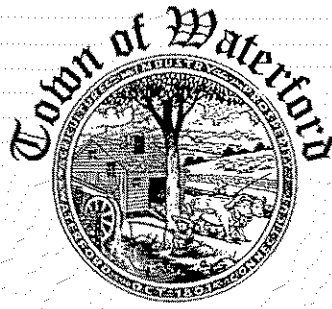


FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-3886

RECEIVED FOR RECORD
WATERFORD.CT

2025 MAR 13 PM 4:07

ATTEST: *[Signature]*
TOWN CLERK



PHONE: 860-442-0553
www.waterfordct.org

**UPDATED AGENDA
BOARD OF SELECTMEN REGULAR MEETING**

Tuesday, March 18, 2025

5:00 PM

Waterford Town Hall (Appleby Room)

(Procedural Action: Check register to be signed by the Board of Selectmen in accordance with CGS 7-83)

- 1. Call to Order & Roll Call:**
- 2. Pledge of Allegiance**
- 3. Public Comment:**
- 4. Assessor:** To consider and act on the following request for a FY25 In-Series Transfer from the Assessor, Paige Walton, in the amount of \$1,100 to cover excess postage and auditing costs
- 5. Youth and Family:** To consider and act on a recommendation from Shea Davy, Purchasing Agent, on behalf of the Human Services Administrator, Dani Gorman, for surplus disposal of over 30 items, to include chairs, tables, desks, kitchen items, desks and a printer, as they have outlived their usefulness.
- 6. Planning & Zoning:** To consider and act on a request for a FY25 appropriation, from the Director of Planning, Jon Mullen, in the amount of \$85,000 for a new capital project for infrastructure improvements associated with a court stipulated judgement for 28 Industrial Drive and forward on to the Board of Finance if approved.
- 7. Public Works:** To consider and act on the following request for a FY25 In-Series Transfer from the Director of Public Works, Gary Schneider, in the amount of \$27,772 for snow overtime budget.
- 8. Public Works:** To consider and act on the following request for a FY25 Out-of-Series Transfer from the Director of Public Works, Gary Schneider, in the

amount of \$20,000 to cover auto repairs for the sanitation fleet.

9. **Disposition of Property:** To consider and act upon the disposition of Town owned property at 207 Boston Post Road a/k/a 1 Tiffany Avenue, by auction and forward a recommendation for such disposition to the Representative Town Meeting.
10. **Fire Services:** To consider and act on a recommendation from Shea Davy, Purchasing Agent, on behalf of the Director of Fire Services, Michael Howley, for surplus disposal of a 2013 Ford F-150 Pickup Truck, VIN #1FTFW1EFXDKD31481, Asset ID: 101203, Tag: Car 55 (Q55), as this vehicle has been replaced according to the Fleet Management Plan.
11. **Appointments & Resignations:**
 - 11a. Resignation by Chris Callahan, member, from the Flood and Erosion Control Board.
12. **New Business:**
13. **Old Business:**
14. **Correspondence:**
 - 14a. Letter regarding trees from Jonathan Norton
 - 14b.
15. **Consent Agenda**
 - 15a. Tax Refund
 - 15b. Board of Selectmen Regular Meeting Minutes February 24, 2025
 - 15c. Board of Selectmen Budget Meeting Minutes March 4, 2025
 - 15d. Board of Selectmen Budget Meeting Minutes March 11, 2025
16. **Adjournment:**

TOWN OF WATERFORD TRANSFER REQUEST FORM

In Series (Over \$1000)

Assessor _____
DEPARTMENT _____

Line No.	Org. Code	Object Code	Object Description	APPROVED Budget Amount	CURRENT Available Budget	Budget Transfer INCREASE	Budget Transfer DECREASE	REVISED Available Budget
1	10104	52050	Dues, Conf. & Education	\$ 3,290	\$ 2,065		1,100.00	\$ 965
2	10104	52020	Postage	\$ 1,720	\$ (551)	600.00		\$ 49
3	10104	52030	Professional Fees	\$ 24,750	\$ (500)	500.00		\$ -
								\$ -
				TOTAL		1,100.00	1,100.00	

Explanation:

Excess funds in Dues, Conf & Education not all utilized (Assessor not enrolled in IAAO course or Wichita Tax Conference this year)

To cover postage overage due to real estate notice mailing

To cover additional professional fee for manufacturing account audits - personal property auditing

email _____
Department Head _____

3/4/2025
Date _____

Kim Allen _____
Director of Finance _____

3/5/2025
Date _____

First Selectman

Date

Commission/Board Approval

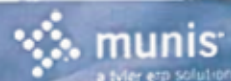
Date

YEAR-TO-DATE BUDGET REPORT

FOR 2025 13

	ORIGINAL APPROP	TRANS/ADJUSTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
101 GENERAL FUND							
10104 ASSESSOR							
51110 ADMINISTRATION							
10104 51110	206,793.00	ADMINISTRATION 0.00	206,793.00	138,654.25	0.00	68,138.75	67.0%
51210 CLERICAL AND TECHNICAL							
10104 51210	45,797.00	CLERICAL AND TECHNICAL 0.00	45,797.00	29,244.43	0.00	16,552.57	63.9%
51910 FRINGE BENEFITS							
10104 51910	250.00	FRINGE BENEFITS 25.00	275.00	275.00	0.00	0.00	100.0%
51920 F.I.C.A.							
10104 51920	19,343.00	F.I.C.A. 0.00	19,343.00	12,594.97	0.00	6,748.03	65.1%
52010 ADVERTISING							
10104 52010	300.00	ADVERTISING 0.00	300.00	197.50	0.00	102.50	65.8%
52020 POSTAGE							
10104 52020	1,720.00	POSTAGE 0.00	1,720.00	2,271.28	0.00	-551.28	132.1%
52030 PROFESSIONAL FEES							
10104 52030	250.00	PROFESSIONAL FEES 24,500.00	24,750.00	12,750.00	12,500.00	-500.00	102.0%

Town of Waterford, CT



YEAR-TO-DATE BUDGET REPORT

FOR 2025 13

	ORIGINAL APPROP	TRANS/ADJSTMS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
52040 SERVICE CONT AND REPAIRS							
10104 52040	6,350.00	SERVICE CONT. AND REPAIRS 0.00	6,350.00	3,551.30	635.92	2,162.78	65.9%
52050 DUES CONFER							
10104 52050	3,290.00	DUES, CONFERENCES & EDUCAT 0.00	3,290.00	1,225.00	0.00	2,065.00	37.2%
53020 OTHER SUPPLIES							
10104 53020	750.00	OTHER SUPPLIES -25.00	725.00	310.04	0.00	414.96	42.8%
53200 PRICING BOOKS							
10104 53200	2,370.00	PRICING BOOKS 0.00	2,370.00	1,190.00	0.00	1,180.00	50.2%
TOTAL ASSESSOR							
	287,213.00	24,500.00	311,713.00	202,263.77	13,135.92	96,313.31	69.1%
TOTAL GENERAL FUND							
	287,213.00	24,500.00	311,713.00	202,263.77	13,135.92	96,313.31	69.1%
TOTAL EXPENSES							
	287,213.00	24,500.00	311,713.00	202,263.77	13,135.92	96,313.31	
GRAND TOTAL							
	287,213.00	24,500.00	311,713.00	202,263.77	13,135.92	96,313.31	69.1%

** END OF REPORT - Generated by Kimberly Allen **

Memo

To: The Board of Selectmen
From: Shea Davy
Date: March 10, 2025
Re: Disposal of Surplus Assets

Dear Mr. Brule:

In accordance with the town Property Ordinance, Chapter 2.112.020, it is requested that the Board of Selectman please consider an act to surplus, on Behalf of the Youth and Family Services Department. As the attached items have outlived their usefulness to the department. These items include; desks, printers, chairs, kitchen appliances and tables. These items are not listed on the asset list and they will be properly disposed of and or sold in auction on Gove Deals. Please see the list attached:

Thank you for your consideration



Shea Davy
Purchasing Agent,
Town of Waterford

Waterford Youth and Family Services Memo

To: Shea Davy, Purchasing Agent

From: Dani Gorman

Re: Disposal of Items

Date: February 26, 2025

As required, I am providing you with a list of items located at 200 Boston Post Road site that are no longer needed. I respectfully ask that you forward this list on to the Board of Selectmen for final action. .

4 Red Cloth/Metal waiting room chairs
1 Blue Wood/Leather waiting room chair
2 Black Plastic/Leather waiting room chairs
2 Brown 8' Folding Tables
6 Brown Wooden Small Desks

1 White Large Minifridge
1 Black Small Minifridge
1 Black MrCoffee Machine
1 White Coffee Machine
1 Black/Silver Proctor Silex Kettle
1 Silver Keurig
1 Red Modernhome Air Fryer
1 White MagicChef Microwave
1 Beige Metal Coatrack
1 Brown Miniature Wooden Chair

1 Gray Metal 1/2 Desk
1 Brown Wood Half L Desk
1 HP LazerJet P2055dn Printer

1 Brown Wood Full Size Desk w/ Drawers
1 Purple Computer Chair (Broken)

2 Red Computer Chairs (Broken)

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

#6

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Rob Brule, First Selectman

FROM: Jonathan Mullen AICP, Planning Director 

DATE: March 6, 2025

TITLE: Request for the appropriation funds to complete infrastructure improvements associated with a Court stipulated judgement for 28 Industrial Drive

This request is for an appropriation in the amount of \$85,000 for a new capital project for infrastructure improvements associated with a court stipulated judgement for 28 Industrial Drive.

