

1000 HARTFORD TURNPIKE



WATERFORD, CT 06385

Inter-Office Correspondence

TO: Mr. Rob Brule, First Selectman

FROM: James A. Bartelli, Director of Utilities

DATE: October 10, 2023

A handwritten signature in black ink, appearing to read "James A. Bartelli".

RE: Road Acceptance Request for Caroline Court

Dear Mr. Brule,

During the 1990's as part of the Contract #40 Lateral Sewers and Roadway Reconstruction Program the Town installed approximately 300' of 8" sewer main and related appurtenances as well as drainage piping and catch basins on what is referred to as Caroline Ct. The sewer main provides lateral sewer service to 6 parcels along this roadway. It was recently brought to our attention that Caroline Ct is in fact private property, not a Town Road or Right of Way and that the Town has no known easement or rights for the aforementioned utilities within said roadway. The Town has historically plowed this roadway as this roadway is identified within Town and "States Road List".

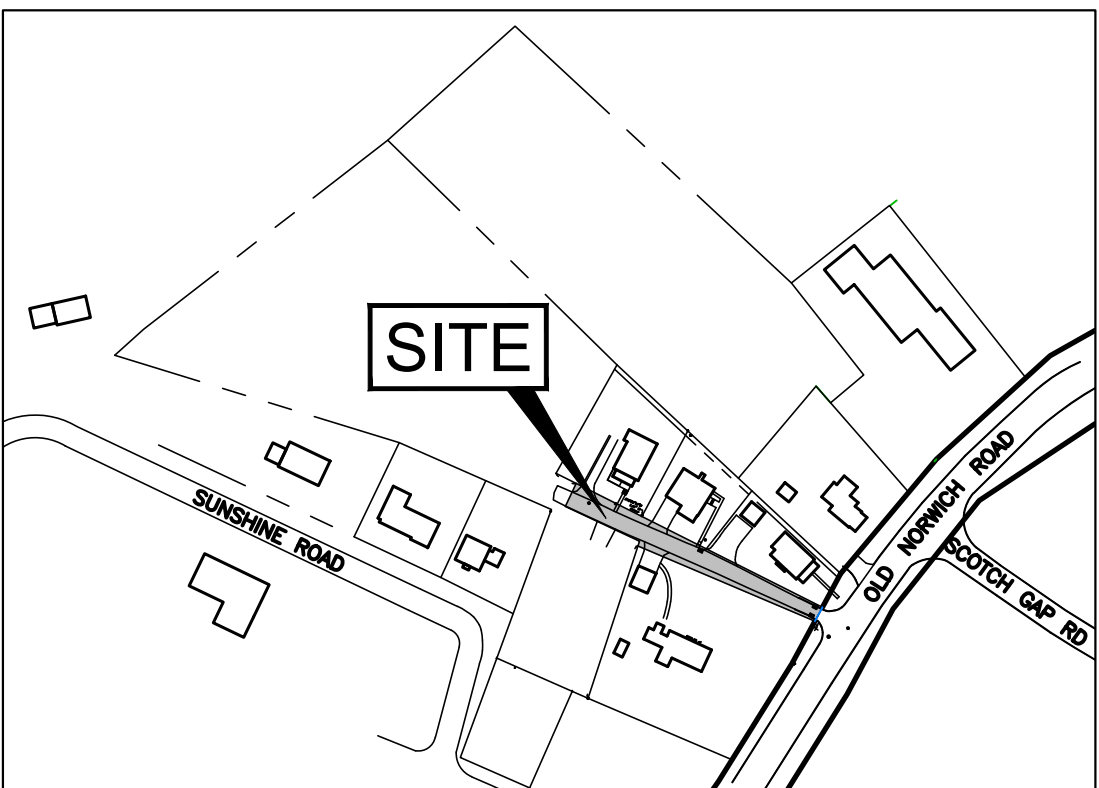
The owner of the land, who recently brought this issue forward, would like to convey the paved land area that encompasses the sewer and drainage utilities to the Town, as he feels the utility on his property presents a potential liability, furthermore, we do not have rights to have the utility there. It remains a mystery as to how the Town installed a sewer main on private property without an easement or acquisition. The property owner has expressed that he will convey this land area for the consideration of \$1.00 if we conduct the survey and related conveyance items. The Utility Commission has executed a survey and set boundary markers, which encompass the aforementioned utilities. The completed survey map and description are attached.

The Utility Commission respectfully request that the Town acquire the land on, so called, Caroline Ct as identified within the attached survey map and description utilizing the CGS 8-24 process for Municipal Projects.

