

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

Planning & Development

Date: April 7, 2026

To: Waterford Conservation Commission
From: Maureen FitzGerald, Environmental Planner

RE: **Request For Approval to Maintain
Portion of Perkins Farm Road
Conservation Easement Area – email 3/15/2026**

Supporting Documentation for Review

Commissioners,

The following support documentation is attached for consideration of the maintenance request in a portion of the Perkins Farm Road Conservation Easement Area:

1. Consent order dated September 11, 2024
2. Letter of support from residents of Perkins Farm Road dated May 20, 2025
3. Minutes of the June 12, 2025 Conservation Commission meeting
4. Map of Authorized Vegetation Management Areas in Perkins Farm Road Conservation Easement Area
5. Plan showing area of easement converted to lawn west of #12 Perkins Farm Road property
6. Conservation Easement Agreement between Perkins et. al and Town of Waterford, filed on Land Records Volume 748, pp. 041-050

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

CONSENT ORDER

September 11, 2024

BROOKE GUETTI and GINA GUETTI, of 12 Perkins Farm Road, Waterford, Connecticut (hereinafter "Landowners") own property adjoining a conservation easement of the TOWN OF WATERFORD (see Exhibit A attached hereto).

WHEREAS, at some point in time the Landowners erected a fence structure and converted vegetation to managed lawn (See Exhibit B) on the conservation easement property in violation of Paragraph I.A.1. & 4, Page 3 of the Conservation Agreement and were issued a Notice of Non-Compliance (See Exhibit C); and

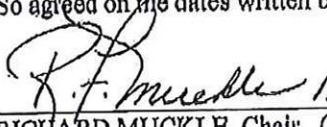
WHEREAS, the Town of Waterford, as Grantee of the conservation easement, agrees to the following remedy and compliance to correct the outstanding violation.

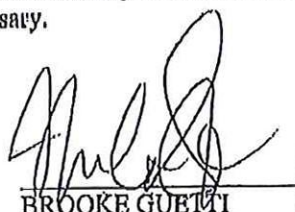
NOW, THEREFORE, Landowners also agree within sixty (60) days from the signing of this Consent Order by the Landowners, to remove said fence structure entirely, or relocate the fence to within their own property line. Said fence removal or relocation is to be inspected and approved by Town staff to confirm proper removal or relocation; and

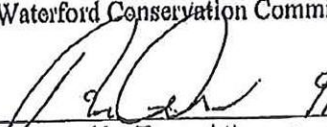
The Landowners and Town of Waterford agree that no further activity of any kind (other than removal of the fence) is to take place in the adjoining conservation easement area by Landowners without the express permission and authorization by the Conservation Commission, other than manual trimming of the conservation area within five (5) feet of Landowner's boundary line; and

The Town of Waterford shall be entitled to reasonable attorney's fees and costs if court enforcement of this Consent Order becomes necessary.

So agreed on the dates written below.

 12 Sep. 24
RICHARD MUCKLE, Chair (date)
Waterford Conservation Commission

 10/1/24
BROOKE GUETTI (date)

 9/11/24
Approved by Town Attorney (date)

 10/1/24
GINA GUETTI (date)



May 20, 2025



Dear Members of the Conservation Commission,

On behalf of the residents of our neighborhood, I am writing to express our support for the continued maintenance of the lawn area adjacent to 12 Perkins Farm Road.

Even though we were not aware of this information before October of 2024, we do understand that this piece of land falls under a conservation easement and, as such, is subject to restrictions that limit its maintenance. However, other parts of this easement are maintained and have been for 20 years. While we were informed that upkeep is not permitted, we want to share that the majority of neighbors have no objection to the area being regularly maintained, either by the property owners at 12 Perkins Farm Road or by the town. In fact, the upkeep has improved the appearance and safety of the neighborhood. Although one family has voiced a complaint, all other neighbors support the continued maintenance of this property. We recognize that the fence needed to come down in accordance with the rules, but respectfully ask: if the majority of the easement is maintained, could this portion also be considered for the same treatment in order to preserve its neat and well-kept condition?

Please know that I do not approach this request with any sense of entitlement or disregard for the commission's decision, as stated in the April 26th letter. We understand the purpose of conservation restrictions and the work that goes into protecting these spaces. My intent is simply to communicate the neighborhood's perspective and ask whether a reasonable compromise might be possible.

Thank you,

Gina and Brooke Guetti

(Signatures from the majority of the residents of Perkins Farm Road)

Hendrik Kimmel

Elliot Kimmel

Ang Brigonda

R. Brigonda

Matthew Cullas

Sophia Mottas

[Signature]

Dean Cooper
D. Cooper

MEETING MINUTES
Waterford Conservation Commission
June 12, 2025, 6:30 p.m.
Auditorium, Waterford Town Hall

RECEIVED FOR RECORD
WATERFORD, CT
2025 JUN 17 11:40:01
ATTEST: *[Signature]*
TOWN CLERK

Members Present: Keith Kriet, Tali Maidelis, Ivy Plis, Geneva Renegar & Wade Thomas
Members Absent: David Lersch, Richard Muckle
Alternates Present: David DeNoia
Alternates Absent: Matthew Shea
Staff Present: Maureen FitzGerald, Environmental Planner

1. CALL TO ORDER

The meeting was called to order by Acting Chairman Maidelis at 6:30 p.m.
D. DeNoia was seated for D. Lersch.