Please see the attached back up material.

DOCKET NO.: KNL-CV-12-6014470-S : SUPERIOR COURT
KOBYLICK BROTHERS, LLC, ET AL : J.D. OF NEW LONDON
vs. : AT NEW LONDON
TOWN OF WATERFORD PLANNING AND ZONING COMMISSION : NOVEMBER 19, 2024

JOINT STIPULATION FOR JUDGMENT

The parties in the above-referenced matter hereby Stipulate to Judgment as follows, and agree that Judgment may enter, granting a re-subdivision to the Plaintiffs pursuant to the following:

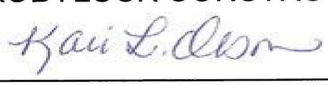
The re-subdivision must conform in all respects pursuant to the Resubdivision plan entitled "Resubdivision Plan, 28 Industrial Drive, Waterford, Connecticut, Prepared for Kobyluck Construction Company" dated November 2011 and revised November 4, 2024, with the special conditions attached hereto as Exhibit 1, and subject to the attached minutes hereto as Exhibit 2, page 3 and 4.

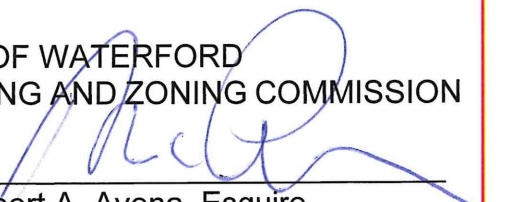
THE PLAINTIFFS,

THE DEFENDANT,

KOBYLUCK BROTHERS, LLC
and KOBYLUCK CONSTRUCTION, INC.

TOWN OF WATERFORD
PLANNING AND ZONING COMMISSION

By: 

By: 

Kari L. Olson, Esquire
Murtha Cullina LLP
280 Trumbull Street
Hartford, CT 06103
Tel: #: (860) 240-6000
E-mail: kolson@murthalaw.com
Juris No.: 40248
Their Attorney

Robert A. Avena, Esquire
Suisman Shapiro, Attorneys-at-Law
20 South Anguilla Road
P.O. Box 1445
Pawcatuck, CT 06379
Tel. #: (860) 650-8008
E-mail: ravena@sswbagg.com
Juris No.: 062114
Its Attorney



Re: Kobyluck Brothers LLC et. al., v. Town of Waterford Planning and Zoning Commission
Proposed Stipulated Judgment for the Resubdivision of 28 Industrial Drive Waterford Planning
and Zoning Commission Application PL-11-7.

Modifications are to the Resubdivision Plan set entitled "Resubdivision Plan, 28 Industrial Drive, Waterford, Connecticut, Prepared for Kobyluck Construction Company dated November 2011 as revised through November 4, 2024.

1. Setbacks shall be shown as required in accordance with Section 3.34.3 of the Zoning Regulations. Setback lines shall include the boundaries of the Upland Review Areas and dedicated Conservation Easement Area.
2. Plan shall show the location of all inland wetland and watercourse and upland review areas and dedicated Conservation Easement Area on all plan sheets.
3. Label "Minimum Buildable Square (150 x 150)" to "Minimum Square (150 x 150)".
4. Approval by the Town Attorney relative to form and substance of the proposed language regarding the access and drainage easements and right to discharge stormwater in favor of the Town of Waterford.
5. Approval by the Town Attorney relative to form and substance regarding the agreement language for the shared cost of the installation of drainage improvements to the end of Industrial Drive, to be coordinated between Owner, Town of Waterford Department of Public Works and Town of Waterford Inland Wetland Approval prior to endorsement of the final plans, as shown on Sheets 1 & 3 of the Resubdivision Plan set entitled "Resubdivision Plan, 28 Industrial Drive, Waterford, Connecticut, Prepared for Kobyluck Construction Company dated November 2011 as revised through November 4, 2024.
6. The Conservation Easement shall be reviewed and approved by the Town Attorney relative to form and substance prior to endorsement of the final plans.
7. All Special Conditions listed in Exhibit 1 of the Joint Stipulation for Judgement between Kobyluck Brothers, LLC et al and Town of Waterford Conservation Commission dated October 25, 2023 shall be incorporated into this decision as if fully set forth herein.

EXHIBIT 1

**PLANNING AND ZONING COMMISSION
MEETING M I N U T E S**

RECEIVED FOR RECORD
WATERFORD, CT

Planning & Zoning Commission
Auditorium

2024 November 13, 2024
6:30 PM

Members Present: Chairman Greg Massad, Karen Barnett and Tim Conderino
Member Absent: Tim Bleasdale and Victor Ebersole
Alternates Present: Doris Crum
Alternates Absent: Joseph DiBuono
Staff Present: Jonathan Mullen, AICP, Planning Director, Mark Wujtewicz, Planner,
Katrina Kotfer, Recording Secretary

ATTEST: *[Signature]*
TOWN CLERK

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

G. Massad called the meeting to order at 6:40 PM. D. Crum was seated for T. Bleasdale.

2. APPROVAL OF MINUTES

MOTION: Motion made by T. Conderino, seconded by K. Barnett, to approve the October 22, 2024 meeting minutes noting the correction on page 3, fourth sentence remove "Old Norwich Road".

VOTE: 4-0

MOTION: Motion made by D. Crum, seconded T. Conderino, to approve the October 22, 2024 special meeting minutes.

VOTE: 4-0

3. PLEDGE OF ALLEGIANCE

4. APPLICATION RECEIPT

M. Wujtewicz noted that a new application had been received for a site plan/special permit for modifications to WalMart. The application will be scheduled for a public hearing at a future meeting.

Chairman Massad modified the agenda and moved Item 6 earlier in the meeting.

6. PUBLIC HEARING

#PL-24-14 Request of 1721, LLC applicant and owner, for a Site Plan approval for a 24-unit multi-family community for property located at 430 Mohegan Avenue Parkway and 23B Old Norwich Road, R-20 zone, in accordance with CGS 8-30g and as shown on plans entitled "Roberts Village Drive, CGS 8-30g Affordable Housing, Site Development Plans for Conservation Commission Review, Revised 8/28/2024".

PUBLIC HEARING MUST CLOSE BY:

11/14/2024

G. Massad reopened the public hearing at 6:41pm.

M. Wujtewicz, read the exhibit list, items 18-33 into the record.

EXHIBIT 18 - Letter from Ursula Moreshed dated October 22, 2024

EXHIBIT 19 - Letter from Vivian Carr

EXHIBIT 2

- EXHIBIT 20 - Letter from Steve Cole
- EXHIBIT 21 - Letter from Therese Foss (2 pages)
- EXHIBIT 22 - Letter from Crystal Leahy dated October 22, 2024
- EXHIBIT 23 - Email from Amy Arnold dated October 23, 2024
- EXHIBIT 24 - Email from Attorney William R. Sweeney to Mark Wujtewicz, Jonathan Mullen and Attorney, Robert Avena dated October 24, 2024
- EXHIBIT 25 - Waterford Planning and Zoning Commission meeting minutes January 27, 2020 (3 pages)
- EXHIBIT 26 - Driveway Easement, 23 Old Norwich Road (7 pages)
- EXHIBIT 27 - Proposal for Peer-Review Traffic Engineering/Transportation Planning Services Proposed Affordable Housing Project at Robert Village Drive Waterford, Connecticut (8 pages)
- EXHIBIT 28 - Proposed Affordable Housing Project Peer Review of the Traffic Impact Report dated November 8, 2024 from SLR International Corporation (2 pages)
- EXHIBIT 29 - Email from Diana Deedy to Jonathan Mullen dated November 10, 2024
- EXHIBIT 30 - Letter from Therese Foss to Planning & Zoning Commission dated November 11, 2024 (6 pages)
- EXHIBIT 31 - Petition of Residents of Senkow Drive and Roberts Court received November 12, 2024 (2 pages)
- EXHIBIT 32 - Email from Steve Cole dated Saturday November 9, 2024 forwarded to Katrina Kotfer, Jonathan Mullen and Robert Avena (4 pages)
- EXHIBIT 33 - Email from Amy Arnold dated Tuesday, November 12, 2024 forwarded to Katrina Kotfer and Jonathan Mullen (7 pages)

Vivian Carr, 5 Roberts Court, spoke regarding construction timeline concerns.

Wayne & Amy Arnold, 23 Old Norwich Road, spoke regarding their concerns that this project will use their shared driveway.

Present for the applicant were Scott Hesketh, PE, Hesketh & Associates, and Dan Delgrosso, Principle, 1721, LLC.

S. Hesketh submitted written responses (Exhibit 34) to the Commission's concerns raised at the previous meeting and also to the Peer Review of the Traffic Impact Report by SLR International Corporation dated November 8, 2024 (Exhibit 28)

- EXHIBIT 34 - Traffic Impact Report Roberts Village Housing dated November 12, 2024 from F.A. Hesketh & Associates, Inc.