Thank you.

cc. Waterford Utility Commission

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	STONEWALL
	BOUNDARY MONUMENT FOUND
	IRON PIN FOUND
	UTILITY POLE
	EX. SANITARY SEWER MH
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER LATERAL
	EX. CATCH BASIN
	EX. STORM DRAINAGE MH
	EX. STORM DRAIN PIPE
	WATER METER
	WATER SHUT OFF



LOCATION PLAN

SCALE 1"=200'

SURVEY NOTES

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AS REVISED AND ADOPTED ON OCTOBER 26, 2018.
2. THIS SURVEY IS A LIMITED BOUNDARY/PROPERTY SURVEY. IT IS INTENDED TO BE USED TO CREATE A TAKING.
3. THIS IS A RESURVEY, BASED UPON PRIOR SURVEYS, DEED DESCRIPTIONS AND RECOVERED PHYSICAL EVIDENCE.
4. THE SUBJECT PROPERTY, #7 CAROLINE COURT, IS DESCRIBED IN VOLUME 1214 PAGE 240 TOWN OF WATERFORD LAND RECORDS. SAID DEED REFERS TO "PLAN OF PROPERTY AT QUAKER HILL ON NORWICH-NEW LONDON ROAD" TOWN OF WATERFORD, CONN. BELONGING TO HEIRS OF CAROLINE A. BITTERS SCALE 1"=50' AUG. 1949
5. CAROLINE COURT IS A PRIVATE WAY, PART OF LOT #7.
6. THIS SURVEY IS BASED ON NORTH AMERICAN DATUM 1983 (NAD83). ELEVATIONS BASED ON NATIONAL GEODETIC VERTICAL DATUM 1988 (NGVD88).
7. THIS SURVEY WAS CONDUCTED ON 4/21/2023 UTILIZING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) THIS SURVEY CONFORMS TO CLASS A-2 ACCURACY IN ACCORDANCE WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. JUNE 26, 2008.
8. ALL CORNERS WERE STAKED BY HALEY WARD ON JULY 11, 2023. BOUNDARY MONUMENTS TO BE SET BY OTHERS.

REFERENCE MAPS:

1. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WATERFORD NORWICH - NEW LONDON ROAD FROM MILLERS POND BROOK NORTHERLY ABOUT 4,000 FEET ROUTE NO. 12 SCALE: 1"=40' DATE: SEPT. 28, 1928 ABANDONED NOV. 18, 1943
2. WATER POLLUTION CONTROL AUTHORITY WATERFORD CONNECTICUT SEWAGE WORKS CONSTRUCTION PROGRAM CONTRACT 40 QUAKER HILL AREA LATERAL SEWERS PLAN AND PROFILE CAROLINE COURT SUNSHINE ROAD NORTH(PROFILE) STA. 10+00 TO STA. 13+00. STA. 16+15 SCALE: HOR. 1"=40' VERT. 1"=4' MARCH 1969 HAYDEN/WEIGMAN CONSULTING ENGINEERS DRAWING NO. 40-10

PLAN SHOWING LAND TO BE ACQUIRED BY THE TOWN OF WATERFORD



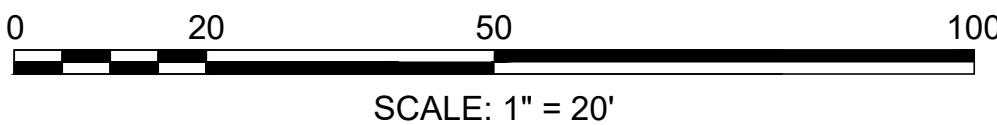
TOWN OF WATERFORD UTILITY COMMISSION
CAROLINE COURT
WATERFORD, CONNECTICUT

LIMITED PROPERTY/BOUNDARY SURVEY

DATE	SCALE
2023.07.14	1"=20'
DRAWN BY KLD	DESIGNED BY KLD
CHECKED BY JEE	
PROJECT No. 23-328	CONTRACT No.
DRAWING No.	REV.
1	

