



DEPARTMENT OF PLANNING AND DEVELOPMENT

TO: Planning and Zoning Commission

FROM: Mark Wujtewicz, Planner

DATE: June 10, 2025

TITLE: Staff Report: CGS §8-24 Application#PL-25-11
Disposition of property
207 Boston Post Road aka 1 Tiffany Avenue

EXECUTIVE SUMMARY

This application is presented to the Planning and Zoning Commission in accordance with Connecticut General Statutes Section 8-24 (CGS §8-24). The proposal is to dispose of property that was acquired by the Town of Waterford through a foreclosure action resulting from the nonpayment of taxes.

BACKGROUND

Pertinent Regulations

CGS §8-24

Town of Waterford 2012 Plan of Preservation Conservation and Development

Town of Waterford 2022-27 Housing Plan

DISCUSSION

One of the roles of the Planning and Zoning Commission is to review requests that involve municipal improvements or action taken on municipally owned property. In accordance with CGS §8-24:

“No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report...”

The Town of Waterford intends to dispose of a certain parcel of land which it acquired through a foreclosure action resulting from the nonpayment of taxes. The property is located at 207 Boston Post Road hereinafter the Property and is a preexisting non-conforming parcel located in the Civic Triangle (CT) Zone District. The minimum lot size for the CT Zone District is 10,000 square feet. The parcel consists of approximately 1,546 square feet of area and contains a pre-existing non-conforming single-family mobile home dwelling. In accordance with Section 10.2.17 of the Waterford Zoning Regulations, single family homes in existence prior to May 1, 2017 may continue their use, however new homes are not permitted in the CT Zone District.

The Commission must find that the disposition of the property is supported by and found consistent with the Town's 2012 Plan of Preservation Conservation and Development, hereinafter The Plan. The property's non-conforming status and location makes it inadequate to provide for services and facilities to meet community needs (Page 66).

The Town of Waterford's 2022 – 2027 Affordable Housing Plan identifies, as a strategy for consideration the reestablishment of the Housing Authority as provided for in Town Ordinance 2.100 to manage Housing Authority Units. Since the Town currently has not implemented a formal process to establish and manage affordable housing units, this property cannot be considered as a candidate for a Town managed Housing Authority Unit (Page 22).

One of the strategies of The Plan's Open Space component is to establish a Coordinated OpenSpace/Greenbelt/Trail System either through acquisition of properties or by preserving existing parcels. This parcel is not included in any existing or proposed Open Space/Greenbelt/Trail System and therefore would not contribute to the Town's open space and greenbelt system as identified on the Open Space Plan (Pages 26 & 27).

RECOMMENDED ACTION

Based on the information provided in the record, staff recommends the Planning and Zoning Commission find that:

Findings:

1. The proposed disposition of municipal property is a Municipal Improvement that qualifies for a CGS §8-24 review by the Planning and Zoning Commission.
2. The parcel's non-conforming status and location makes it inadequate to provide for services and facilities to meet community needs.
3. The disposition of property known as 207 Boston Post Road aka 1 Tiffany Avenue is supported by the 2012 Plan of Preservation Conservation and Development in that the parcel is not included in any existing or proposed Open Space/Greenbelt/Trail System and therefore would not contribute to the Town's open space and greenbelt system as identified on the Open Space Plan.
4. That residential properties acquired by the Town should be considered in a larger context going forward for when the Town implements a formal process in establishing and managing affordable housing units.

Proposed Motion:

To approve Planning and Zoning Connecticut General Statute §8-24 Application #PL-25-11 to dispose of a Town owned parcel known as 207 Boston Post Road aka 1 Tiffany Avenue by adopting the findings 1 thru 4 of the staff report dated June 10, 2025 and to find that the proposal is consistent with the Town of Waterford 2012 Plan of Preservation Conservation and Development.