He noted that he had reviewed his notes from his work on an earlier potential project at the site for access to Old Norwich Road. He stated for the record that in his professional opinion a proposed access to Old Norwich Road is not an option. He also reviewed with the Commission the investigation he had conducted into potential access onto Mohegan Avenue Parkway. D. DelGrosso stated that he had an estimate for access to Mohegan Avenue Parkway that would be \$250,000. S. Hesketh stated his client is willing to add a stop sign and stop bar at the egress from Roberts Village Drive to Roberts Court as a condition of approval.

K. Barnett inquired as to what the speed limit is for Old Norwich Road. S. Hesketh stated that did not know.

G. Massad asked the developer if he had an estimate to submit for the record that shows the proposed \$250,000 cost to access Mohegan Avenue Parkway. D. DelGrosso did not have any documentation to add to the record.

G. Massad asked S. Hesketh how the number of 87 trips per day was determined. S. Hesketh noted he used the ITE traffic generator.

Therese Foss, 10 Senkow Drive, spoke about the traffic analysis.

Ethan Gray, 16 Senkow Drive, spoke about his concerns with safety.

Merin Moltz, 7 Roberts Court, spoke about the cul de sac and submitted a letter, exhibit 35 into the record.

Anthony Russo, SLR International Corporation, spoke from a speaker phone supporting his analysis contained in the Peer Review of the Traffic Impact Report by SLR International Corporation dated November 8, 2024 (Exhibit 28).

S. Hesketh asked the chair if he could ask A. Russo 3 rebuttal questions.

Has SLR designed a project with more than 35 units? Is it his testimony that the project is unsafe? Is he familiar with the Town of Waterford Subdivision regulations?

G. Massad asked three times if anyone from the audience would like to speak regarding the application.

MOTION: Motion made by T. Conderino, seconded by D. Crum, to close the public hearing at 7:45 pm.

VOTE: 4-0

7. APPLICATION REVIEW

#PL-24-14 Request of 1721, LLC applicant and owner, for a Site Plan approval for a 24-unit multi-family community for property located at 430 Mohegan Avenue Parkway and 23B Old Norwich Road, R-20 zone, in accordance with CGS 8-30g and as shown on plans entitled "Roberts Village Drive, CGS 8-30g Affordable Housing, Site Development Plans for Conservation Commission Review, Revised 8/28/2024".

ACTION REQUIRED BY:

11/14/2024

The application review was continued to the November 14, 2024 special meeting.

5. **KOBYLUCK BROTHERS, LLC et.al., v. TOWN OF WATERFORD PLANNING & ZONING COMMISSION; DOCKET NUMBER KNL-CV-6014470-S (RESUBDIVISION)**

To consider and act upon a Proposed Settlement of the Superior Court Administrative Appeal entitled Kobyluck Brothers, LLC., et. al, v Town of Waterford Planning & Zoning Commission Docket Number KNL-CV-12-6014470-S, pursuant to new revised plans and conditions, and to instruct the Town Attorney to enter a Court Stipulated Judgment pursuant to the revised plans and conditions.

MOTION: Motion made by T. Conderino, seconded by K. Barnett, to consider and act upon a Proposed Settlement of the Superior Court Administrative Appeal entitled Kobyluck Brothers, LLC., et. al, v Town of Waterford Planning & Zoning Commission Docket Number KNL-CV-12-6014470-S, pursuant to

new revised plans and conditions, and to instruct the Town Attorney to enter a Court Stipulated Judgment pursuant to the revised plans and conditions.

VOTE: 3-0-1(D. Crum abstained)

KOBYLUCK BROTHERS, LLC et.al., v. TOWN OF WATERFORD PLANNING & ZONING COMMISSION; DOCKET NUMBER KNL-CV-6014469-S (SPECIAL PERMIT & SITE PLAN)

To consider and act upon a Proposed Settlement of the Superior Court Administrative Appeal entitled Kobyluck Brothers, LLC., et. al, v Town of Waterford Planning & Zoning Commission Docket Number KNL-CV-12-6014469-S, pursuant to new revised plans and conditions, and to instruct the Town Attorney to enter a Court Stipulated Judgment pursuant to the revised plans and conditions.

MOTION: Motion made by T. Conderino, seconded by K. Barnett, to consider and act upon a Proposed Settlement of the Superior Court Administrative Appeal entitled Kobyluck Brothers, LLC., et. al, v Town of Waterford Planning & Zoning Commission Docket Number KNL-CV-12-6014469-S, pursuant to new revised plans and conditions, and to instruct the Town Attorney to enter a Court Stipulated Judgment pursuant to the revised plans and conditions.

VOTE: 3-0-1 (D. Crum abstained)

8. ADMINISTRATIVE REVIEW

Planning and Zoning Commission 2025 Schedule of Meetings

MOTION: Motion made by K. Barnett, seconded by D. Crum to approved the proposed 2025 Planning and Zoning Commission meeting schedule with the modification that the two meetings in August will be August 5, 2025 and August 19, 2025.

VOTE: 4-0

9. CORRESPONDENCE

No correspondence was received.

10. COMMISSION BUSINESS

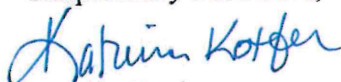
No discussion occurred.

11. ADJOURNMENT

MOTION: Motion made by K. Barnett, seconded by T. Conderino to adjourn at 7:55 pm.

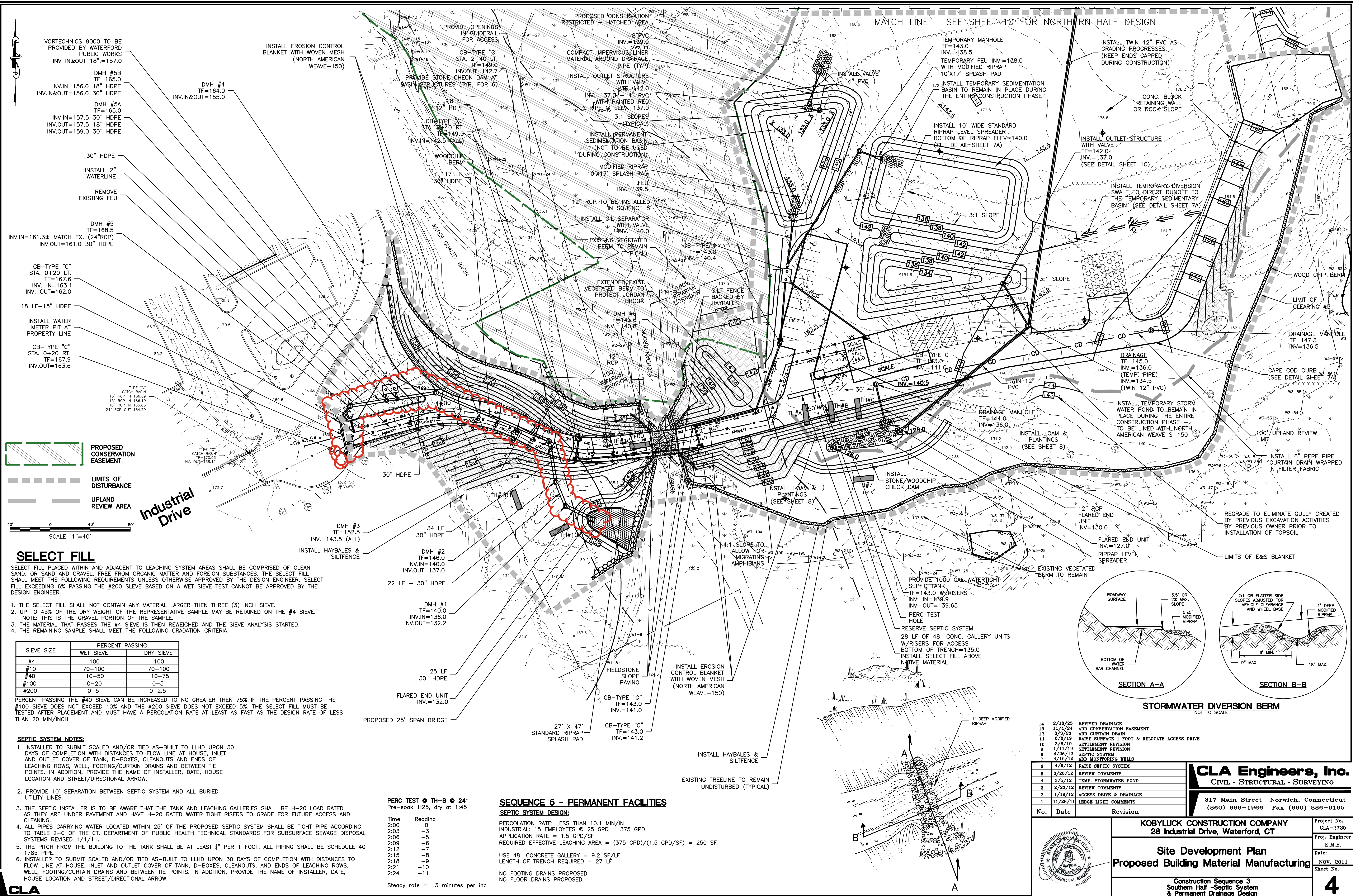
VOTE: 4-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary