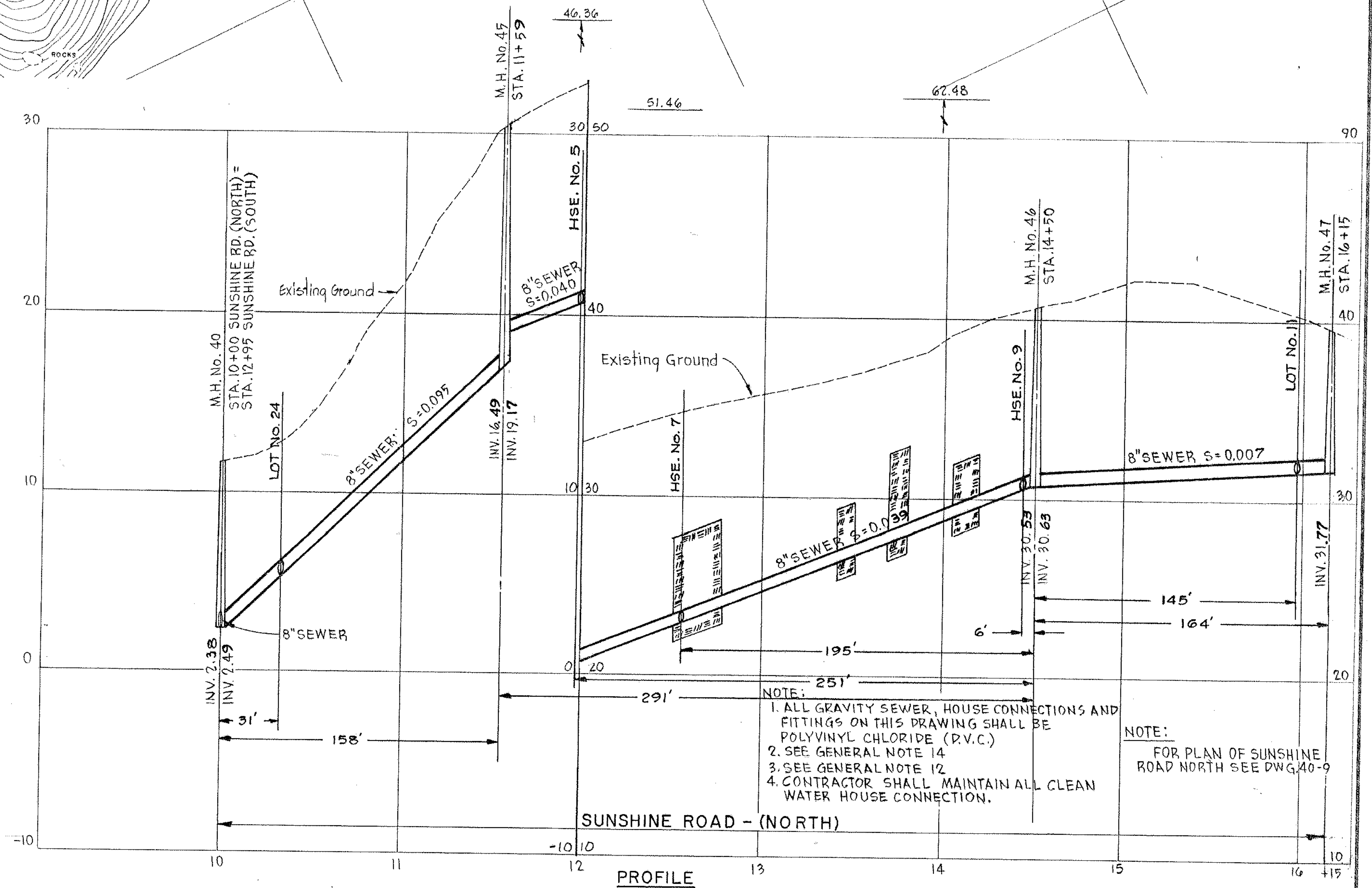
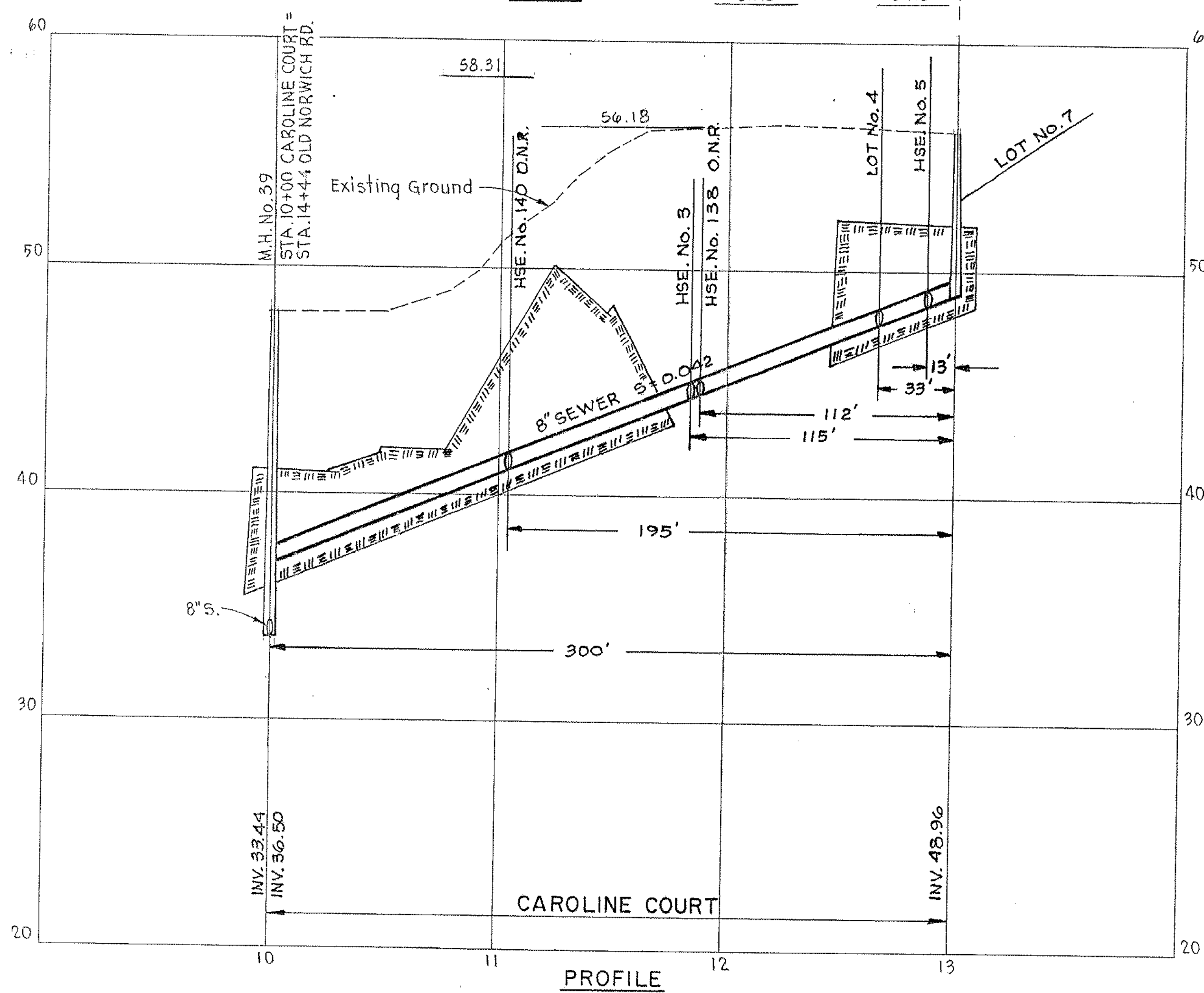
