letters, generally which would be from the chief elected official and the planning body indicating compliance with the POCD. I have attached a submission from a previous grant as an example of the required and supporting letters.

My apologies for the short nature of the request but these grants only come out yearly and we have to fit into the timeframe of the announcements and ability to meet the requirements with a suitable conservation project. I am happy to provide any additional information required.

RESOLUTION

36 BUTLERTOWN ROAD, WATERFORD, CT

PURCHASE AND SALE DENNIS HARLOW PROPERTY 170 +/- ACRES

WHEREAS it is the responsibility of the Board of Directors of Avalonia Land Conservancy, Inc. to authorize the execution of a land transaction
and

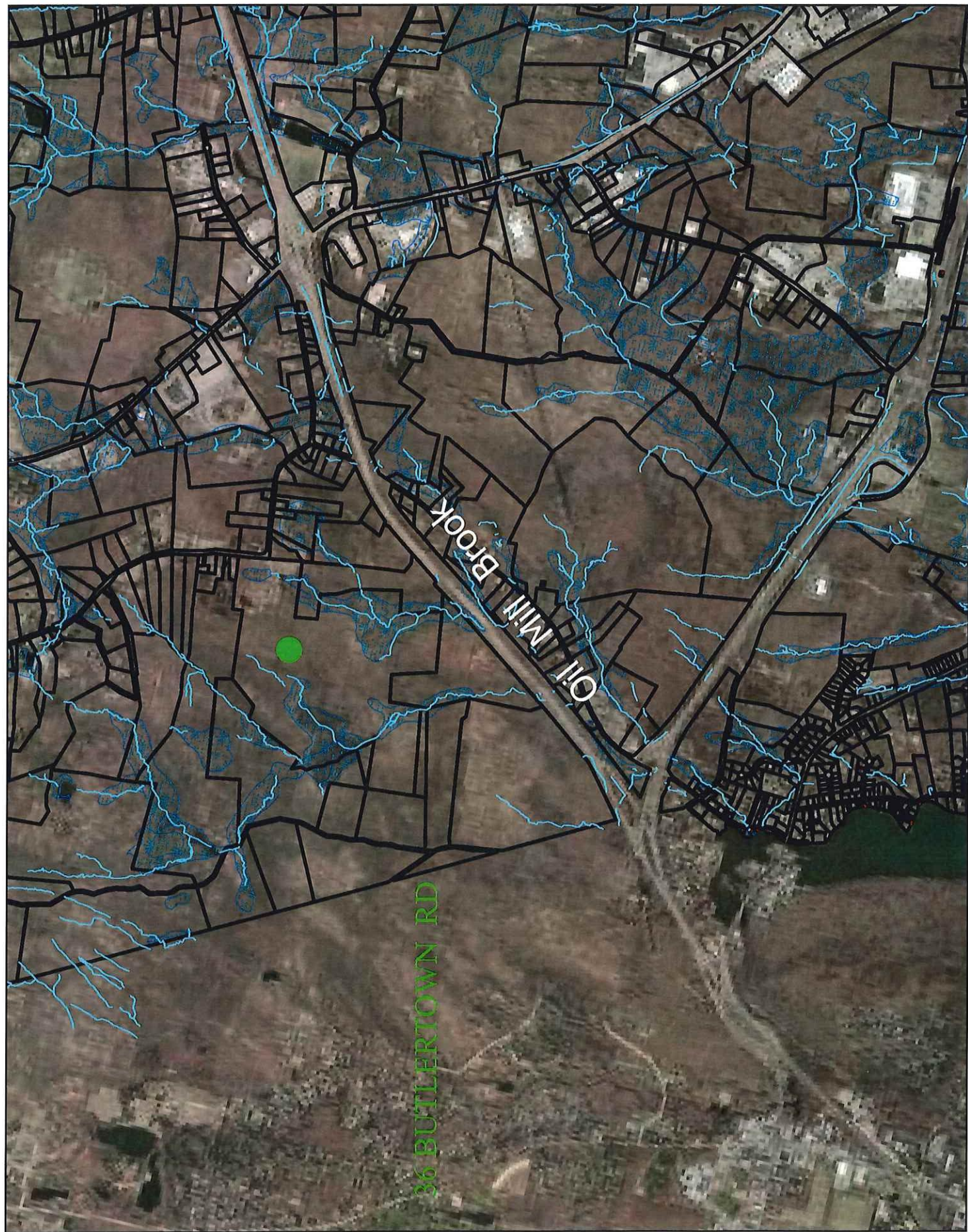
WHEREAS the Acquisitions Committee has reviewed the proposed Purchase and Sale and has concluded that it is in accordance with Avalonia's mission, project selection criteria, applicable law and will confer a public benefit
and