Industrial Drive Drainage (Materials Only)				
Item	Estimated Quantity	Unit	Unit Price	Total
Vortechincs 9000	1	EA	\$20,000.00	\$20,000.00
Type "C" CB	2	EA	\$3,000.00	\$6,000.00
15" HDPE 0-10' deep, Between CB's	28	LF	2 Pipes at \$400 each	\$800.00
15" HDPE 0-10' deep, From CB to DMH #5	18	LF	1 Pipe at \$400 each	\$400.00
DMH #5 > than 10' deep	1	EA	\$4,500.00	\$4,500.00
30" HDPE 0-10' deep, From DMH#5 to DMH #5A	33	LF	2 Pipes at \$800 each	\$1,600.00
DMH #5A < than 10' deep	1	EA	\$4,500.00	\$4,500.00
18" HDPE 0-10' deep, from DMH#5A to Vortechincs	8	LF	1 Pipe at \$450 each	\$450.00
18" HDPE 0-10' deep, from Vortechincs to DMH#5B	8	LF	1 Pipe at \$450 each	\$450.00
30" HDPE > than 10' deep, From DMH#5A to DMH#5B	8	LF	1 Pipe at \$800 each	\$800.00
DMH #5B > than 10' deep	1	EA	\$4,500.00	\$4,500.00
30" HDPE > than 10' deep, From DMH#5B to DMH #4	36	LF	2 Pipes at \$800 each	\$1,600.00
DMH #4 > than 10' deep	1	EA	\$4,500.00	\$4,500.00
30" HDPE > than 10' deep, From DMH#4 to DMH #3	117	LF	6 Pipes at \$800 each	\$4,800.00
DMH #3 > than 10' deep	1	EA	\$4,500.00	\$4,500.00
30" HDPE > than 10' deep, From DMH#3 to DMH #2	34	LF	2 Pipes at \$800 each	\$1,600.00
DMH #2 > than 10' deep	1	EA	\$4,500.00	\$4,500.00
30" HDPE > than 10' deep, From DMH#2 to DMH #1	22	LF	2 Pipes at \$800 each	\$1,600.00
DMH #1 > than 10' deep	1	EA	\$4,500.00	\$4,500.00
30" RCP > than 10' deep, From DMH#1 to Flared End	25	LF	2 Pipes at \$800 each	\$1,600.00
30" Flared End	1	EA	\$400.00	\$400.00
Modified Rip Rap	150	CY	\$75.00	\$11,250.00
			TOTALS	\$84,850.00



#7

TOWN OF WATERFORD TRANSFER REQUEST FORM

In Series (Over \$1000)

Public Works

DEPARTMENT

March

2025

Line No.	Org. Code	Object Code	Object Description	APPROVED Budget Amount	CURRENT Budget Amount	Budget Transfer	Budget Transfer	REVISED Budget Amount
						INCREASE	DECREASE	
1	10130	51540	Snow Overtime	\$ 56,000	\$ (26,649)	27,772		\$ 1,123
2	10130	51530	Refuse Collection	\$ 475,665	\$ 202,059		(27,772)	\$ 174,286.64
								\$ -
TOTAL						27,772	(27,772)	

Explanation:

See attached explanation

Email

Department Head

3/7/2025

Date

Kim Allen

Director of Finance

3/10/2025

Date

First Selectman

Date

Commission/Board Approval

Date

10130-51540 – Snow Overtime

1. Increase \$27,772. For Snow Overtime budget, although we do look back on the previous year's expenditures, that doesn't forecast what we will encounter the next year. Thus, the budget for the Snow Overtime Line is set a lump sum number. There were 15 events so far this year, much more than the 6 we experienced last year. With the road temperature and the angle of the sun increasing, if there is another snow or ice event, it should not greatly impact the budget.

10130-51530 – Refuse Collection

2. Decrease \$27,772. One of the employees assigned to the division of Refuse Collection and Maintenance remains on workers compensation. The Town is not paying his salary and thus there are funds available to cover to the Snow Overtime Line.

Town of Waterford, CT



YEAR-TO-DATE BUDGET REPORT

FOR 2025 13						
	ORIGINAL APPROP	TRANS/ADJUSTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET % USED
101 GENERAL FUND						
10130 PUBLIC WORKS						
51110 ADMINISTRATION						
10130 51110	360,257.00	ADMINISTRATION 0.00	360,257.00	241,572.03	0.00	118,684.97 67.1%
51130 ENGINEERING						
10130 51130	5,558.00	ENGINEERING 0.00	5,558.00	0.00	0.00	5,558.00 .0%
51210 CLERICAL AND TECHNICAL						
10130 51210	143,429.00	CLERICAL AND TECHNICAL 0.00	143,429.00	110,650.41	0.00	32,778.59 77.1%
51510 EQUIPMENT MAINTENANCE						
10130 51510	390,229.00	EQUIPMENT MAINTENANCE 0.00	390,229.00	230,653.74	0.00	159,575.26 59.1%
51520 HIGHWAY MAINTENANCE						
10130 51520	920,994.00	HIGHWAY MAINTENANCE 0.00	920,994.00	581,843.81	0.00	339,150.19 63.2%
51530 REFUSE COLL. & DISPOSAL						
10130 51530	475,665.00	REFUSE COLL. & DISPOSAL 0.00	475,665.00	273,606.36	0.00	202,058.64 57.5%
51540 SNOW REMOVAL						
10130 51540	56,000.00	SNOW REMOVAL 0.00	56,000.00	83,771.86	0.00	-27,771.86 149.6%

Town of Waterford, CT



YEAR-TO-DATE BUDGET REPORT

FOR 2025-13									
	ORIGINAL APPROP	TRANS/ADJSTMS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED		
51810 OVERTIME									
10130 51810	55,000.00	0.00	55,000.00	55,461.44	0.00	-461.44	100.8%		
51910 FRINGE BENEFITS									
10130 51910	16,225.00	0.00	16,225.00	9,112.20	1,726.32	5,386.48	66.8%		
51920 F.I.C.A.									
10130 51920	186,271.00	0.00	186,271.00	113,168.88	0.00	73,102.12	60.8%		
52020 POSTAGE									
10130 52020	800.00	0.00	800.00	354.35	0.00	445.65	44.3%		
52030 PROFESSIONAL FEES									
10130 52030	120,000.00	17,000.00	137,000.00	80,876.82	59,003.65	-2,880.47	102.1%		
52040 SERVICE CONT AND REPAIRS									
10130 52040	62,000.00	0.00	62,000.00	38,035.51	44,735.82	-20,771.33	133.5%		
52050 DUES CONFER									
10130 52050	4,000.00	0.00	4,000.00	2,895.01	1,400.00	-295.01	107.4%		
52060 PRINTING									
10130 52060	50.00	0.00	50.00	0.45	0.00	49.55	.9%		

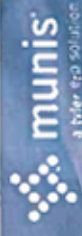
Town of Waterford, CT



YEAR-TO-DATE BUDGET REPORT

FOR 2025 13						
ORIGINAL APPROP	TRANS/ADJUSTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
52070 REIMBURSABLE EXPENSES						
10130 52070	REIMBURSABLE EXPENSES 50.00	50.00	50.00	0.00	0.00	100.0%
52400 MEAL ALLOWANCE						
10130 52400	MEAL ALLOWANCE 2,000.00	2,000.00	1,503.66	0.00	496.34	75.2%
52410 STREET TREE MAINTENANCE						
10130 52410	STREET TREE MAINTENANCE 5,000.00	5,000.00	239.99	1,200.00	3,560.01	28.8%
52450 SITE WORK						
10130 52450	SITE WORK 1,000.00	1,000.00	600.00	0.00	400.00	60.0%
52460 STREET LIGHTING						
10130 52460	STREET LIGHTING 85,000.00	85,000.00	56,071.17	0.00	28,928.83	66.0%
52470 SOLID WASTE DISPOSAL						
10130 52470	SOLID WASTE DISPOSAL 1,019,932.00	1,019,932.00	528,285.65	476,171.62	15,474.73	98.5%
52475 RECYCLING PROGRAM						
10130 52475	RECYCLING PROGRAM 500.00	500.00	62.64	0.00	437.36	12.5%
52510 RENTAL OF EQUIPMENT						
10130 52510	RENTAL OF EQUIPMENT 20,000.00	26,198.00	20,998.74	5,199.14	0.12	100.0%

Town of Waterford, CT



YEAR-TO-DATE BUDGET REPORT

FOR 2025 13									
	ORIGINAL APPROP	TRANS/ADJUSTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED		
52531 LANDFILL CAP MAINTENANCE									
10130 52531	25,000.00	LANDFILL CAP MAINTENANCE 2,536.00	27,536.00	18,187.32	9,348.68	0.00	100.0%		
53010 OFFICE SUPPLIES									
10130 53010	350.00	OFFICE SUPPLIES 0.00	350.00	348.44	0.00	1.56	99.6%		
53030 OPERATIONAL SUPPLIES									
10130 53030	18,000.00	OPERATIONAL SUPPLIES 0.00	18,000.00	13,029.19	4,830.97	139.84	99.2%		
53050 ENGINEERING SUPPLIES									
10130 53050	300.00	ENGINEERING EQUIP.&SUPPLIES 0.00	300.00	0.00	0.00	300.00	.0%		
53070 AUTO REPAIRS									
10130 53070	230,000.00	AUTO REPAIRS 0.00	230,000.00	165,580.30	70,433.65	-6,013.95	102.6%		
53090 FUELS AND LUBRICANTS									
10130 53090	324,713.00	FUELS AND LUBRICANTS 0.00	324,713.00	95,125.79	0.00	229,587.21	29.3%		
53100 TIRES									
10130 53100	40,000.00	TIRES 0.00	40,000.00	28,203.34	10,296.66	1,500.00	96.3%		
53250 TRAFFIC CONTROL MATERIALS									
10130 53250	25,000.00	TRAFFIC CONTROL MATERIALS 0.00	25,000.00	22,990.01	1,391.00	618.99	97.5%		