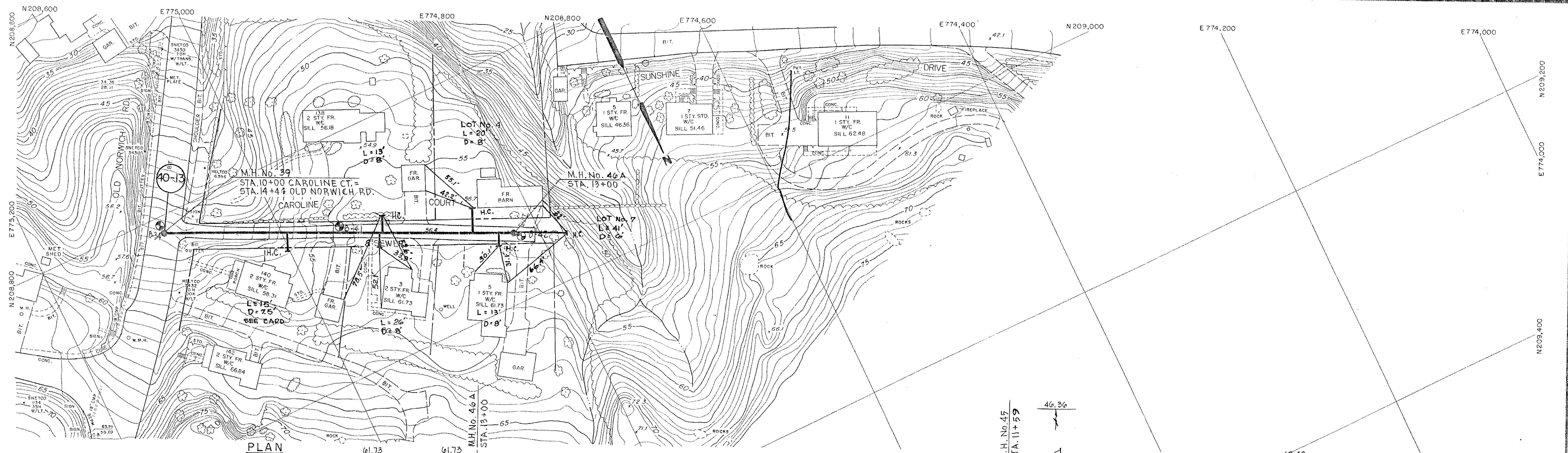
NOTES :

1. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENT AGENCIES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

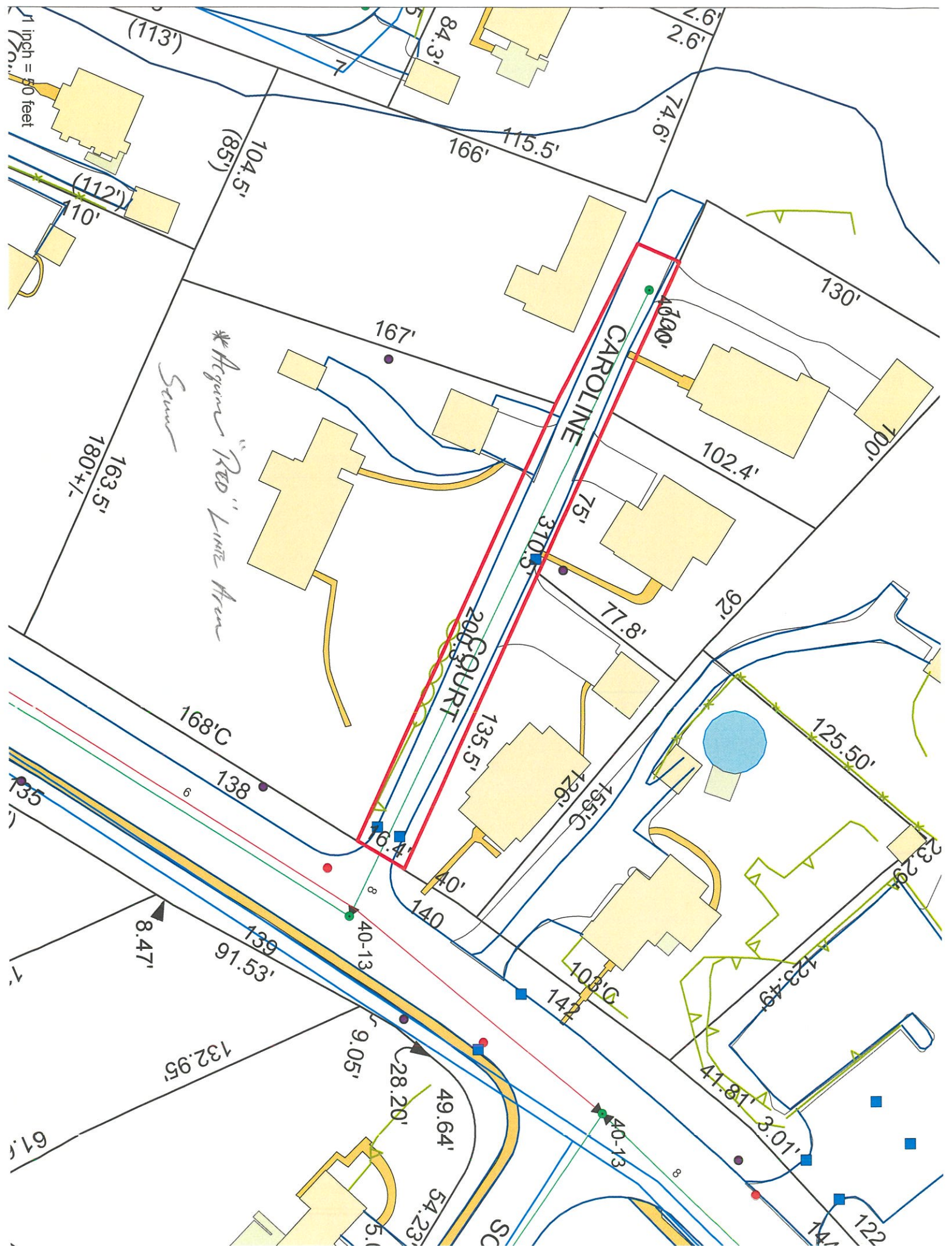


To the best of my knowledge and belief this map is substantially correct as noted hereon.

Kevin L. DeRos July 12, 2023
KEVIN L. DEROS, PLS LIC. #13291 DATE
No certification is expressed or implied unless this map bears the embossed seal of the Land Surveyor whose signature appears hereon.



No. DATE REVISION		DRAWN J.F.K. DESIGNED D.L.S. CHECKED M.A.S. APPROVED E.N.N.	SCALE Hor. 1"=40' Vert. 1"=4' DATE MARCH 1989		Hayden Wegman Consulting Engineers BOSTON WEST HARTFORD	WATER POLLUTION CONTROL AUTHORITY WATERFORD CONNECTICUT SEWAGE WORKS CONSTRUCTION PROGRAM	CONSTRUCTION CONTRACT 40 QUAKER HILL AREA LATERAL SEWERS PLAN AND PROFILE CAROLINE COURT SUNSHINE RD.-NORTH(PROFILE) STA.10+00 TO STA.13+00 STA.10+00 TO STA.16+15	DRAWING NO. 40-10 843692
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7 Caroline Court