2. APPROVAL OF MEETING MINUTES

Motion: Made by D. DeNoia, seconded by I. Plis to approve the May 22, 2025 meeting minutes.

Vote: 4-0-1 [G. Renegar abstaining]

[Wade Thomas arrived at 6:32pm.]

3. NEW APPLICATIONS - No new applications received.

4. APPLICATION REVIEW

C-25-05: 18 Cinderella Lane – Single Family House Construction; Owner/Applicant – Heather Randazzo: Review Draft Permit #C-25-05.

Motion: Made by D. DeNoia, seconded by G. Renegar to approve draft permit #C-25-05.

Vote: 6 – 0

C-25-06: 51 Daniels Avenue – LEARN Regional Service Education Center, Request for Determination of No Regulated Wetland Activity; Applicant – Katherine Ericson, LEARN, Owner – Town of Waterford, Agent – Atty. Matt Ranelli, Shipman & Goodwin LLP: Review Draft Permit #C-25-06

Motion: Made by D. DeNoia, seconded by W. Thomas to approve draft permit #C-25-06

Vote: 6 – 0

C-25-07: 51 Daniels Avenue – Pickleball Courts, Request for Determination of No Regulated Wetland Activity; Applicant – Katherine Ericson, LEARN & Town of Waterford, Owner – Town of Waterford, Agent – Atty. Matt Ranelli, Shipman & Goodwin LLP: Review Draft Permit #C-25-07

K. Kriet questioned if the supplemental wetland report of June 9, 2025 was incorporated into the findings. Staff noted Special Conditions # 1 and #2 require the final plan to reflect the changes in the clearing limits and include a revised planting plan.

Motion: Made by I. Plis, seconded by D. DeNoia to approve draft permit #C-25-07.

Vote: 6 – 0

5. OTHER BUSINESS

In-Series Transfer:

From: 10114-52030 – Professional Services - \$25.00
To: 10114-52050 – Dues, Conferences & Education = \$25.00

Motion: Made by K. Kriet, seconded by W. Thomas to approve the in-series transfer of \$25.00 from Professional Services to the line item for Dues, Conferences & Education.

Vote: 6 – 0

6. CORRESPONDENCE

Letter from Gina & Brooke Guetti, 12 Perkins Farm Road – Request to Modify the Maintenance of the Conservation Easement Area

The Commission reviewed a letter dated May 20, 2025 signed by residents of Perkins Farm Road requesting to continue maintaining the area adjacent to 12 Perkins Farm Road as lawn. Gina Guetti, 12 Perkins Farm Road and Sophia Matsas #18 Perkins Farm Road arrived at 6:50 pm. and presented the requested maintenance to the Commission. Commission members relayed that mowing the area next to lot #12 was not authorized and they are not supportive of maintaining the area as suburban lawn. Discussion continued on what areas are allowed to be maintained along the roadway right-of-way and near Great Neck Road.

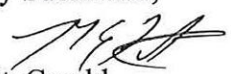
Commissioners noted that other vegetation management techniques and habitat improvements to control invasive plant species could be considered to be consistent with the conservation easement agreement. The owners were requested to submit a proposed management plan with a map of the area describing the type of management activities and the frequency of maintenance proposed that is consistent with the intent of the conservation easement agreement.

7. ADJOURNMENT

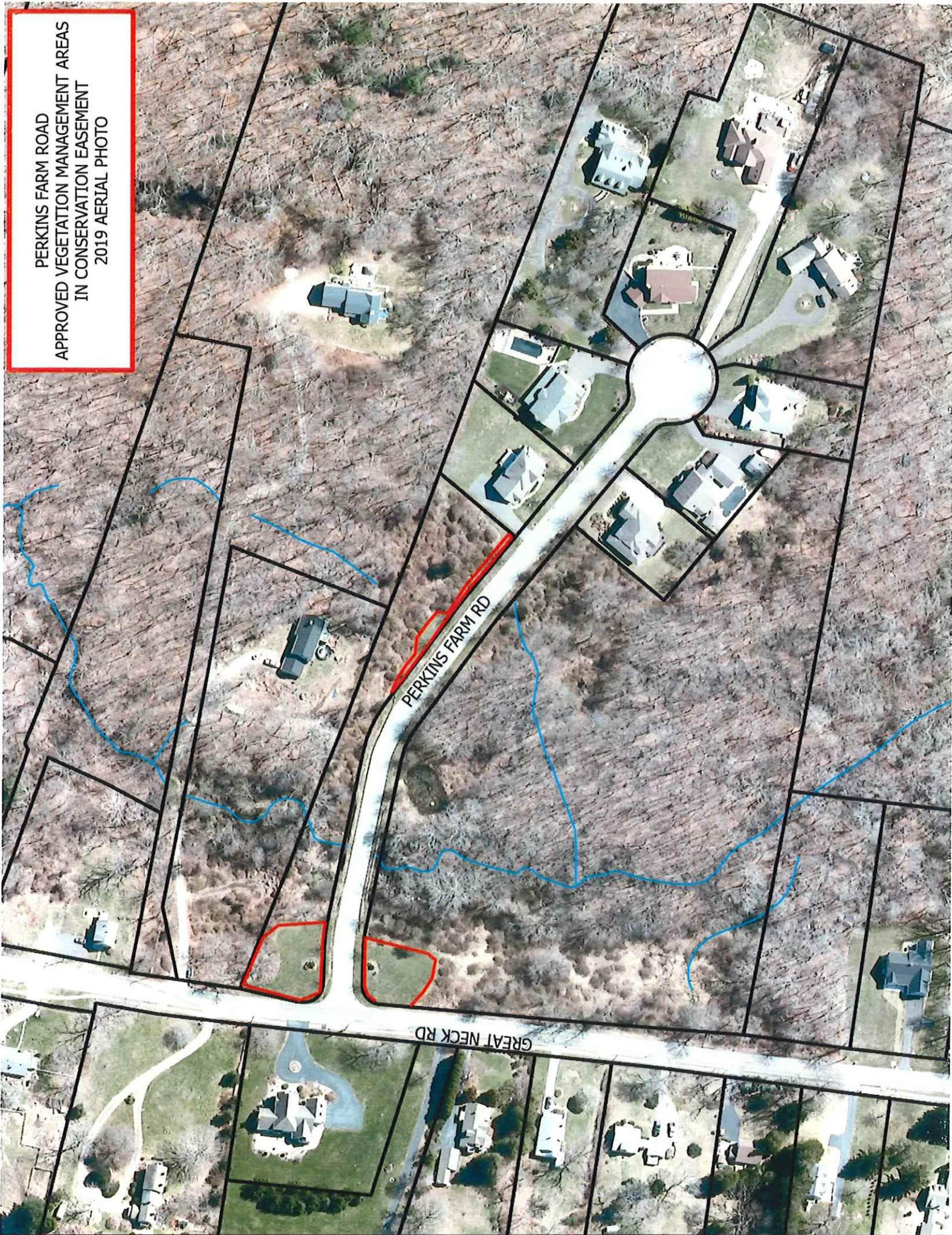
Motion: Made by W. Thomas, seconded by K. Kriet to adjourn the meeting at 7:30 pm.