Town of Waterford, CT



YEAR-TO-DATE BUDGET REPORT

FOR 2025 13						
ORIGINAL APPROP	TRANS/ADJUSTS	REVISED BUDGET	YTD EXPENDED	EXCUMBRANCES	AVAILABLE BUDGET	% USED
53300 HIGHWAY MATERIALS						
10130 53300	HIGHWAY MATERIALS -25,734.00	134,266.00	86,137.75	11,495.84	36,632.41	72.7%
54050 AUTOMOTIVE EQUIPMENT						
10130 54050	AUTOMOTIVE EQUIPMENT 0.00	11,795.00	8,915.72	0.00	2,879.28	75.6%
55010 TOWN AID ROADS IMPROVED						
10130 55010	TOWN AID ROADS IMPROVED 0.00	321,120.00	122,619.82	159,680.60	38,819.58	87.9%
TOTAL PUBLIC WORKS						
5,086,238.00		5,086,238.00	2,990,952.40	856,913.95	1,238,371.65	75.7%
TOTAL GENERAL FUND						
5,086,238.00		5,086,238.00	2,990,952.40	856,913.95	1,238,371.65	75.7%
TOTAL EXPENSES						
5,086,238.00		5,086,238.00	2,990,952.40	856,913.95	1,238,371.65	
GRAND TOTAL						
5,086,238.00		5,086,238.00	2,990,952.40	856,913.95	1,238,371.65	75.7%

** END OF REPORT - Generated by Kimberly Allen **

TOWN OF WATERFORD

TRANSFER REQUEST FORM

Out of Series Transfer Request

#8

Public Works
DEPARTMENT

March 2025

Line No.	Org. Code	Object Code	Object Description	APPROVED Budget Amount	CURRENT Budget Amount	ACCOUNT INCREASE	ACCOUNT DECREASE	REVISED Budget Amount
1	10130	53070	Auto Repairs	230,000.00	(6,014.00)	20,000		13,986
2	10130	51510	Equipment Maintenance	390,229.00	159,575.00		(20,000)	139,575
TOTAL						20,000	(20,000)	

Explanation

See attached explanation

Email
Department Head

3/7/2025
Date

Kim Allen
Director of Finance

3/10/2025
Date

First Selectman

Date

Commission/Board Approval

Date

10130-53070 – Auto Repairs

1. Increase \$20,000. The Sanitation trucks are our most costly pieces of equipment to keep on the road followed by our Highway trucks. So far this Fiscal Year we have spent over \$78,000 in repairs to our sanitation fleet.

10130-51510 – Equipment Maintenance

2. Decrease \$20,000. We continue to have an open position of Equipment Mechanic in the Equipment Maintenance Division. This slot is still being actively advertised by HR and Public Works.

Town of Waterford, CT

YEAR-TO-DATE BUDGET REPORT



FOR 2025 13									
	ORIGINAL APPROP	TRANS/ADJUSTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED		
101 GENERAL FUND									
10130 PUBLIC WORKS									
51110 ADMINISTRATION									
10130 51110	360,257.00	ADMINISTRATION 0.00	360,257.00	241,572.03	0.00	118,684.97	67.1%		
51130 ENGINEERING									
10130 51130	5,558.00	ENGINEERING 0.00	5,558.00	0.00	0.00	5,558.00	.0%		
51210 CLERICAL AND TECHNICAL									
10130 51210	143,429.00	CLERICAL AND TECHNICAL 0.00	143,429.00	110,650.41	0.00	32,778.59	77.1%		
51510 EQUIPMENT MAINTENANCE									
10130 51510	390,229.00	EQUIPMENT MAINTENANCE 0.00	390,229.00	230,653.74	0.00	159,575.26	59.1%		
51520 HIGHWAY MAINTENANCE									
10130 51520	920,994.00	HIGHWAY MAINTENANCE 0.00	920,994.00	581,843.81	0.00	339,150.19	63.2%		
51530 REFUSE COLL. & DISPOSAL									
10130 51530	475,665.00	REFUSE COLL. & DISPOSAL 0.00	475,665.00	273,606.36	0.00	202,058.64	57.5%		
51540 SNOW REMOVAL									
10130 51540	56,000.00	SNOW REMOVAL 0.00	56,000.00	83,771.86	0.00	-27,771.86	149.6%		

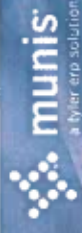
Town of Waterford, CT



YEAR-TO-DATE BUDGET REPORT

FOR 2025 13						
	ORIGINAL APPROP	TRANS/ADJVS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET % USED
51810 OVERTIME						
10130 51810	55,000.00	0.00	55,000.00	55,461.44	0.00	-461.44 100.8%
51910 FRINGE BENEFITS						
10130 51910	16,225.00	0.00	16,225.00	9,112.20	1,726.32	5,386.48 66.8%
51920 F.I.C.A.						
10130 51920	186,271.00	0.00	186,271.00	113,168.88	0.00	73,102.12 60.8%
52020 POSTAGE						
10130 52020	800.00	0.00	800.00	354.35	0.00	445.65 44.3%
52030 PROFESSIONAL FEES						
10130 52030	120,000.00	17,000.00	137,000.00	80,876.82	59,003.65	-2,880.47 102.1%
52040 SERVICE CONT AND REPAIRS						
10130 52040	62,000.00	SERVICE CONT. AND REPAIRS 0.00	62,000.00	38,035.51	44,735.82	-20,771.33 133.5%
52050 DUES, CONFER						
10130 52050	4,000.00	DUES, CONFERENCES & EDUCATION 0.00	4,000.00	2,895.01	1,400.00	-295.01 107.4%
52060 PRINTING						
10130 52060	50.00	PRINTING 0.00	50.00	0.45	0.00	49.55 .9%

Town of Waterford, CT



YEAR-TO-DATE BUDGET REPORT

FOR 2025 13

ORIGINAL APPROP	TRANS/ADJUSTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
52070 REIMBURSABLE EXPENSES						
10130 52070	REIMBURSABLE EXPENSES 0.00	50.00	50.00	0.00	0.00	100.0%
52400 MEAL ALLOWANCE						
10130 52400	MEAL ALLOWANCE 2,000.00	2,000.00	1,503.66	0.00	496.34	75.2%
52410 STREET TREE MAINTENANCE						
10130 52410	STREET TREE MAINTENANCE 0.00	5,000.00	239.99	1,200.00	3,560.01	28.8%
52450 SITE WORK						
10130 52450	SITE WORK 1,000.00	1,000.00	600.00	0.00	400.00	60.0%
52460 STREET LIGHTING						
10130 52460	STREET LIGHTING 85,000.00	85,000.00	56,071.17	0.00	28,928.83	66.0%
52470 SOLID WASTE DISPOSAL						
10130 52470	SOLID WASTE DISPOSAL 1,019,932.00	1,019,932.00	528,285.65	476,171.62	15,474.73	98.5%
52475 RECYCLING PROGRAM						
10130 52475	RECYCLING PROGRAM 500.00	500.00	62.64	0.00	437.36	12.5%
52510 RENTAL OF EQUIPMENT						
10130 52510	RENTAL OF EQUIPMENT 20,000.00	26,198.00	20,998.74	5,199.14	0.12	100.0%

Town of Waterford, CT



YEAR-TO-DATE BUDGET REPORT

FOR 2025 13						
ORIGINAL APPROP	TRANS/ADJUSTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
52531 LANDFILL CAP MAINTENANCE						
10130 52531	LANDFILL CAP MAINTENANCE	27,536.00	18,187.32	9,348.68	0.00	100.0%
53010 OFFICE SUPPLIES						
10130 53010	OFFICE SUPPLIES	350.00	348.44	0.00	1.56	99.6%
53030 OPERATIONAL SUPPLIES						
10130 53030	OPERATIONAL SUPPLIES	18,000.00	13,029.19	4,830.97	139.84	99.2%
53050 ENGINEERING SUPPLIES						
10130 53050	ENGINEERING EQUIP.&SUPPLIES	300.00	0.00	0.00	300.00	.0%
53070 AUTO REPAIRS						
10130 53070	AUTO REPAIRS	230,000.00	165,580.30	70,433.65	-6,013.95	102.6%
53090 FUELS AND LUBRICANTS						
10130 53090	FUELS AND LUBRICANTS	324,713.00	95,125.79	0.00	229,587.21	29.3%
53100 TIRES						
10130 53100	TIRES	40,000.00	28,203.34	10,296.66	1,500.00	96.3%
53250 TRAFFIC CONTROL MATERIALS						
10130 53250	TRAFFIC CONTROL MATERIALS	25,000.00	22,990.01	1,391.00	618.99	97.5%

Town of Waterford, CT



YEAR-TO-DATE BUDGET REPORT

FOR 2025-13

ORIGINAL APPROP	TRANS/ADJUSTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
53300 HIGHWAY MATERIALS						
10130 53300	HIGHWAY MATERIALS -25,734.00	134,266.00	86,137.75	11,495.84	36,632.41	72.7%
54050 AUTOMOTIVE EQUIPMENT						
10130 54050	AUTOMOTIVE EQUIPMENT 0.00	11,795.00	8,915.72	0.00	2,879.28	75.6%
55010 TOWN AID ROADS IMPROVED						
10130 55010	TOWN AID ROADS IMPROVED 0.00	321,120.00	122,619.82	159,680.60	38,819.58	87.9%
TOTAL PUBLIC WORKS						
5,086,238.00		5,086,238.00	2,990,952.40	856,913.95	1,238,371.65	75.7%
TOTAL GENERAL FUND						
5,086,238.00		5,086,238.00	2,990,952.40	856,913.95	1,238,371.65	75.7%
TOTAL EXPENSES						
5,086,238.00		5,086,238.00	2,990,952.40	856,913.95	1,238,371.65	
GRAND TOTAL						
5,086,238.00		5,086,238.00	2,990,952.40	856,913.95	1,238,371.65	75.7%

** END OF REPORT - Generated by Kimberly Allen **

**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, CTC
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:

► [Signature]
► [Signature]

Print name of signer Joshua Knauer

Print name of signer Valerie Weaver

Committee: [Signature]
for Christopher Albanese.