Search Results

Parcel Details

Parcel Details

Photo

Switch

Google Map

Bing Bird's Eye

Property Map

CAMA ID 1317

Parcel ID 107200

Address 7 CAROLINE COURT

Lot Size 2.77 AC

Owner BENZON, CHARLES J JR & MARY

Mailing Address 712 JAYHALL ST EXT

Mailing City WATERFORD

Mailing State CT

Mailing Zip 06305

Assessed Total \$52,770.00

Assessed Land \$52,770.00

Assessed Building \$0.00

Assessed Extra Feature \$0.00

Assessed Outbuilding \$0.00

Zone Description N/A

Book/Page 1214/3240

Sale Price \$170,909.00

Sale Date 12/9/2011 12:00:00 AM

CAMA Site Link <https://gis.wgsi.com/vs/arcgis/rest/services/Parcel/MapServer>

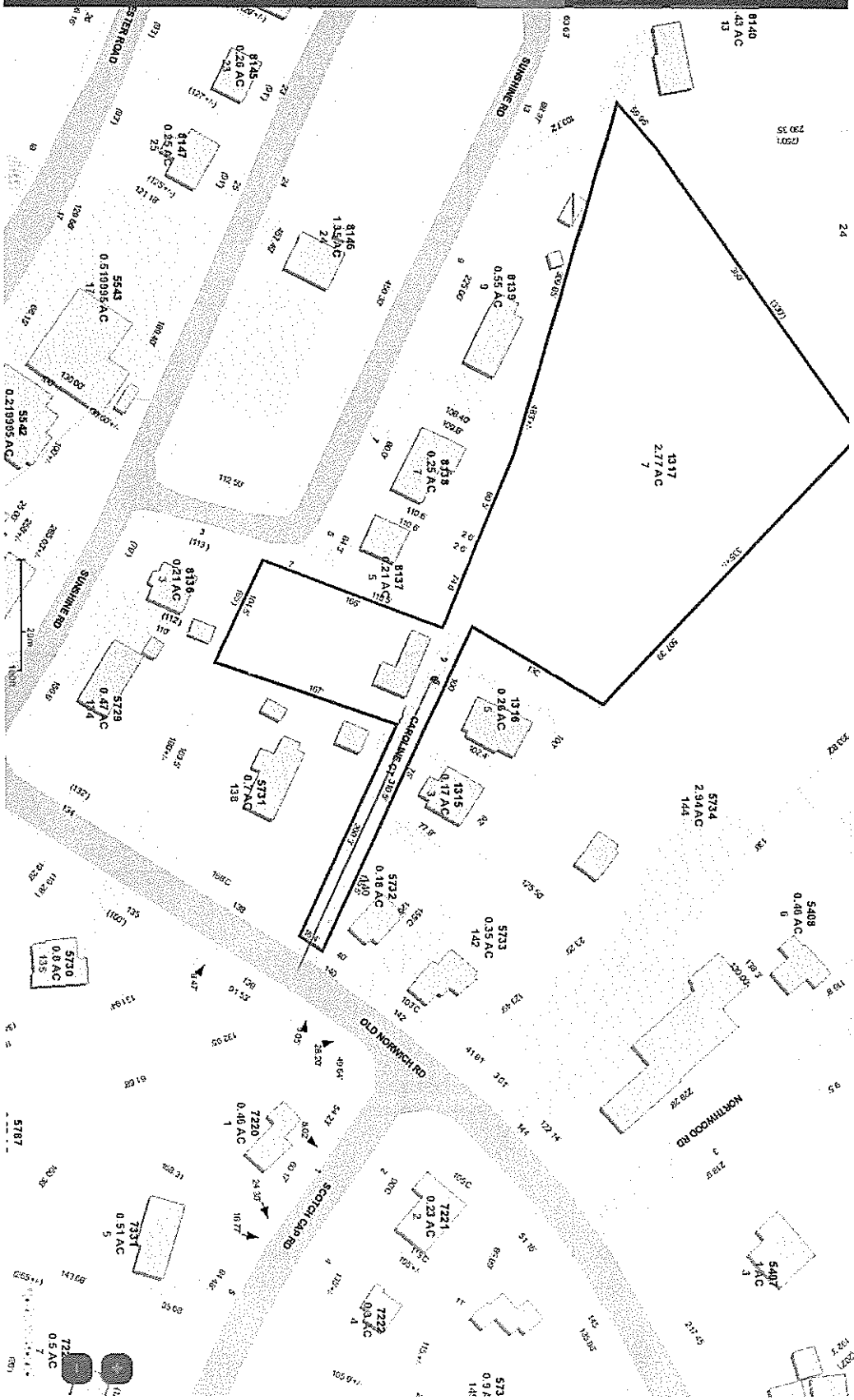
Building Photo <https://gis.wgsi.com/vs/arcgis/rest/services/Parcel/MapServer>