**FORECLOSURE BY SALE
COMMITTEE DEED**

JD-CV-74 Rev. 5-17
C.G.S. § 7-24

STATE OF CONNECTICUT
SUPERIOR COURT
www.jud.ct.gov

Name of person submitting deed for recording:

Address:

WHEREAS, by judgment of Foreclosure by Sale rendered on (date) July 17, 2024, by the Superior Court for the Judicial District of New London, being Docket No. KNL CV 19-6040965-S, wherein **Town of Waterford**

_____ is Plaintiff and
Michael Johnson, Et. al.

_____ is Defendant,
brought by complaint dated April 22, 2019 claiming a foreclosure of a mortgage/lien on premises known as
(street, lot #, or other) 207 Boston Post Road a/k/a 1 Tiffany Avenue, Waterford

_____, Connecticut,

Christopher Albanese of Connecticut was duly appointed Committee ("Committee")
and directed to sell the premises and convey the same to the purchaser, and

WHEREAS, the Committee has sold the premises in all respects pursuant to the Judgment to
Town of Waterford, a municipal corporation with territorial limits within town of Waterford, county of New London
and state of Connecticut of **Waterford, Connecticut**

_____, for the sum of
Ninety-eight thousand, eight hundred and forty-eight and thirty-eight cents
(\$ 98,848.38) DOLLARS, and

WHEREAS, the sale has been ratified and confirmed by the Superior Court, which appears of record in the file in the Superior Court, to which reference is herein made.

NO CONVEYANCE TAX RECEIVED
DAVID L. CAMPO, CCTC
WATERFORD TOWN CLERK

NOW KNOW YE, THAT I, **Christopher Albanese**

Committee, pursuant to the authority and direction given to me as aforesaid and in consideration of the sum of

Ninety-eight thousand, eight hundred and forty-eight and thirty-eight cents
(\$ 98,848.38) DOLLARS received to my full satisfaction of

Town of Waterford, a municipal corporation with territorial limits within town of Waterford, county of New London
and state of Connecticut, ("Grantee(s)"), do hereby bargain, sell, transfer and convey unto

Town of Waterford, a municipal corporation with territorial limits within town of Waterford, county of New London

and state of Connecticut and unto his/her their successors and assign forever a parcel of land,

together with the improvements thereon, known as (street, lot #, other) 207 Boston Post Road a/k/a 1 Tiffany Avenue
Waterford

Connecticut, and being more particularly bounded and described on Exhibit A, attached hereto and made a part thereof.

(continued on back/page 2)

Print Form

Reset Form

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the Grantee(s), his/her/their successors and assigns forever to his/her/their and his/her/their own proper use and behoof.

And I, the Committee do covenant with the Grantee(s), his/her/their successors and assigns forever, that I have full power and authority as a Committee to grant and convey the above-described premises in manner and form aforesaid.

The premises are conveyed to the Grantee(s) free and clear of the mortgage/lien being foreclosed, and of all claims subsequent in right thereto, the holders of which are bound by this action.

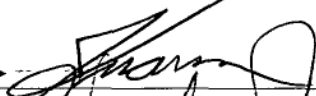
Said premises are conveyed subject to (a) all prior liens and encumbrances which are prior in right to the mortgage/lien foreclosed; (b) all taxes, sewer assessments and sewer use charges (if any); (c) all building, building line and zoning

regulations of the Town of Waterford

and all other governmental regulations and provisions of any public or private law; and (d) such state of facts that an accurate survey or personal inspection of the premises would disclose.

Signed subject to the approval of the Superior Court this 8 day of Oct. 20 24

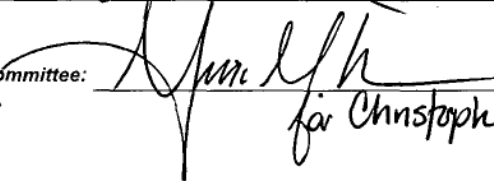
Signed in the presence of:

► 

Print name of signer Joshua Knauer

► 

Print name of signer Valerie Weaver

Committee: 
for Christopher Albanese.