Print name of committee Christopher Albanese/Gina Knauer

STATE OF CONNECTICUT

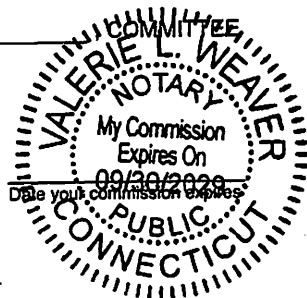
COUNTY OF New London ss. Gales Ferry

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

by Gina M. Knauer for Christopher Albenses

Signed [Signature]
Commissioner of the Superior Court/Court Clerk/Notary

Valerie L Weaver
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:

[Signature]
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 Maria 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

State Use 106
Print Date 3/13/2025 10:11:54 A

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						6152 WATERFORD, CT VISION						
TOWN OF WATERFORD 15 ROPE FERRY ROAD WATERFORD CT 06385				0	Clear	3	Sewer					Description		Code	Appraised		Assessed							
						2	Water					RES LAND	1-1	79,020		55,310								
											RES OUTBL	1-4	4,520		3,160									
											MFG DWELL	1-6	54,860		38,400									
SUPPLEMENTAL DATA																								
Alt Prcl ID 132				District DCN				GRINDER																
Old Map/L 040C 0070				ADDRESS				Solar Pane																
Asking pric				Census Tr 6934213				490 Size 0.00																
GIS ID 0059700								AVAILABL																
								Lot Size 0.21																
								Assoc Pid#																
Total															138,400		96,870							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
TOWN OF WATERFORD				1876	254	03-03-2025	U	I	98,848		14	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed				
JOHNSON MICHAEL				0880	0141	06-20-2006	U	I	0		25	2024	1-1	55,310	2023	1-1	55,310	2022	1-1	55,310				
RUSANIUK WASYL EST				0820	0001	10-06-2005	Q	I	0		00		1-4	3,160		1-4	3,160		1-4	3,160				
RUSANIUK WASYL				0448	0852	10-30-1995	Q	I	0		00		1-6	38,400		1-6	38,400		1-6	38,400				
Total															96,870		Total		96,870		Total		96,870	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description			Amount	Code	Description			Number	Amount									Comm Int				
Total					0.00																			
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 54,860 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,520 Appraised Land Value (Bldg) 79,020 Special Land Value 0 Total Appraised Parcel Value 138,400 Valuation Method C Total Appraised Parcel Value 138,400												
Nbhd		Nbhd Name			B			Tracing			Batch													
0001																								
NOTES																								
KEROSENE FUEL TYPE;RES USE IN A COMM																								
ZONE;VINYL SKIRTING;																								
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY												
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result							
												11-03-2022	WD			20	Field Review							
												07-25-2017	DM			20	Field Review							
												10-01-2012	JD			20	Field Review							
												06-03-2002	SM			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	106	Manufactured Ho	C-T		0.210	AC	120,750.00	3.28042	5	0.95	600	1.000				1.0000		79,020						
Total Card Land Units					0.21	AC	Parcel Total Land Area 0.21					Total Land Value					79,020							

Property Location 207 BOSTON POST ROAD
Vision ID 598 Account # 00059700

Map ID 132 / 598 /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

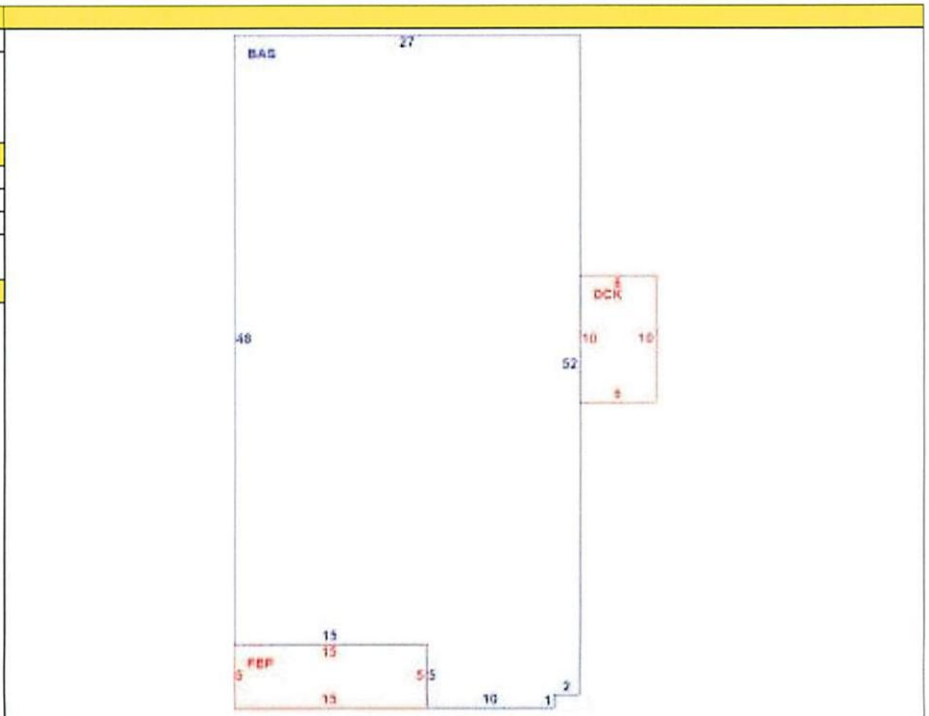
State Use 106
Print Date 3/13/2025 10:11:54 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	Mobile Home	Bsmt %	0	
Model	01	Residential	SF FBM	0.00	
Grade:	05	B-	SF Rec Rm	0	
Stories	1				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	04	Panel			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2					
Heat Fuel	11	Other			
Heat Type:	04	Forced Hot Air			
AC %	100				
Total Bedrooms	2				
Full Bthrms:	2				
Half Baths:	0				
Extra Fixtures	1				
Total Rooms:	5				
Bath Style:	01	Average			
Kitchen Style:	01	Average			
Num Kitchens	1				
Fireplace(s)	0				
Extra Opening(	0				
Gas Fireplace(s)	0				
% Attic Fin	0				
LF Dormer	0				
Foundation					
Bsmt Gar(s)	0				
Bsmt %	0				
SF FBM	0.00				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	110	15.00	1989	00	80	D	0.90	1,190
FCP	Carport	L	144	25.00	1989	00	75	E	0.75	2,030
SHD1	Shed	L	120	15.00	1989	00	80	D	0.90	1,300

BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	Deprec Value	Net Value	Net Cost	Net Area
BAS	First Floor	1,354	1,354	1,354	82.90	112,241	112,241	0	112,241	1,354
DCK	Deck	0	60	9	12.43	746	746	0	746	60
FEP	Finished Enclosed Porch	0	75	53	58.58	4,393	4,393	0	4,393	53

Ttl Gross Liv / Lease Area		1,354	1,489	1,416		117,380
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2.112.040 - Sales of real property with value in excess of ten thousand dollars.

- A. The representative town meeting shall approve the disposition of real property which the assessor or an appraiser estimates to have a value in excess of ten thousand dollars, except as provided in subsection B of this section.
- B. The board of selectmen may approve the assignment of the use of real property to other town agencies, boards or commissions, as long as title to such property remains in the name of the town and as long as the receiving agency does not have authority to dispose of such property.
- C. Once the representative town meeting has authorized the disposition of the property, unless otherwise directed by the representative town meeting, the board of selectmen shall determine the manner of disposing of the property, which shall be by auction, sealed bids or listing with a real estate broker.
- D. The use of auction, sealed bids or listing with a real estate broker shall not be required if the representative town meeting determines that the parcel of real property is to be donated or sold to a charitable or governmental entity, or exchanged, or that it would be in the best interest of the town to waive such procedure.

(R.T.M. 4-6-98 (part))

APPRAISAL OF REAL PROPERTY



LOCATED AT

207 Boston Post Rd
Waterford, CT 06385
Volume:132 Page:598 Dated:06/20/2006

FOR

Susman Shapiro
20 South Anguilla Rd 3A
Pawcatuck, CT 06379

OPINION OF VALUE

120,000

AS OF

02/06/2024

BY

David Domnarski
Domnarski Appraisal Service

860-599-5509
DDomnarski@comcast.net

THIS SUMMARY APPRAISAL REPORT IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.