Search time: 7/26/2011 12:00:00 AM

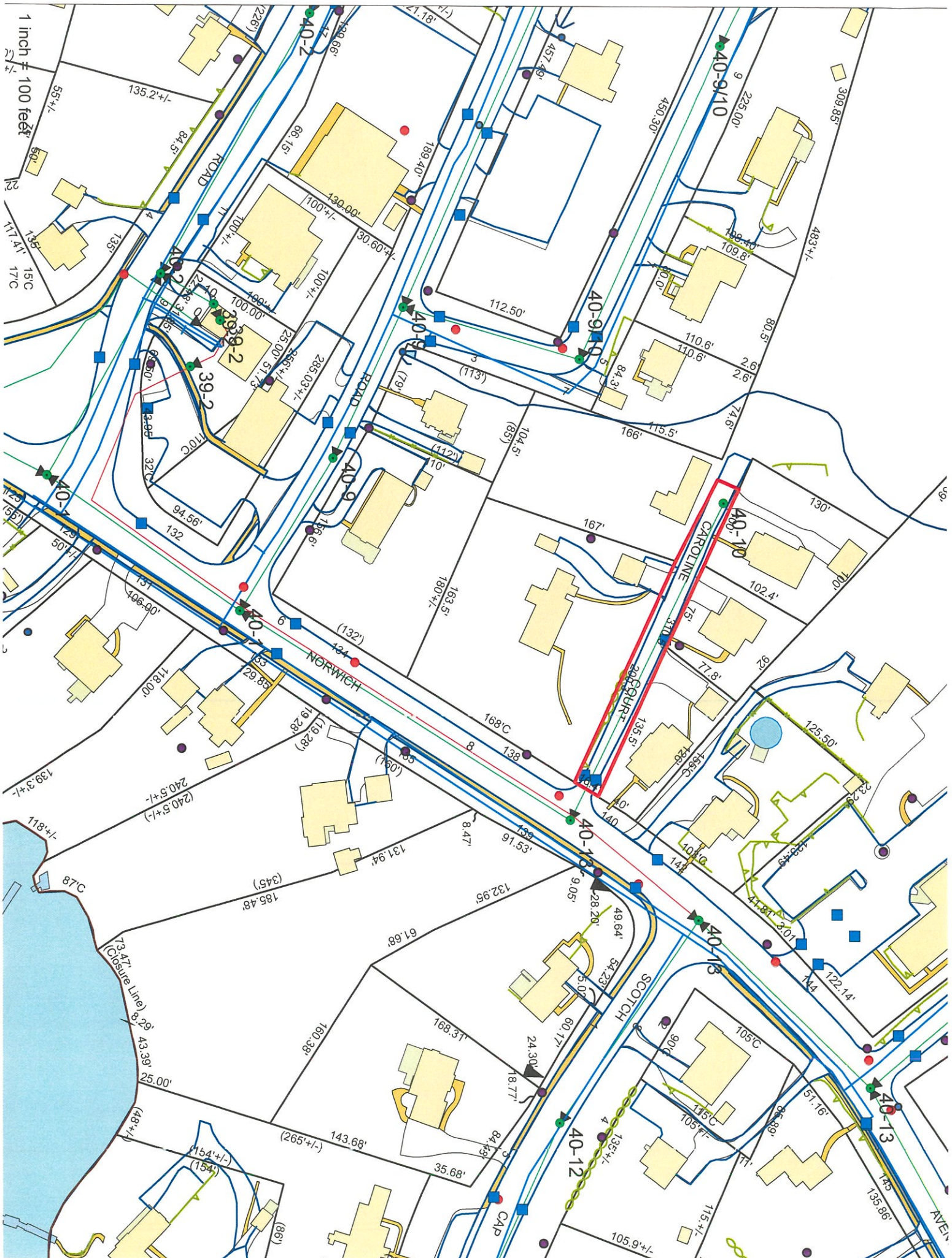
Identity

Layers

About



10/20/22



1 inch = 100 feet

two certain tracts of land situated in the Town of Waterford, County of New London, and State of Connecticut, with the buildings and all other improvements thereon, known as No. 3 Caroline Court, bounded and described as follows;

First Tract: Being located northwest of the Old Norwich Road in said Town of Waterford at Quaker Hill and commencing at the southwest corner of the within described premises at its intersection with land of Frederick Howard and Wanda Howard and Caroline Court; thence running northwesterly by and along said proposed road 100 feet to land of the "Second Tract" hereinafter described; thence running northeasterly by and along said land of the "Second Tract" 130 feet to land of Alice M. Alexander; thence running southeasterly by and along said Alexander land 100 feet to said land of Howard; thence running southwesterly by and along said Howard land 102.4 feet to said Caroline Court and the point of beginning.

Being the same premises conveyed to Isabel D. Green and Kelly Green by Kenneth W. Terry and Grace E. Terry by Warranty Deed dated October 26, 1956, and recorded in Volume 114, Page 34, of the Waterford Land Records.

Second Tract: Being situated in said Town of Waterford at Quaker Hill on the Old Norwich Road and commencing at the southeast corner of the premises herein described at its intersection with Old Norwich Road and land of Alfred Kent Bitters; thence running northwesterly in a straight line along said Bitters land and along land of Frederick Howard and Wanda Howard and along land of the "First Tract" hereinabove described, partly by each, in all 310.5 feet to an iron pipe at the northwest corner of the said "First Tract"; thence running northeasterly in a straight line along the said "First Tract" 130 feet to an iron pipe and land of Alice M. Alexander; thence running northwesterly along a fence and said Alexander land 335 feet more or less to a drill hole in a ledge and land formerly of Cassie S. Hardwick; thence running westerly along said Hardwick land and a fence 360 feet to a fence and land of Douglas Abbott and Agnes Abbott; thence running southeasterly along said Abbott land, along land of Paul F. Laubenstein and Sarah L. Laubenstein, and along land of Earle R. Edgecomb and Louise I. Edgecomb, partly by each, in the line of a fence and a stone wall in all 483 feet more or less to the end of the stone wall; thence running southwesterly along said Edgecomb land and in part along Sunahine Road and along the line of a fence 166 feet to a merestone and land of Peter S. Kaika and Bertha Kaika; thence running southeasterly along said Kaika land and along land of Ethel E. Scholfield, partly by each, in the line of a fence 104.5 feet to a drill mark and land of Clifford Boggis and Molly Boggis; thence running northeasterly in a straight line along said Boggis land 167 feet to a drill mark at the northeast corner of said Boggis land; thence running southeasterly in a straight line along said Boggis land in part by a stone wall 200.3 feet to the said Old Norwich Road; thence running northeasterly by said road 16.4 feet to the point of beginning.

The aforesaid premises are shown on a plan entitled "Plan of Property at Quaker Hill On Norwich-New London Road Town of Waterford, Conn. Belonging to Heirs of Caroline A. Bitters Scale 1"=50' Aug. 1949."