Vote: 6 – 0

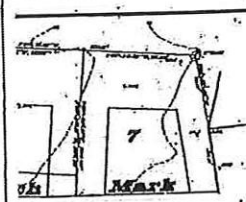
Respectfully Submitted,


Maureen FitzGerald,
Environmental Planner

PERKINS FARM ROAD
APPROVED VEGETATION MANAGEMENT AREAS
IN CONSERVATION EASEMENT
2019 AERIAL PHOTO



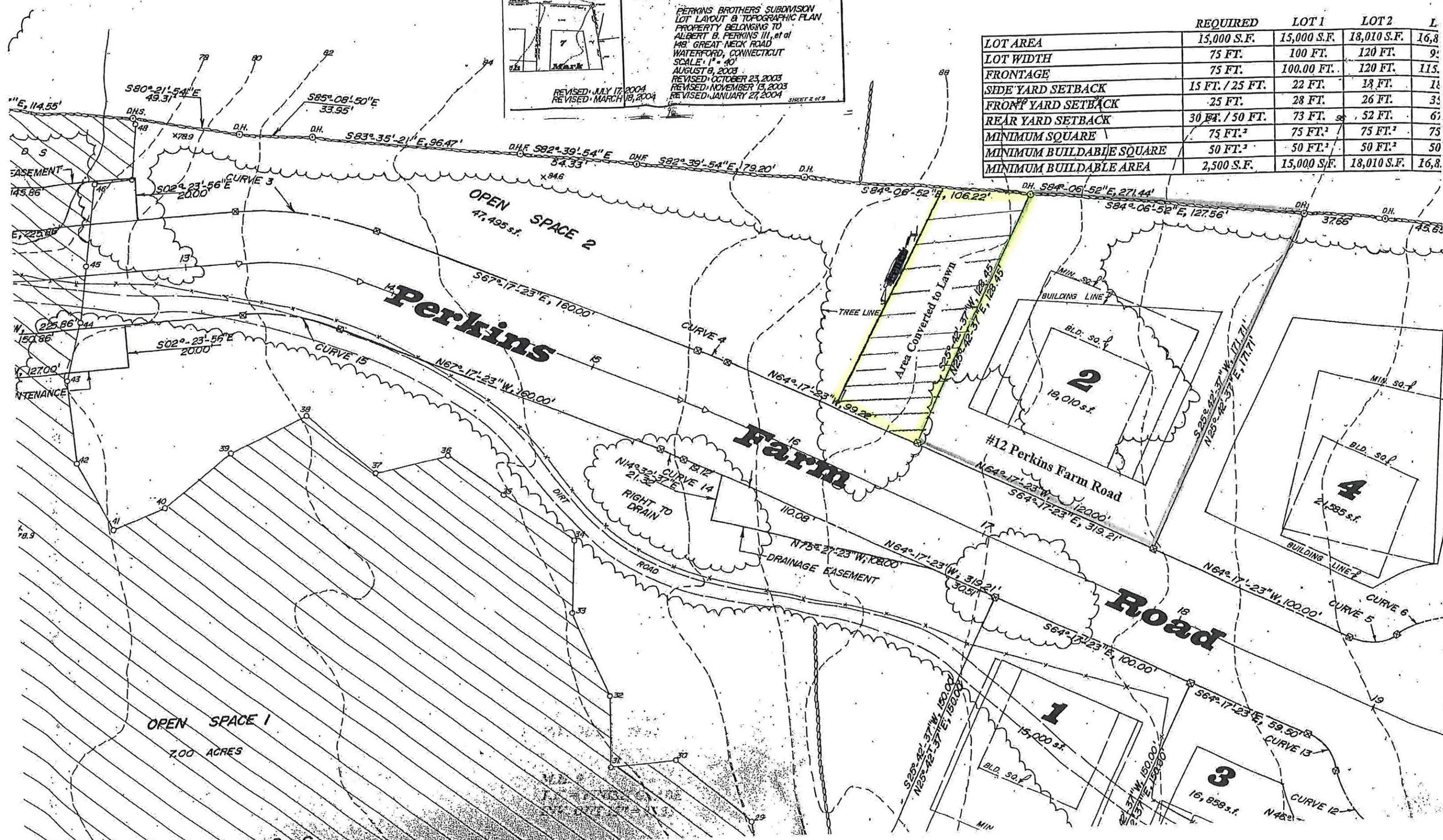
MAP SHEET FROM:



PERKINS BROTHERS SUBDIVISION
LOT LAYOUT & TOPOGRAPHIC PLAN
PROPERTY BELONGING TO
ALBERT B. PERKINS III, et al
148' GREAT NECK ROAD
WATERFORD, CONNECTICUT
SCALE: 1" = 40'
AUGUST 8, 2003
REVISED: OCTOBER 23, 2003
REVISED: NOVEMBER 13, 2003
REVISED: JANUARY 27, 2004
SHEET 2 of 3

REVISED: JULY 17, 2004
REVISED: MARCH 18, 2004

	REQUIRED	LOT 1	LOT 2	L
LOT AREA	15,000 S.F.	15,000 S.F.	18,010 S.F.	16,8
LOT WIDTH	75 FT.	100 FT.	120 FT.	9
FRONTAGE	75 FT.	100.00 FT.	120 FT.	115.
SIDE YARD SETBACK	15 FT. / 25 FT.	22 FT.	18 FT.	18
FRONT YARD SETBACK	25 FT.	28 FT.	26 FT.	33
REAR YARD SETBACK	30 FT. / 50 FT.	73 FT.	52 FT.	67
MINIMUM SQUARE	75 FT. ²	75 FT. ²	75 FT. ²	75
MINIMUM BUILDABLE SQUARE	50 FT. ²	50 FT. ²	50 FT. ²	50
MINIMUM BUILDABLE AREA	2,500 S.F.	15,000 S.F.	18,010 S.F.	16,8



CONSERVATION EASEMENT AGREEMENT

The purpose of a Conservation Easement is to protect in perpetuity significant natural features and to minimize the environmental impact of activities associated with land development within the Town of Waterford.

It is the responsibility of the property owner to be fully aware of all of the conditions contained in the Conservation Easement Agreement as expressed below. The Town of Waterford will vigorously enforce the conditions established therein.

THIS INDENTURE made this 30th day of NOVEMBER 2004 by and between **ALBERT B. PERKINS, III, GENE KARLTON PERKINS, and GARY L. PERKINS**, all of Waterford, Connecticut (herein referred to as "Grantor"), and the **TOWN OF WATERFORD**, a municipal corporation having its territorial limits within the County of New London, State of Connecticut (herein referred to as "Grantee")

WITNESSETH:

WHEREAS, the grantor is the owner of real property located at 148 Great Neck Road, a portion of which is described in Exhibit A attached hereto (consisting of three (3) pages) and incorporated herein, and situated in the Town of Waterford, County of New London, and State of Connecticut, (herein referred to as "said property") which Grantee acting through its Conservation Commission has determined would be in the public interest to retain, maintain and conserve as a conservation easement area in its natural state; and

WHEREAS, the Grantee acting through its Conservation Commission has determined that the maintenance and conservation of the said property can best be accomplished by the securing by Grantee of a conservation easement under, over, and across and upon said property of the Grantor pursuant to Sections 2.52-050 and 060 of the Waterford Code of Ordinances

VOL. 748 PAGE 0042

WHEREAS, the parties further intend that the easement shall have the qualities of a conservation restriction as defined in Sections 47-42a through 47-42c of the Connecticut General Statutes; and

WHEREAS, the Grantor is willing, in consideration of One Dollar (\$1.00), the receipt of which is hereby acknowledged, and of possible reduction by Grantee of real property taxes on said property, to grant to said Grantee the easement and covenants as hereinafter expressed concerning said property, thereby providing for its maintenance and conservation;

NOW THEREFORE, said Grantor for themselves, their heirs, successors and assigns, do hereby give, grant, bargain, sell and confirm unto said Grantee, its successors and assigns forever, the right, privilege and authority as a conservation easement agreement to perpetually preserve, protect, limit, conserve and maintain the land described in Schedule A, attached hereto (hereinafter "Premises") in its present natural condition. All covenants contained herein are deemed to run with the land.

Said Grantor further covenant and agree that the owner of the fee interest in the Premises (hereinafter "Owner") shall provide notice by Certified Mail to the last known address of any person or entity to whom the owner conveys any possessory interest in the subject property, including, but not limited to, any tenant, successor, or assign, of a Certified Copy of the Conservation Easement Agreement. Failure of a subsequent owner to provide such notice shall not subject Grantor to any personal liability. Failure of any Owner to provide such notice shall not constitute any waiver of Grantee's rights herein. Said Premises subject to this Conservation Easement Agreement (hereinafter called "The Conservation Easement Area") are described in Schedule A attached hereto.