SUBJECT	Property Address	207 Boston Post Rd		City	Waterford	State	CT	Zip Code	06385																																																																																																																														
	Legal Description	Volume:132 Page:598 Dated:06/20/2006																																																																																																																																					
	Assessor's Parcel No.	Map- Lot- Tax ID	#00059700 GIS #6934213		Tax Year	2023	R.E. Taxes \$	1,826	Special Assessments \$	0																																																																																																																													
	Borrower	N/A	Current Owner	Johnson, Michael		Occupant	☒ Owner	☐ Tenant	☐ Vacant																																																																																																																														
NEIGHBORHOOD	Neighborhood or Project Name	Town of Waterford, CT		Project Type	☐ PUD	☐ Condominium	HOA \$	0 / Mo.																																																																																																																															
	Sales Price \$	N/A	Date of Sale	N/A		Description / \$ amount of loan charges/concessions to be paid by seller																																																																																																																																	
	Property rights appraised	☒ Fee Simple	☐ Leasehold	Map Reference	MSA #35980		Census Tract	6934.00																																																																																																																															
	Note: Race and the racial composition of the neighborhood are not appraisal factors. Location ☐ Urban ☒ Suburban ☐ Rural Built up ☒ Over 75% ☐ 25-75% ☐ Under 25% Growth rate ☒ Rapid ☒ Stable ☐ Slow Property values ☐ Increasing ☒ Stable ☐ Declining Demand/supply ☒ In balance ☐ Over supply Marketing time ☐ Under 3 mos. ☒ 3-6 mos. ☐ Over 6 mos. Single family housing PRICE (\$/000) 90 Low 0 Condominium housing PRICE (\$/000) 250 High AGE (yrs) 0 Low Neighborhood boundaries The subject is Bounded by:SOUTH-Rt1 & RT156:EAST-City Limits: WEST-City Limits: NORTH-195. No adverse influences noted. See Map Predominant 275 60																																																																																																																																						
SITE	Dimensions	35.0+/- F.F. x Irregular.		Site area	9,148 sf		Shape	Irregular:Not Adverse																																																																																																																															
	Specific zoning classification and description	C-T:Civic Triangle Dist. Land Value: \$75,000																																																																																																																																					
	Zoning compliance	☐ Legal	☒ Legal nonconforming (Grandfathered use)	☐ Illegal, attach description	☐ No zoning																																																																																																																																		
	Highest and best use of subject property as improved (or as proposed per plans and specifications):	☒ Present use ☐ Other use, attach description.																																																																																																																																					
IMPROVEMENTS	Utilities	Public	Other	Public	Other	Off-site improvements	Type	Public	Private																																																																																																																														
	Electricity	☒	Water	☒	Sanitary sewer	☒	Street	Paved Asphalt	☒																																																																																																																														
	Gas	☐ None	Alley	☐ None																																																																																																																																			
	Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)? ☐ Yes ☒ No If Yes, attach description.																																																																																																																																						
QUANTITATIVE SALES COMPARISON ANALYSIS	Source(s) used for physical characteristics of property:	☒ MLS ☒ Assessment and tax records ☒ Prior inspection ☐ Property owner ☐ Other (Describe): ☒ Exterior inspection from street ☒ Previous appraisal files																																																																																																																																					
	No. of Stories	1	Type (Det/Alt)	Det	Exterior Walls	Vinyl	Roof Surface	Shingle	Manufactured Housing	☒ Yes ☐ No																																																																																																																													
	Does the property generally conform to the neighborhood in terms of style, condition and construction materials? ☒ Yes ☐ No If No, attach description.																																																																																																																																						
	Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property? ☐ Yes ☒ No If Yes, attach description.																																																																																																																																						
Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property? ☐ Yes ☒ No If Yes, attach description.																																																																																																																																							
I researched the subject market area for comparable listings and sales that are the most similar and proximate to the subject property. My research revealed a total of 63 sales ranging in sales price from \$ 65,000 to \$ 835,000 My research revealed a total of 12 listings ranging in list price from \$ 29,900 to \$ 679,000 The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.																																																																																																																																							
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Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables: that the subject has not sold within the last three years. Per public records, it appears																																																																																																																																							
Summary of sales comparison and value conclusion: The three closed sales used above were determined to be the most comparable to the subject property. Adjustments for size, condition and amenities were derived from previous market analysis.																																																																																																																																							
\$3,000 Per Half Bath \$10 Per S.F. \$4,000 Per Full Bath \$3,000 Per Acre \$5,000 Per Bedroom-(2 Bedroom to a minimal of 3 Bedrooms Only, Over 3 Bedroom not Included in Adjustment)																																																																																																																																							
DILIGENT EFFORT IS MADE TO UTILIZE SALES HAVING TRANSFERRED WITHIN 6 MONTHS, & WITHIN 1 MILE RADIUS. IN CASES OF A UNIQUE PROPERTY OR LIMITED SALES, THE APPRAISER WITH UTILIZE SALES BEYOND 6 MONTHS & 1 MILE RADIUS.																																																																																																																																							
This appraisal is made ☒ "as-is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, or ☐ subject to the following repairs, alterations or conditions The final estimate to value is based on "As Is" condition of the property based on reasonable observation																																																																																																																																							
BASED ON AN ☒ EXTERIOR INSPECTION FROM THE STREET OR AN ☐ INTERIOR AND EXTERIOR INSPECTION, I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT TO BE \$ 120,000 . AS OF 02/06/2024																																																																																																																																							

Desktop Underwriter Quantitative Analysis Appraisal Report

Loan # N/A
Order # Johnson

PUDs	Project Information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? ☐ Yes ☐ No		
	Provide the following information for PUDs only if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit:		
	Total number of phases	Total number of units	Total number of units sold
	Total number of units rented	Total number of units for sale	Data Source(s)
	Was the project created by the conversion of existing buildings into a PUD? ☐ Yes ☐ No If yes, date of conversion: _____		
	Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source: _____		
	Are the common elements completed? ☐ Yes ☐ No If No, describe status of completion: _____		
	Are any common elements leased to or by the Home Owners' Association? ☐ Yes ☐ No If yes, attach addendum describing rental terms and options.		
	Describe common elements and recreational facilities: _____		
	Condominiums	Project Information for Condominiums (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? ☐ Yes ☐ No	
Provide the following information for all Condominium Projects:			
Total number of phases		Total number of units	Total number of units sold
Total number of units rented		Total number of units for sale	Data Source(s)
Was the project created by the conversion of existing buildings into a condominium? ☐ Yes ☐ No If yes, date of conversion: _____			
Project Type: ☐ Primary Residence ☐ Second Home or Recreational ☐ Row or Townhouse ☐ Garden ☐ Midrise ☐ Highrise ☐ _____			
Condition of the project, quality of construction, unit mix, etc.: _____			
Are the common elements completed? ☐ Yes ☐ No If No, describe status of completion: _____			
Are any common elements leased to or by the Home Owners' Association? ☐ Yes ☐ No If yes, attach addendum describing rental terms and options.			
Describe common elements and recreational facilities: _____			

PURPOSE OF APPRAISAL: The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report based on a quantitative sales comparison analysis for use in a mortgage finance transaction.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser has provided any required sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- The appraiser has noted in the appraisal report any adverse conditions (such as, but not limited to, needed repairs, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, expressed or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
- The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the report to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed.
- The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

Desktop Underwriter Quantitative Analysis Appraisal ReportLoan # N/A
File No. Order # Johnson**APPRAISER'S CERTIFICATION:**

The Appraiser certifies and agrees that:

1. I performed this appraisal by (1) personally inspecting from the street the subject property and neighborhood and each of the comparable sales (unless I have otherwise indicated in this report that I also inspected the interior of the subject property); (2) collecting, confirming, and analyzing data from reliable public and/or private sources; and (3) reporting the results of my inspection and analysis in this summary appraisal report. I further certify that I have adequate information about the physical characteristics of the subject property and the comparable sales to develop this appraisal.
2. I have researched and analyzed the comparable sales and offerings/listings in the subject market area and have reported the comparable sales in this report that are the best available for the subject property. I further certify that adequate comparable market data exists in the general market area to develop a reliable sales comparison analysis for the subject property.
3. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware, have considered these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them, and have commented about the effect of the adverse conditions on the marketability of the subject property. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
4. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
5. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
6. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
7. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
8. I estimated the market value of the real property that is the subject of this report based on the sales comparison approach to value. I further certify that I considered the cost and income approaches to value, but, through mutual agreement with the client, did not develop them, unless I have noted otherwise in this report.
9. I performed this appraisal as a limited appraisal, subject to the Departure Provision of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of the appraisal (unless I have otherwise indicated in this report that the appraisal is a complete appraisal, in which case, the Departure Provision does not apply).
10. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value. The exposure time associated with the estimate of market value for the subject property is consistent with the marketing time noted in the Neighborhood section of this report. The marketing period concluded for the subject property at the estimated market value is also consistent with the marketing time noted in the Neighborhood section.
11. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. I further certify that no one provided significant professional assistance to me in the development of this appraisal.