Being the same premises conveyed to Kelly Green and Isabel D. Green by Charles F. Bitters, Alfred J. Bitters, and Louis H. Bitters by Warranty Deed dated December 19, 1966, and recorded in Volume 166, Page 85, of the Waterford Land Records.

Subject to right of way as exists over the premises. Subject to an easement to Connecticut Power Company recorded in Volume 76, Page 209, of the Waterford Land Records.

Together with and subject to Agreements Regarding Easements for Water Pipes at Vol. 972, Pg. 158; Vol. 972, Pg 163 and Vol. 972 Pg. 167.

RECEIVED FOR RECORD
Dec 09, 2011 08:21A
ROBERT M. NYE
TOWN CLERK
WATERFORD, CT

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
RENZONI JARED C 5 CAROLINE COURT QUAKER HILL CT 06375 GIS ID 0107100				0 Clear	16 Well	3 Sewer	1 Paved	2 Suburban			Description	Code	Appraised	Assessed			
				SUPPLEMENTAL DATA													
				Alt Prcl ID 43 GRINDER District Solar Pane Old Map/L 011B 0055 490 Size 0.00 ADRESS AVAILABL Asking pric Lot Size 0.26 Census Tr 6936107 Assoc Pid#													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	WI	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)				
RENZONI JARED C				1223	0247	02-16-2012	U	I		135,000	01	Year	Code	Assessed	Year	Code	Assessed
RENZONI CHARLES J JR & MARY				1214	0240	12-09-2011	U	I		170,500	24	2021	1-1	47,630	2020	4000	47,630
KERCHER GERALD F EST				1203	0325	09-27-2011	U	I		0	0		1-3	74,380		1-3	74,380
KERCHER GERALD F				0181	0084	12-29-1969	Q	I		0	00		1-4	4,660		1-4	4,660
				Total								Total	245,730		172,020		
EXEMPTIONS				OTHER ASSESSMENTS													
Description				Amount		Code		Description		Number		Amount		Comm		Int	
				Total		0.00											
ASSESSING NEIGHBORHOOD																	
Nbhd Name				B		Tracing		Batch									
0001																	
NOTES																	
WHITE IG DEP=G																	
10FT RD																	
Appraised Bldg. Value (Card) 143,240																	
Appraised Xf (B) Value (Bldg) 0																	
Appraised Ob (B) Value (Bldg) 6,850																	
Appraised Land Value (Bldg) 95,640																	
Special Land Value 0																	
Total Appraised Parcel Value 245,730																	
Valuation Method C																	
Total Appraised Parcel Value 245,730																	
VISIT / CHANGE HISTORY																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
P-21-78	05-18-2021	PL	Plumbing	4,650		100		INSTALL WATER LINE FROM	07-19-2017	WD			20	Field Review			
									09-13-2012	DM			20	Field Review			
									03-27-2012	SBS			03	Callback - 3rd attempt			
									03-27-2012	SBS			01	Exterior Inspection Only			
									03-27-2012	SBS			02	Callback - 2nd attempt			
									05-16-2001	JR			70	Prior Inspection			
LAND LINE VALUATION SECTION																	
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value			
1 101	Res Dwelling	VR-1		0.260 AC	120,750.00	2.76923	5	1.00	400	1.100		1.0000	367,828.6	95,640			
Total Card Land Units				0.26 AC	Parcel Total Land Area 0.26							Total Land Value	95,640				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	94	Outbuildings	Bsmt %		
Model	00	Vacant	SF FBM		
Grade:			SF Rec Rm		
Stories			CONDO DATA		
Occupancy			Parcel Id	C	Owne
Exterior Wall 1				B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure			Condo Flr		Factor%
Roof Cover			Condo Unit		
Interior Wall 1			COST/MARKET VALUATION		
Interior Wall 2			Building Value New		
Interior Flr 1			Year Built	0	
Interior Flr 2			Effective Year Built	A	
Heat Fuel			Depreciation Code		
Heat Type:			Remodel Rating		
AC %			Year Remodeled		
Total Bedrooms			Depreciation %		
Full Bthrms:			Functional Obsol		
Half Bthms:			External Obsol		
Extra Fixtures			Trend Factor		
Total Rooms:			Condition		
Bath Style:			Condition %		
Kitchen Style:			Percent Good		
Num Kitchens			RCNLD		
Fireplace(s)			Dep % Ovr		
Extra Opening:			Dep Ovr Comment		
Gas Fireplace(s)			Misc Imp Ovr		
% Attic Fin			Misc Imp Ovr Comment		
LF Dormer			Cost to Cure Ovr		
Foundation			Cost to Cure Ovr Comment		
Bsmt Gar(s)					
Bsmt %					
SF FBM					
OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)			OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)		
Code	Description	U/B	Units	Unit Price	Yr Blt
				Cond. Cd	% Gd
				Grade	Grade Adj.
					Appr. Value
BUILDING SUB-AREA SUMMARY SECTION					
Code	Description	Living Area	Floor Area	Eff Area	Unit Ccst
					Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0	0

No Sketch