VOL. 748 PAGE 0043

I. PROHIBITIONS

A. GRANTOR FURTHER COVENANT AND AGREE FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, TO PROHIBIT AND REFRAIN FROM THE FOLLOWING ACTIVITIES UNDER, OVER, OR UPON THE CONSERVATION EASEMENT AREA:

1. The construction or placing of buildings, roads, signs, billboards or other advertising, or other structures on or above ground;
2. The dumping or placing of soil or other substance or material as landfill, or dumping of trash, ashes, waste, rubbish, garbage, junk, or unsightly or offensive materials;
3. The excavation, dredging, or removal of loam, peat, gravel, soil, rock or other substances in such a manner as to affect the surface or the quantity or quality of ground or surface waters;
4. The removal or destruction of trees, shrubs, or other vegetation, the destruction of wildlife or its habitat, the application of pesticides or herbicides, or any other activity or use which is or has the potential for being detrimental to drainage, flood control, water quality, erosion control, soil conservation, wildlife or the land and water areas in their natural condition;
5. The removal or disturbance of the Conservation Easement Area temporary stakes prior to permanent marking, permanent iron pins or boundary markers, or any other field identifications of the Conservation Easement Area boundaries.

B. The Grantee, acting through its Conservation Commission or its successor, shall, upon the written request of the Owner, render its opinion on whether the proposed activity has any of the above prohibited effects listed herein. Application for such an opinion shall be made to the Conservation Commission or its successors, and shall be processed in accordance with the procedures established by the Conservation Commission or its successors, in effect at that time. Following an adverse opinion by the Commission, or its successor, the

Owner may commence an action for a declaratory judgement against the Commission under Connecticut General Statutes Section 52-59 and Practice Book Section 390 et seq.

II. EXCEPTIONS

NOTWITHSTANDING ANY OF THE FOREGOING PROVISIONS:

A. The Grantee, acting through its Conservation Commission, or its successor, may upon written application of the Owner permit the construction, reconstruction, maintenance and repair within said Premises of above-ground or below-ground public or private utilities, including sanitary sewer and/or water lines, subject to (1) demonstration of the need for the proposed activity within said Premises and (2) environmental review of the siting and proposed methods of installation and maintenance of such utilities.

B. The Grantee, acting through its Conservation Commission, or its successor, may upon written application of the Owner, or its successor, permit the removal of dead or diseased trees or dead or diseased brush from said Premises in a manner acceptable to the Conservation Commission.

C. The Grantee, acting through its Conservation Commission, or its successor, may upon written application of the Owner, permit the pruning and thinning of live trees and brush on said Premises.

D. Application by the Owner, for any approval provided for hereunder, shall be made to the Conservation Commission, or its successor, and shall be processed in accord with the procedures established by the Conservation Commission, or its successor, in effect at that time.

VOL. 748 PAGE 0045

E. If at any time all or a portion of the Conservation Easement Area is condemned by some dominant governmental authority, then the Grantee shall automatically release the portion of the Conservation Easement Area that is the subject of the condemnation from this Conservation Easement Agreement as though this instrument had never been executed by the Grantor.

F. The Grantee herein reserves to Grantor the right to make use of the above-described Premises for any and all purposes which are in keeping with the stated intent of this Conservation Easement Agreement and which shall in no way endanger the maintenance and conservation of the above-described Premises in their natural state.

III. IDENTIFICATION AND INSPECTION OF CONSERVATION EASEMENTS
GRANTOR FURTHER COVENANTS AND AGREES AS FOLLOWS:

A. Before commencement of site work on any property of the Grantor which contains or is adjacent to a Conservation Easement Area, Conservation Easement boundaries are to be marked with oak stakes labeled "Conservation Easement" with waterproof ink and tied with red flags. These stakes are to be located at each change of boundary direction and at every 100 foot intervals on straightaways. Stakes are to remain in place until the Grantee installs easement boundary markers. All Conservation Easement corners shall be permanently marked by Grantor with iron pins or concrete monuments, and shall not contain sharp edges.

B. The Grantor hereby grants the Grantee the right to access the property for the purpose of installing and maintaining markers identifying the boundaries of the Conservation Easement Area.

VOL. 748 PAGE 0046

C. The Grantor hereby grants the Grantee the right to have a qualified representative of the Town inspect the Conservation Easement Area following reasonable notice to current Grantor or occupant of the Easement Area.

IV. FINDING OF VIOLATION

A. If it is determined by the Conservation Commission or its successor, that a violation of a Conservation Agreement exists, the Grantor shall be ordered to cease and desist from and prevent any activity which, in the opinion of the Conservation Commission, or its successor, is in violation of the Conservation Easement Agreement.

B. Within 60 days of such order and after appropriate notice, the Conservation Commission shall hold a hearing for the purpose of determining if the cease and desist order shall continue.