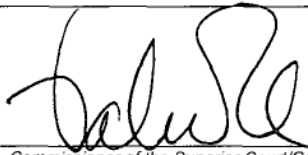
Print name of committee Christopher Albanese/Gina Knauer

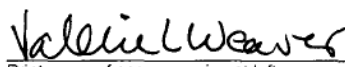
STATE OF CONNECTICUT

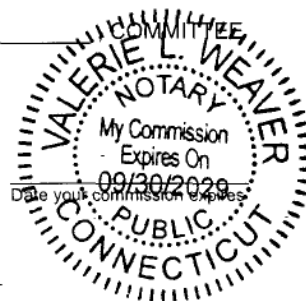
COUNTY OF New London SS. Gales Ferry

The foregoing instrument was acknowledged before me this 8 day of October 20 24

by Gina M. Knauer for Christopher Albenses

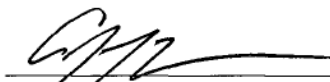
Signed 
Commissioner of the Superior Court/Court Clerk/Notary


Print name of person signing at left



The foregoing committee deed is approved this 1st day of November 20 24

Judge of the Superior Court:


Thomas, J.

SCHEDULE "A"
DESCRIPTION

First Piece - Parcel of Land

FIRST TRACT: A certain tract of land located in the Town of Waterford, County of New London and State of Connecticut, more particularly bounded and described as follows:

Beginning at a merestone located at the southeast corner of the within described tract at a point which is the southwest corner of land recently conveyed to Woodrow Thomas Giordani and May Marie Giordani; thence running northerly along land of said Giordani Twenty-Four (24) feet and Three (3) inches to land of Santangelo; thence running westerly along land of Santangelo Sixty-Four (64) feet to land of Berntsen; thence running southerly along land of Berntsen Nineteen (19) feet Eight (8) inches to land now or formerly of Ernest W. Beebe; thence running easterly along said Beebe land Sixty (60) feet to the merestone at the point or place of beginning.

Being the same premises conveyed to Ernest W. Beebe by Warranty Deed of Alfred Berntsen, dated May 1, 1946, recorded in Volume 69, Page 494, of the Waterford Land Records.

SECOND TRACT: A certain tract of land located in the Town of Waterford, County of New London and State of Connecticut, more particularly bounded and described as follows:

Beginning on the Boston Post Road at a Stake No. 1 located at the southwest corner of the within described tract; thence along Tiffany Avenue One Hundred Forty-Three Feet, Six Inches (143' 6") to Stake No. 2, being the northwest corner; then easterly Forty Feet (40') to stake No. 3, northeast corner; then southeasterly One Hundred Forty-Four Feet, Nine Inches (144' 9") to Stake No. 4 at southeast corner; then 20 feet southwest to Stake No. 1 at southwest corner along Boston Post Road, which completes the plat;

The above plat of land is bounded in the east line of One Hundred Forty-Four Feet, Nine Inches (144' 9") by land of Frank H. and Florence Church, of the Town of Waterford, County of New London, State of Connecticut.

Being the same premises conveyed to Ernest W. Beebe by Warranty Deed of George W. McKenzie and Mattie E. McKenzie, dated June 26, 1953, recorded in Volume 95, Page 387, of the Waterford Land Records.

THIRD TRACT: That certain tract or parcel of land situated on the northerly side of the Boston Post Road, in the Town of Waterford, County of New London, and State of Connecticut, more particularly bounded and described as follows:

Beginning at an iron pipe marker at the southeasterly corner of land of Ernest W. Beebe on the northeasterly line of the Boston Post Road; thence run northeasterly along said Beebe land One Hundred Forty-Four (144) feet to an iron pipe marker at the southeasterly corner of land of Mattie E. MacKenzie; thence run southeasterly along other land of Frank H. Church, et al across a brook Fifty and Five Tenths (50.5) feet to the end of a fence at the northwesterly corner of land of Alfred Berntsen; thence run southwesterly along said Berntsen land One Hundred Sixty-Six (166) feet, more or less, to the line of said Boston Post Road; thence run southwesterly along said Boston Post Road Fifteen (15) feet, more or less, to the point of beginning.