WHEREAS Avalonia's legal counsel has reviewed the proposed Purchase and Sale and associated due diligence
and

WHEREAS the Acquisitions Committee recommends approval of the proposed Purchase and Sale

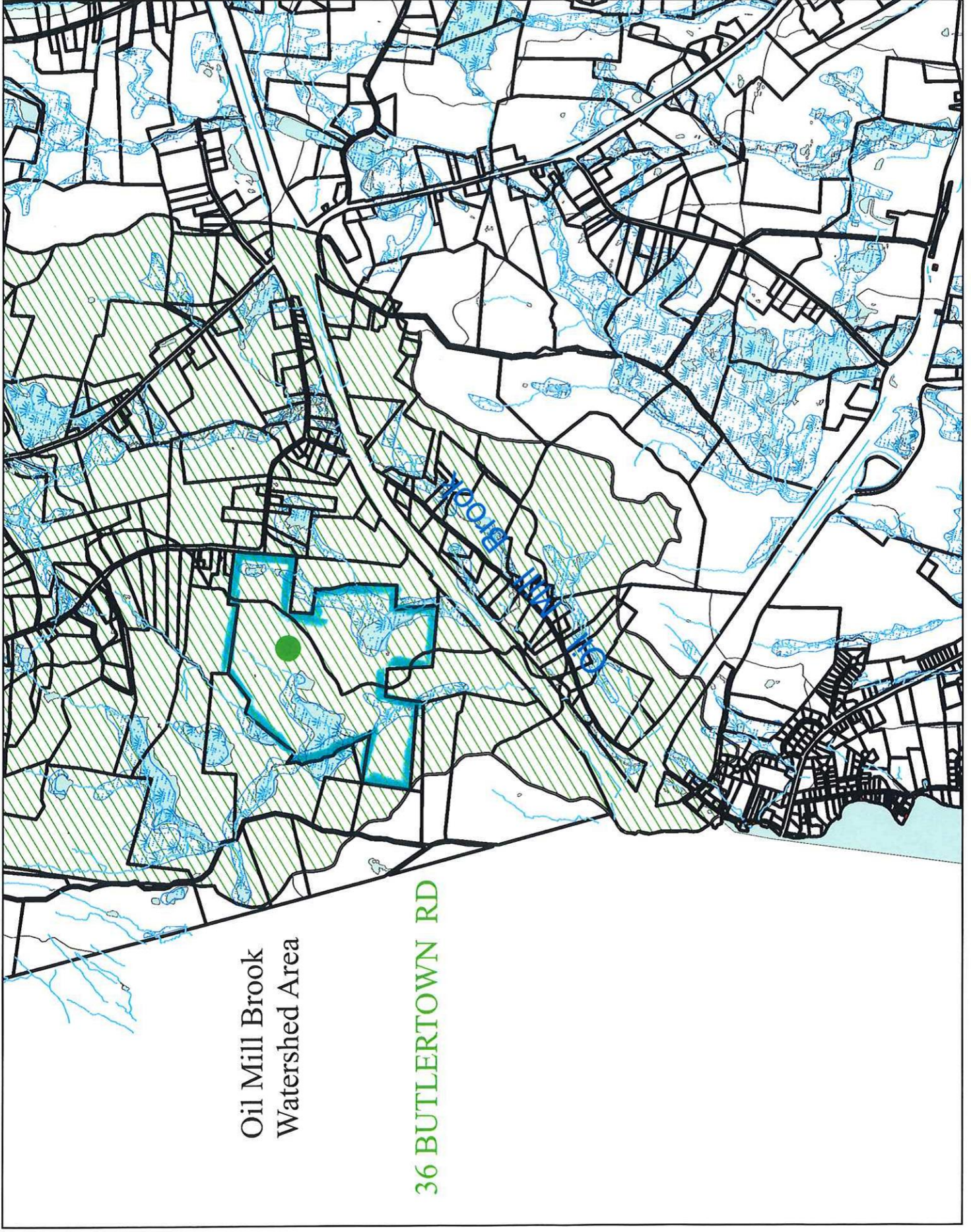
NOW, THEREFORE RESOLVED that Avalonia Land Conservancy, Inc. accept a Purchase and Sale with Dennis Harlow comprising approximately 170 +/- acres at 36 Butlertown Road, Waterford, CT based on negotiations and securing an appraisal and/or appraisal review, finding that the property subject to the Purchase and sale has significant conservation value and that protection of the property serves the public interest, meets the selection criteria and fulfills the mission of Avalonia Land Conservancy, Inc.