C. In the event there is any such violation of the provisions of this Conservation Easement Agreement, the Grantor agrees that the Owner shall restore the Conservation Easement Area as closely as possible to its natural state. If the Grantee, acting through its Conservation Commission, or its agent or successor, determines that any person has violated the terms of this Conservation Easement, the Grantee may issue an order directing the Owner to restore the Conservation Easement Area as closely as possible to its natural state. Such order may direct that the restoration shall include any or all of the following corrective actions or such other corrective action as the Grantee deems to be necessary to restore the Conservation Easement Area to its natural state:

VOL. 748 PAGE 6347

- (1) replanting with trees, shrubs or other appropriate vegetation acceptable to the Conservation Commission;
- (2) removal of any debris, trash, garbage, ashes, waste, rubbish, silt, unsightly or offensive material;
- (3) removal of any unauthorized buildings, signs, billboards or other advertising, or other structures;
- (4) emplacement and maintenance of erosion controls;
- (5) replacement by a land surveyor of any Conservation Easement Area markers which have been removed or disturbed;
- (6) Restoration shall be at the expense of the Owner and in accordance with plans developed by a qualified professional such as a landscape architect, land surveyor, or a professional engineer, and approved by the Conservation Commission, or its successor.

D. If the Owner fails to remedy any violation of this Conservation Easement Agreement in accordance with an order issued in accordance with paragraph C of this Article IV, the Grantee may enforce this Conservation Easement Agreement by injunction or other proceedings in equity.

V. BINDING EFFECT

The foregoing Conservation Easement Agreement shall be permanent and binding upon the Grantors and their heirs, successors, and assigns, except as herein before set forth, and insure to the benefits of the Grantee, its successors and assigns.

TO HAVE AND TO HOLD the above

VI. PURPOSE OF THIS INSTRUMENT

The purpose and intent of this instrument is to correct the property description in a certain Conservation Easement Agreement instrument between these parties, dated September 9, 2004 and recorded in Volume 724, Page 297 of the Waterford Land Records.

TO HAVE AND TO HOLD the above granted rights, privileges or authority unto the said Grantee, its successors and assigns forever, to its proper use and behoof.

IN WITNESS WHEREOF, the Grantor and the Grantee have hereunto caused their hands to be affixed hereto

Signed in the Presence of:

Joan S. Barnes
JOAN S. BARNES
Mark A. Woychik
Mark A. Woychik
Francis J. Panetti
FRANCIS J. PANETTI
June S. Perkins
JUNE S. PERKINS

Town of Waterford, Grantee

By Paul B. Eccard
Paul B. Eccard, First Selectman

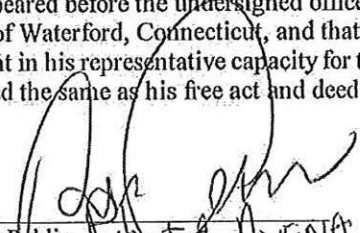
Albert B. Perkins III
Albert B. Perkins III, Grantor

Gene Karlton Perkins
Gene Karlton Perkins, Grantor

Gary L. Perkins
Gary L. Perkins, Grantor

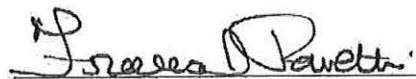
STATE OF CONNECTICUT
COUNTY OF NEW LONDON

On this 22 day of December 2004, personally appeared before the undersigned officer Paul B. Eccard, who acknowledged himself to be the first Selectman of Waterford, Connecticut, and that as such being duly authorized to do so, executed the foregoing instrument in his representative capacity for the purposes therein contained as said First Selectman, and acknowledged the same as his free act and deed before me.


Notary Public Robert A. Avena
Commissioner of the Superior Court

STATE OF CONNECTICUT
COUNTY OF NEW LONDON

On this 30th day of November 2004, personally appeared before the undersigned officer Albert B. Perkins III. Gene Karlton Perkins, and Gary L. Perkins, signers of the foregoing instrument and acknowledged same to be their free act and deed before me.


Notary Public
Commissioner of the Superior Court

PERKINS BROTHERS SUBDIVISION
OPEN SPACE 1

A certain parcel of land located on the easterly side of Great Neck Road in the Town of Waterford, County of New London, State of Connecticut, said parcel being shown on a plan entitled, "Perkins Brothers Subdivision, Lot Layout & Topographic Plan, Property Belonging To Albert B Perkins III et al, 148 Great Neck Road, Waterford, Connecticut, Scale: 1"=40', Dated: August 8, 2003, Revised: October 23, 2002, Revised: November 13, 2003, Revised: January 27, 2004, Revised: March 18, 2004, Revised July 17, 2004, Revised: November 15, 2004, Sheet 2 of 9", more particularly described as follows:

Beginning at a drill hole located in the easterly line of Great Neck Road, said point being the southwesterly corner of the described parcel and the northwesterly corner of land, now or formerly, of John S. Hefferman, et al; thence N09°-37'-26"W, two hundred seventeen and eighteen hundredths (217.18) feet along the easterly line of Great Neck Road to a drill hole; thence N08°-52'-46"W, two hundred fifty and forty three hundredths (250.43) feet still along the easterly line of Great Neck Road to a drill hole; thence N12°-30'-05"W, two and twenty seven hundredths (02.27) feet still along the easterly line of Great Neck Road to a merestone to be set and the southerly line of a new Town road to be known as Perkins Farm Road; thence northeasterly along a curve having a radius of twenty five (25.00) feet, a length of thirty nine and twenty seven hundredths (39.27) feet along the southerly line of said Road to a merestone to be set; thence N77°-29'-57"E, forty nine and fifty seven hundredths (49.57) feet still along the southerly line of said Road to a merestone to be set; thence northeasterly along a curve having a radius of one hundred five (105.00) feet, a length of eighteen and fifty one hundredths (18.51) feet still along the southerly line of said Road to a merestone to be set; thence N87°-36'-04"E, two hundred twenty five and eighty six hundredths (225.86) feet still along the southerly line of said Road to a merestone to be set; thence northeasterly and southeasterly along a curve having a radius of one hundred five (105.00) feet, a length of forty six and one hundredths (46.01) feet still along the southerly line of said Road to a merestone to be set; thence S67°-17'-23"E, one hundred sixty (160.00) feet still along the southerly line of said Road to a merestone to be set; thence southeasterly along a curve having a radius of two hundred twenty five (225.00) feet, a length of eleven and seventy eight hundredths (11.78) feet still along the southerly line of said Road to a merestone to be set; thence S64°-17'-23"E, one hundred fifty nine and seventy one hundredths (159.71) feet still along the southerly line of said Road to a merestone to be set and the northwesterly corner of Lot 1; thence S25°-42'-37"W, one hundred fifty (150.00) feet along Lot 1 to an iron pin to be set; thence S64°-17'-23"E, two hundred fifty one and twenty hundredths (251.20) feet still along Lot 1, in part, and along Lot 3 to an iron pin to be set and Lot 5; thence S03°-45'-56"E, eighty one and ninety four hundredths (81.94) feet along Lot 5 to a drill hole to be set and land, now or formerly, of Paul E. & Sally K. Johnson, trustees; thence S86°-14'-05"W, three hundred fifty four and fourteen hundredths (354.14) feet along land of said Johnson to a drill hole; thence S86°-39'-53"W, three hundred ninety seven and four hundredths (397.04) feet still along land of said Johnson, in part, and along land, now or formerly, of John S. Hefferman, et al to the point and place of beginning.

The above described parcel is subject to a 20 ft. drainage and maintenance easement in favor of the Town of Waterford as shown on said plan.

The above described parcel is subject to a 20 ft. drainage easement in favor of the Town of Waterford as shown on said plan.

The above described parcel is subject to a 10 ft. utility easement in favor of the Connecticut Light & Power Company. In the area of the wetlands crossing, utility installation will be within the limits of the retaining walls.

PERKINS BROTHERS SUBDIVISION
OPEN SPACE 2

A certain parcel of land located on the easterly side of Great Neck Road in the Town of Waterford, County of New London, State of Connecticut, said parcel being shown on a plan entitled, "Perkins Brothers Subdivision, Lot Layout & Topographic Plan, Property Belonging To Albert B Perkins III et al, 148 Great Neck Road, Waterford, Connecticut, Scale: 1"=40', Dated: August 8, 2003, Revised: October 23, 2002, Revised: November 13, 2003, Revised: January 27, 2004, Revised: March 18, 2004, Revised: July 17, 2004, Revised: November 15, 2004, Sheet 2 of 9", more particularly described as follows:

Beginning at a merestone located in the easterly line of Great Neck Road, said point being the northwesterly corner of the described parcel and the southeasterly corner of land, now or formerly, of Donna H. Stefanski; thence S82°-34'-26"E, one hundred seventy seven and twenty hundredths (177.20) feet along land of said Stefanski to a drill hole; thence S83°-33'-17"E, one hundred fourteen and fifty five hundredths (114.55) feet still along land of said Stefanski to a drill hole; thence S80°-21'-54"E, forty nine and thirty one hundredths (49.31) feet still along land of said Stefanski to a drill hole; thence S85°-08'-50"E, thirty three and ninety five hundredths (33.95) feet still along land of said Stefanski to a drill hole; thence S83°-35'-21"E, ninety six and forty seven hundredths (96.47) feet still along land of said Stefanski to a drill hole; thence S82°-39'-54"E, fifty four and thirty two hundredths (54.32) feet still along land of said Stefanski to a drill hole and land, now or formerly, of Paul A. & Kathleen Suprin; thence S82°-39'-54"E, seventy nine and twenty hundredths (79.20) feet along land of said Suprin to a drill hole; thence S84°-06'-52"E, one hundred six and twenty two hundredths (106.22) feet still along land of said Suprin to a drill hole and the northwesterly corner of Lot 2; thence S25°-42'-37"W, one hundred twenty eight and forty five hundredths (128.45) feet along Lot 2 to a merestone to be set and the northerly line of a new Town Road to be known as Perkins Farm Road; thence N64°-17'-23"W, ninety nine and twenty two hundredths (99.22) feet along the northerly line of said Road to a merestone to be set; thence northwesterly along a curve having a radius of two hundred seventy five (275.00) feet, a length of fourteen and forty hundredths (14.40) feet still along the northerly line of said Road to a merestone to be set; thence N67°-17'-23"W, one hundred sixty (160.00) feet still along the northerly line of said Road to a merestone to be set; thence northwesterly and southwesterly along a curve having a radius of one hundred fifty five (155.00) feet, a length of sixty seven and ninety three hundredths (67.93) feet still along the northerly line of said Road to a merestone to be set; thence S87°-36'-04"W, two hundred twenty five and eighty six hundredths (225.86) feet still along the northerly line of said Road to a merestone to be set; thence southwesterly along a curve having a radius of one hundred fifty five (155.00) feet, a length of twenty seven and thirty three hundredths (27.33) feet still along the northerly line of said Road to a merestone to be set; thence S77°-29'-57"W, forty nine and fifty seven hundredths (49.57) feet still along the northerly line of said Road to a merestone to be set; thence northwesterly along a curve having a radius of twenty five (25.00) feet, a length of thirty nine and twenty seven hundredths (39.27) feet still along

Revised: 11/15/04

PERKINS BROTHERS SUBDIVISION
OPEN SPACE 2
Page 2

the northerly line of said Road to a merestone to be set and the easterly line of Great Neck Road; thence N12°-30'-05"W, seven (07.00) feet along the easterly line of Great Neck Road to a drill hole; thence N00°-58'-57"W, seventy six and sixty four hundredths (76.64) feet still along the easterly line of Great Neck Road to the point and place of beginning.