Second Piece - Mobile Home

Mobile Home Year and Manufacturer: 1989 Ritz Craft
Model: RVD 1117
Serial Number: 0107889103AB

RECEIVED FOR RECORD
Mar 03, 2025 10:22A
DAVID L. CAMPO
TOWN CLERK
WATERFORD, CT

4 STRATEGIES FOR CONSIDERATION

4.1 Establish An Affordable Housing Committee

Having one entity overseeing and coordinating housing related issues will help the Town accomplish its housing goals. This could be done by reinvigorating the Housing Partnership (appointed by the First Selectman) or establishing an Affordable Housing Committee).

4.1.1 (OPTION) Reinvigorate the Housing Partnership (Ordinance 2.104)

- Review/update provisions related to the Housing Partnership
- Reinvigorate the Housing Partnership

4.1.2 (OPTION) Establish An Affordable Housing Committee

- Include a representative from the Planning and Zoning Commission
- Include a representative from the Board of Selectmen
- Include a representative from the Senior Services Department
- Include a representative from the Youth / Families Services Department
- Include 2-3 residents with experience in housing / public policy
- Include 1-2 residents with experience in building / development
- Include 1-2 residents with experience in residential real estate (sales, rental, management, etc.)

4.2 Reinvigorate The Housing Authority

The Housing Authority has the ability to obtain state and/or federal funding for housing-related programs and developments.

4.2.1 Reinvigorate The Housing Authority (Ordinance 2.100)

- Review the status of current appointments (if any)
- Fill any vacancies (per Ordinance 2.100.030)

4.2.2 Create Housing Authority Units

- Create Elderly / Disabled Units
- Create “Family” Units

B. Establish A Coordinated Open Space / Greenbelt / Trail System

Since the 1977 Plan of Development, Waterford has had a stated goal of establishing “a comprehensive greenbelt system which ... follows the town’s major streams and brooks.” This strategy should continue to be the basic foundation for Waterford’s open space strategy.

In addition, we should strive to use such greenbelt areas and other opportunities (including electric rights-of-way or sewer easements if possible) to establish an overall trail system throughout the community. Such a trail system will provide connections between different parts of Waterford as the trail system evolves and provide passive recreation opportunities for residents.

As part of preparing this Plan, the preliminary open space plan on the facing page (an overall vision) was prepared. This is not intended to be a definitive statement of the desired open space and greenway arrangement for Waterford. Rather, it is intended to be a starting point for further discussion and refinement of an open space and greenway system.

In the future, special attention should be devoted to increasing open space connectivity. Experience in other communities has shown that open spaces increase exponentially in value for nature, wildlife or people when they are configured to create continuous corridors.

Based on this vision, the policy preferences in terms of the preservation of open space include the following:

- Seek to establish an open space “system” as a major organizing element in Waterford by helping to define the villages, separate developed areas, and provide for transitions between different areas,
- Use the open space / greenbelt / trail system to help interconnect different parts of town and link open spaces and neighborhoods by trails (pedestrian path / bikeway / hiking trail system) or “greenbelts” that are accessible to residents throughout Waterford,
- Acquire or preserve parcels that contribute the most to the town’s open space and greenbelt system.
- Protect important natural, scenic, or other resources and improve wildlife habitat and wildlife “corridors”, especially stream corridors or riparian areas along watercourses.
- Increase opportunities for both active and passive uses both within the town and within the region.
- Contribute to the overall character of Waterford and to the enjoyment and quality of life for residents.