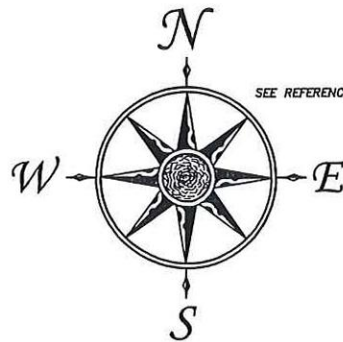
AND FURTHER RESOLVED, that any officer of the Avalonia Land Conservancy, Inc. is authorized to execute any and all documents necessary to enter into said Purchase and Sale providing, however, the final Purchase and Sale has no substantial changes to the conservation values, prohibited uses and reserved rights contained in any current drafts provided to the Board of Directors prior to this vote and on satisfactory completion of all due diligence and project documentation required for statutory and regulatory compliance and in accordance with Avalonia practices.



Oil Mill Brook
Watershed Area

36 BUTLERTOWN RD





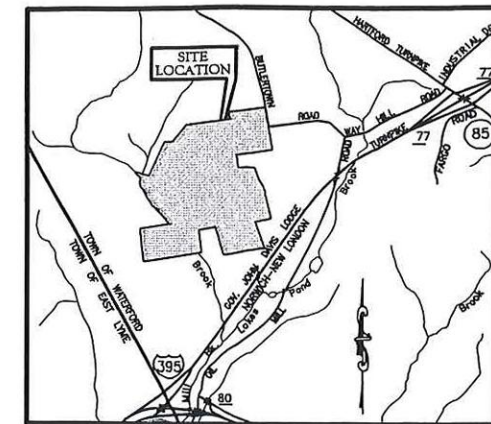
SEE REFERENCE NOTE #4

N/F
MAHRA'S WOODS, LLC
VOL. 1496, PAGE 330

N/F
JOEL B. McCLELLAND ET AL
VOL. 1350, PAGE 307

N/F
MURRAY & SHARON
RENSHAW
VOL. 1286, PAGE 339

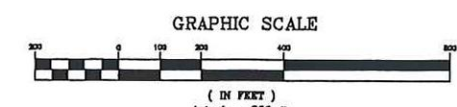
- LEGEND**
- DH DRILL HOLE
 - N/F NOW OR FORMERLY RECOVERED
 - REC RECOVERED
 - IRON PIN OR DRILL HOLE
 - ANGLE POINT
 - POINT TO BE SET
 - W/MAG TBS RB WITH MAGNETIC NAIL TO BE SET REBAR
 - STONEWALL
 - TREE WITH WIRE
 - WIRE FENCE
 - STONE ON STONE
 - UTILITY POLE
 - BROOK / STREAM
 - SWAMP
 - TRAVERSE POINT
 - EXISTING CONTOUR LINE, 10' INTERVAL
 - EXISTING CONTOUR LINE, 50' INTERVAL



LOCATION MAP
SCALE: 1"=2000'