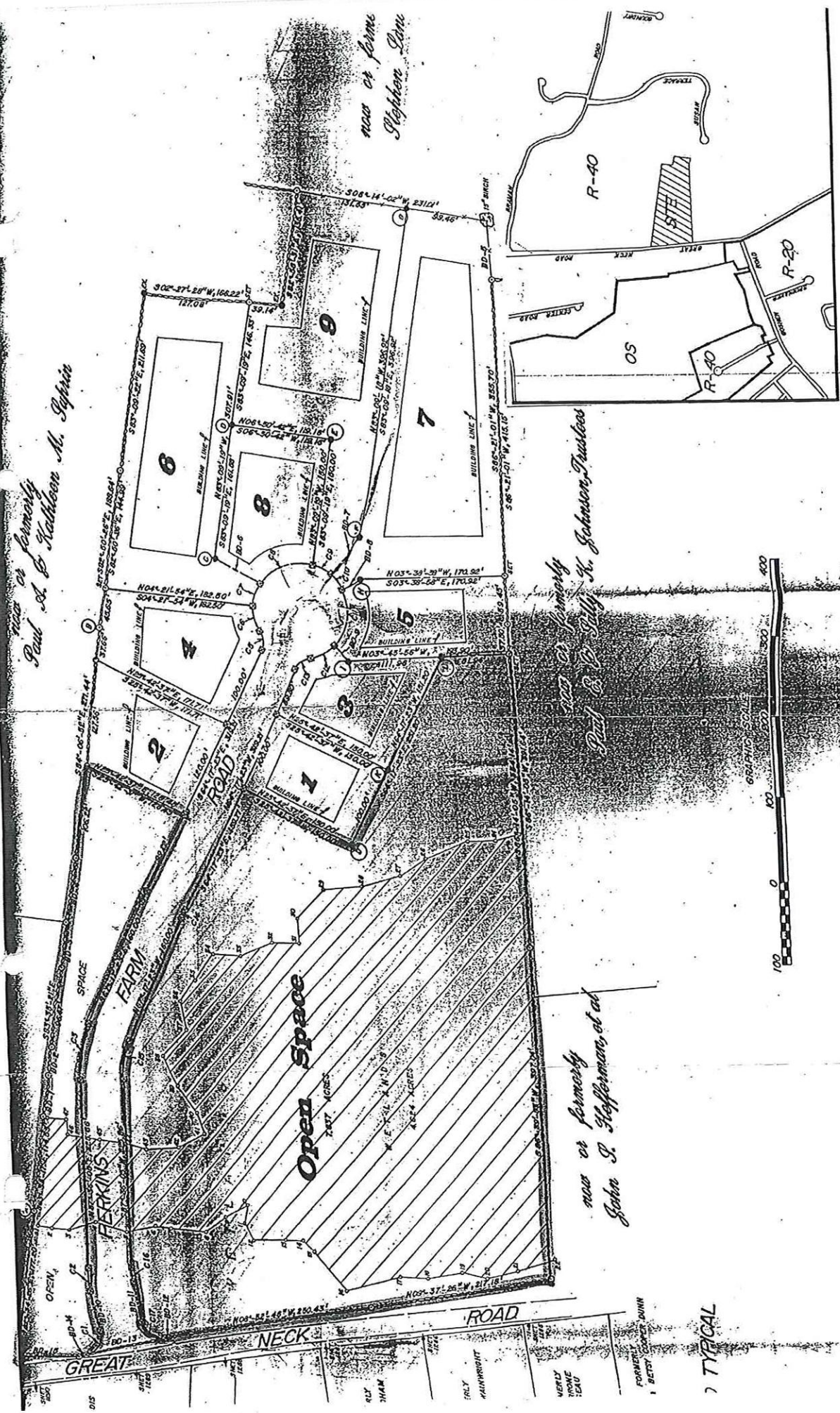
The above described parcel is subject to a 20 ft. permanent sewer easement in favor of the Town of Waterford as shown on above said plan.

The above described parcel is subject to a 20 ft. maintenance easement in favor of the Town of Waterford as shown on above said plan.

The above described parcel is subject to a 10 ft. utility easement in favor of the Connecticut Light and Power Company. In the area of the wetlands crossing, utility installation will be within the limits of the retaining walls.

RECEIVED FOR RECORD
WATERFORD, CT
04 DEC 22 PM 1:59
ATTEST: *[Signature]*
TOWN CLERK

now or formerly
Paul A. & Kathleen M. Aggrin



now or formerly
Paul & Betty M. Johnson, Trustees

now or formerly
John J. Hoffmann, et al

Location Map