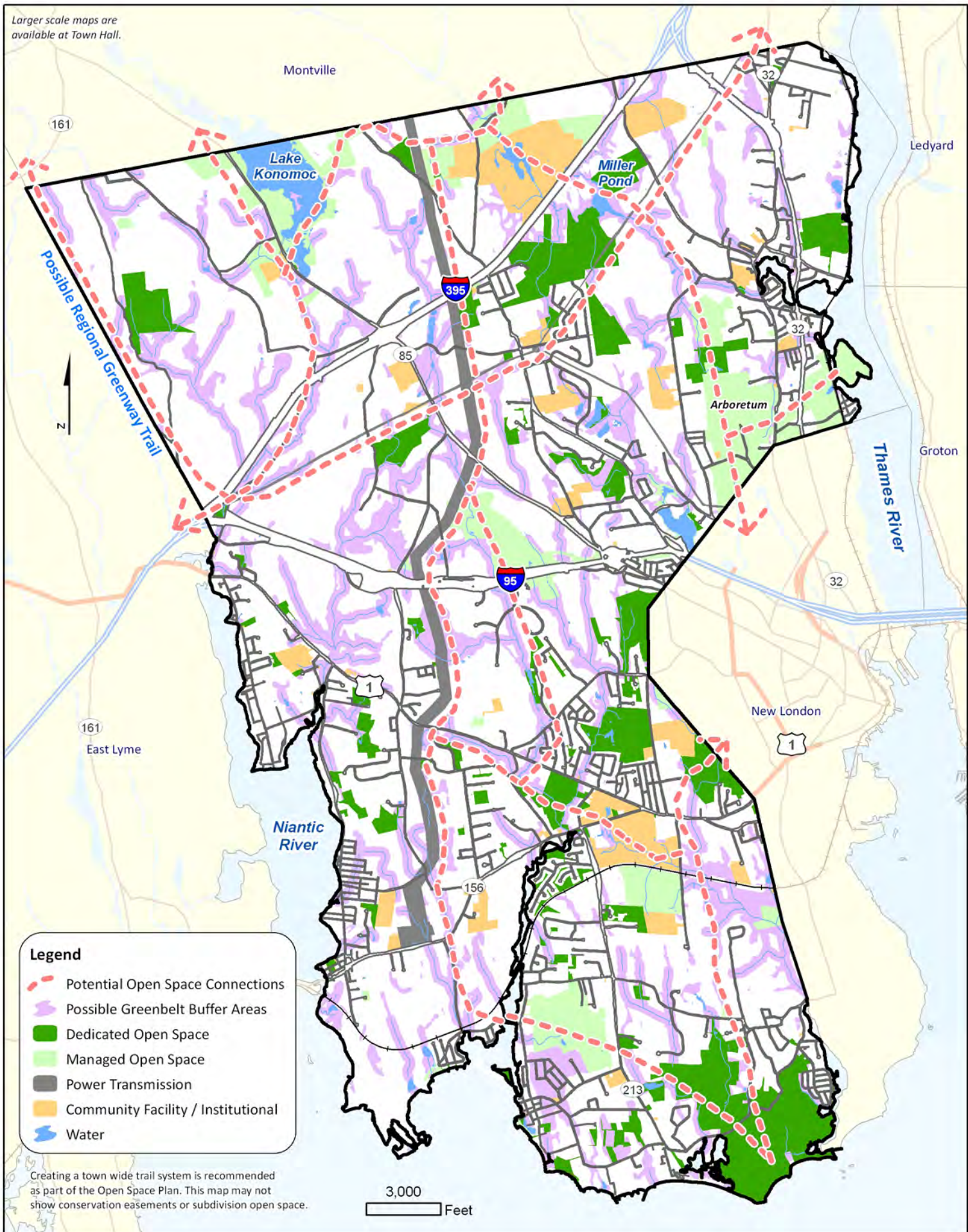
In order to guide future efforts, the Town should use the map on the facing page as starting point for creating an overall open space plan that:

- specifies the location of all existing publicly accessible open space, and
- differentiates between open space that is fully useable (such as public parks) and open space that is less usable (such as cemeteries or land trusts).

Open Space Plan

Waterford, CT

Larger scale maps are available at Town Hall.



SUPPORT

Community Facilities

GOAL

Provide adequate services and facilities to meet community needs.

A Plan of Preservation, Conservation and Development reviews the physical aspects of community services (such as education, public works, public safety, social, and recreation) to ensure that they are appropriately located and sized to meet community needs. These services and facilities contribute to Waterford's character and quality of life.

Since the 1998 Plan, Waterford has undertaken a school consolidation and modernization program, built a community center, and upgraded some buildings and systems to meet community needs.