REFERENCE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-3008-1 THROUGH 20-3008-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996; THE TYPE OF SURVEY IS "PERIMETER SURVEY", THE BOUNDARY DETERMINATION CATEGORY IS ASSUMED TO BE "FIRST SURVEY" AND "DEPENDENT RESURVEY", THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A-2".
- RECORD TITLE TO THE SUBJECT PROPERTY IS REFERENCED TO THE FOLLOWING DEEDS RECORDED IN TOWN OF WATERFORD LAND RECORDS:
 - A CERTIFICATE OF DEVESE, DESCENT OR DISTRIBUTION FROM THE ESTATE OF MABEL S. ARSENAULT TO DENNIS A. HARLOW, RECORDED IN VOLUME 1515, PAGE 239, ON JUNE 29, 2017.
 - AN EXECUTOR'S DEED FROM PETER A. ROSE, EXECUTOR OF THE ESTATE OF ISHAM CHAPPELL ROSE TO DENNIS HARLOW, RECORDED IN VOLUME 1491, PAGE 106, ON DECEMBER 28, 2016.
 - A QUIT CLAIM DEED FROM PETER A. ROSE TO DENNIS HARLOW, RECORDED IN VOLUME 1491, PAGE 109, ON DECEMBER 28, 2016.
 - A QUIT CLAIM DEED FROM CHAPPELL M. ROSE TO DENNIS HARLOW, RECORDED IN VOLUME 1491, PAGE 111, ON DECEMBER 28, 2016.
 - A QUIT CLAIM DEED FROM MARK A. ROSE TO DENNIS HARLOW, RECORDED IN VOLUME 1491, PAGE 113, ON DECEMBER 28, 2016.
 - DISTRIBUTION OF THE ESTATE OF CONSTANT CROCKER TO WAITSTILL CHAPPELL, NEW LONDON PROBATE COURT, APRIL 23, 1808.
- REFERENCE MAPS:
 - SURVEY MAP PREPARED FOR JOSEPH V. JR. & LORETTA J. FERRY, PEMBER ROAD, WATERFORD, CONNECTICUT, SHEET 1 OF 1, SCALE 1"= 100', DATE 04-21-78, RICHARD MIHOK P.E. AND L.S.
 - PLAN SHOWING LAND OF WOLF ROAD, LLC, PEMBER ROAD, WATERFORD, CONNECTICUT, SHEET 1 OF 1, SCALE: 1"= 200', DECEMBER 20, 2001, REVISED 3/22/02, ROBERT PFANNER & ASSOCIATES, P.C. CIVIL ENGINEERS & LAND SURVEYORS.
 - PLAT OF LANDS OF FREDERICK H. SOUTHWORTH, NORTHWEST OF THE CONNECTICUT TURNPIKE IN THE TOWNS OF WATERFORD AND EAST LYME, CONNECTICUT, APRIL 1967, SCALE 1"= 200', ROBERT L. BUCHER, LAND SURVEYOR, NEW LONDON, CONN.
 - PERIMETER SURVEY PREPARED FOR THE ESTATE OF MABEL S. ARSENAULT, BUTLER TOWN ROAD, WATERFORD, CONNECTICUT, SCALE: 1"=60', DATE: JULY 2016, JOB I.D. NO.: 14-394, MATTERN & STEFON LAND SURVEYORS, LLC.
- COORDINATE VALUES ARE BASED ON NORTH AMERICAN DATUM 1983 (NAD83).
- THE FIELD SURVEY OF THE SUBJECT PARCEL WAS COMPLETED ON AUGUST 4, 2017. LAND RECORD AND RELATED RESEARCH WAS COMPLETED ON JULY 24, 2017.
- CART PATHS TRAVERSING PROPERTY LINES PROVIDE EVIDENCE OF POSSIBLE UNRECORDED RIGHTS OF PASSAGE.
- INTERIOR STONEWALLS, CART PATHS AND CONTOUR INFORMATION DEPICTED HEREON HAS BEEN DERIVED FROM ONLINE SOURCES AND IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.



PERIMETER SURVEY
PREPARED FOR
DENNIS W. HARLOW
36 BUTLER TOWN ROAD
WATERFORD, CONNECTICUT

SCALE: 1"=200' DATE: OCTOBER 2017 JOB I.D. NO.: 14-0394
REVISION 1: 2/4/2020 - ADD CONTOURS & TRAVERSE POINTS

NOTE: A SURVEY CLOSING LINE IS A MATHEMATICAL LINE USED FOR TECHNICAL PURPOSES AND IS NOT TO BE CONSTRUED AS BEING A PROPERTY LINE.

TOTAL AREA
183.2 ACRES ±

NOTE: MINOR CHANGES IN DIRECTION AND DISTANCE MAY OCCUR ALONG PRINCIPAL COURSES SHOWN.

THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.

"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

18628
GERALD J. STEFON, L.S. LICENSE NO. DATE



MATTERN & STEFON
LAND SURVEYORS, LLC
148 Route 2
Preston, Connecticut 06365
(860) 889-1999

N/F
JOHN C. ELLIS & JOHN J. ELLIS VOLUME 738, PAGE 218
ROBERT F. MORGAN VOLUME 738, PAGE 215
GARHARD LEITKOWSKI & GARHARD LEITKOWSKI JR VOLUME 738, PAGE 212

N/F
JOAN KROSS
JOHN NOBLE
EDWARD NOBLE
VOL. 1358, PAGE 298

N/F
WILLIAM A. MULLEN
VOL. 453, PAGE 1143

N/F
AUDREY S. SKINNER
VOL. 202, PAGE 414

N/F
KIMBERLY MAYNARD TRULL
VOL. 270, PAGE 529

N/F
DING LEE & AILEEN H. LEE
A/K/A AILEEN LEE, TRUSTEES
VOL. 505, PAGE 32