In the survey, residents indicated that they were very satisfied with quality and quantity of the following Town services:

<i>Service</i>	<i>Good And Very Good</i>	<i>Not Sure / Don't Know</i>	<i>Poor And Very Poor</i>
Fire services	93%	5%	2%
Schools	82%	12%	6%
Park/recreation facilities such as fields	80%	8%	12%
Park/recreation activities such as classes or programs	78%	11%	11%

Town Hall



Community Center



207 BOSTON POST ROAD

Location 207 BOSTON POST ROAD

Mblu 132/ / 598/ /

Acct# 00059700

Owner WATERFORD TOWN OF

Assessment \$105,470

Appraisal \$150,680

PID 598

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$71,660	\$79,020	\$150,680
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$50,160	\$55,310	\$105,470

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner WATERFORD TOWN OF
Co-Owner

Sale Price \$98,848
Certificate
Book & Page 1876/254
Sale Date 03/03/2025
Instrument 14

Ownership History

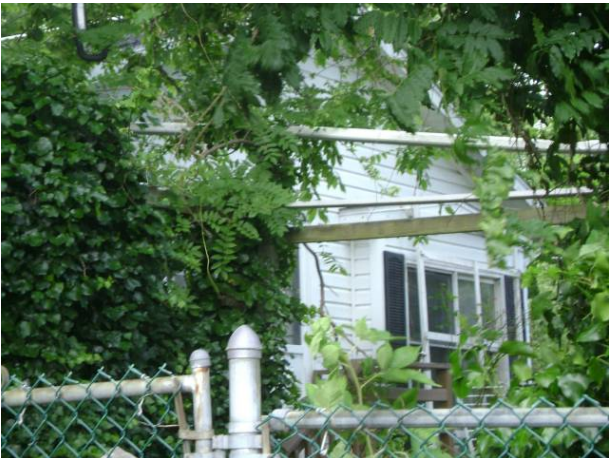
Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WATERFORD TOWN OF	\$98,848		1876/254	14	03/03/2025
JOHNSON MICHAEL	\$0		0880/0141	25	06/20/2006
RUSANIUK WASYL EST	\$0		0820/0001	00	10/06/2005
RUSANIUK WASYL	\$0		0448/0852	00	10/30/1995

Building Information

Building 1 : Section 1

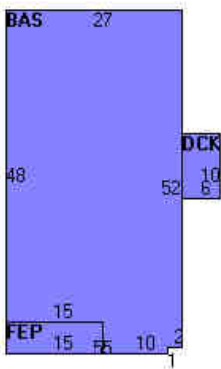
Year Built:	1988
Living Area:	1,354
Replacement Cost:	\$167,855
Building Percent Good:	40
Building Attributes	
Field	Description
Style	Mobile Home
Model	Residential
Grade:	B-
Stories	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Panel
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Other
Heat Type:	Forced Hot Air
AC %	100
Total Bedrooms:	2
Full Bthrms:	2
Half Baths:	0
Extra Fixtures	1
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	1
Fireplace(s)	0
Extra Opening(s)	0
Gas Fireplace(s)	0
% Attic Fin	0
LF Dormer	0
Foundation	
Bsmt Gar(s)	0
Bsmt %	0
SF FBM	0.00

Building Photo



(https://images.vgsi.com/photos/WaterfordCTPhotos/\00\01\69\40.jpg)

Building Layout



(https://images.vgsi.com/photos/WaterfordCTPhotos//Sketches/598_598.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,354	1,354
DCK	Deck	60	0
FEP	Finished Enclosed Porch	75	0
		1,489	1,354

SF Rec Rm	0
Fin Bsmt Qual	
Bsmt Access	None

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	901	Size (Acres)	0.21
Description	Exempt Res	Frontage	35
Zone	C-T	Depth	0
Neighborhood	600	Assessed Value	\$55,310
Alt Land Appr Category	No	Appraised Value	\$79,020

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed	FR	Frame	110.00 S.F.	\$1,190	1
FCP	Carport			144.00 S.F.	\$2,030	1
SHD1	Shed	FR	Frame	120.00 S.F.	\$1,300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$59,380	\$79,020	\$138,400
2022	\$59,380	\$79,020	\$138,400

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$41,560	\$55,310	\$96,870
2022	\$41,560	\$55,310	\$96,870