SUPERVISORY APPRAISER'S CERTIFICATION:

If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have examined the appraisal report for compliance with the Uniform Standards of Professional Appraisal Practice, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 5 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

APPRAISER:

Signature: _____

Name: David DomnarskiCompany Name: Domnarski Appraisal ServiceCompany Address: 126 Asher Avenue, Pawcatuck, CT 06379Date of Report/Signature: 02/08/2024State Certification #: RCR.0000162

or State License #: _____

State: CTExpiration Date of Certification or License: 04/30/2024**SUPERVISORY APPRAISER (ONLY IF REQUIRED):**

Signature: _____

Name: _____

Company Name: _____

Company Address: _____

Date of Report/Signature: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

ADDRESS OF PROPERTY APPRAISED:207 Boston Post RdWaterford, CT 06385**APPRAISED VALUE OF SUBJECT PROPERTY \$**120,000**EFFECTIVE DATE OF APPRAISAL/INSPECTION**02/06/2024**LENDER/CLIENT:**Name: Encompass Appraisal CenterCompany Name: Susman ShapiroCompany Address: 20 South Anguilla Rd 3A, Pawcatuck, CT 06379**SUPERVISORY APPRAISER:****SUBJECT PROPERTY**

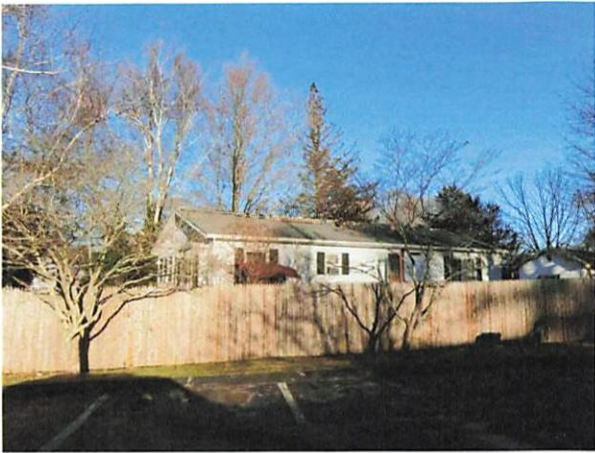
- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
☐ Did inspect interior and exterior of subject property

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street

Subject Photo Page

Borrower	N/A					
Property Address	207 Boston Post Rd					
City	Waterford	County	New London	State	CT	Zip Code 06385
Lender/Client	Susman Shapiro					

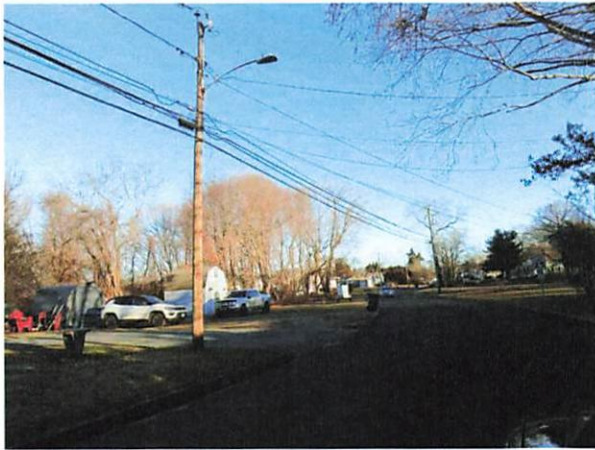


Subject Front

207 Boston Post Rd
Sales Price N/A
Gross Living Area 1,354
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 2.0
Location N;BsyRd;Nbhd
View No Amenity View
Site 9148 sf
Quality Average
Age 35



Subject Side



Subject Street

Interior Photos

Borrower	N/A						
Property Address	207 Boston Post Rd						
City	Waterford	County	New London	State	CT	Zip Code	06385
Lender/Client	Susman Shapiro						



FRONT VIEW



FRONT VIEW



FRONT VIEW



SIDE VIEW



ROOF TARP



ROOF TARP



STREET VIEW



STREET VIEW-RT1



STREET VIEW-RT1

Aerial Map

Borrower	N/A				
Property Address	207 Boston Post Rd	County	New London	State	CT Zip Code 06385
City	Waterford				
Lender/Client	Susman Shapiro				



#10

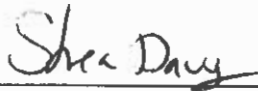
Memo

To: The Board of Selectmen
From: Shea Davy
Date: March 6, 2025
Re: Disposal of aged assets

Dear Mr. Brule,

In accordance with the Town Property Ordinance, Chapter 3.08.020, it is requested that the Board of Selectmen please consider an act to surplus for disposal, on Behalf of the Fire Services Department, 2013 Ford F-150 Pickup Truck, VIN#1FTFW1EFXDKD31481, Asset ID: 101203 Tag: Car 55 (Q55), as this vehicle has been replaced according to the Fleet Management Plan. Upon your approval, the Purchasing Agent will dispose of this item by auction.

Thank you for your consideration



Shea Davy
Purchasing Agent,
Town of Waterford



Office of the Director
Waterford Fire Department
204 Boston Post Road
Waterford CT. 06385

March 6, 2025

RE: Surplus Vehicle Fire Services 2012 Ford F-150

Fire Services has a 2013 Ford F-150 that has been replaced though Fleet. This vehicle is located at Public Works facility and is ready to be surplused.

Director Fire Services

A handwritten signature in black ink, appearing to read "M. J. Howley".

Chief Michael J. Howley

C. C. file

Shea Davy

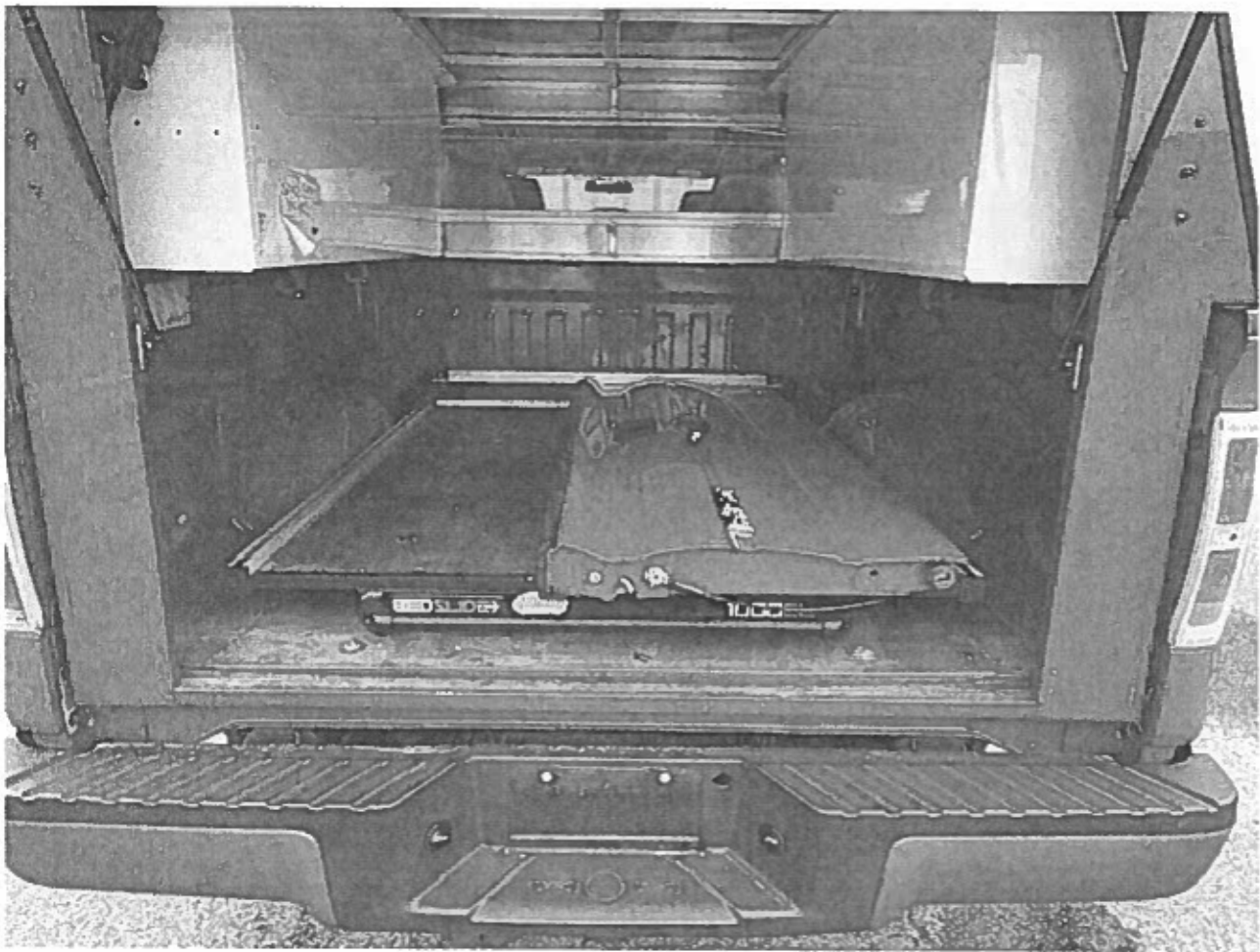
From: Garon VanOverloop
Sent: Thursday, March 6, 2025 2:06 PM
To: Shea Davy
Subject: Old Q85

Here are the pics for the old Q85. No issues to disclose.





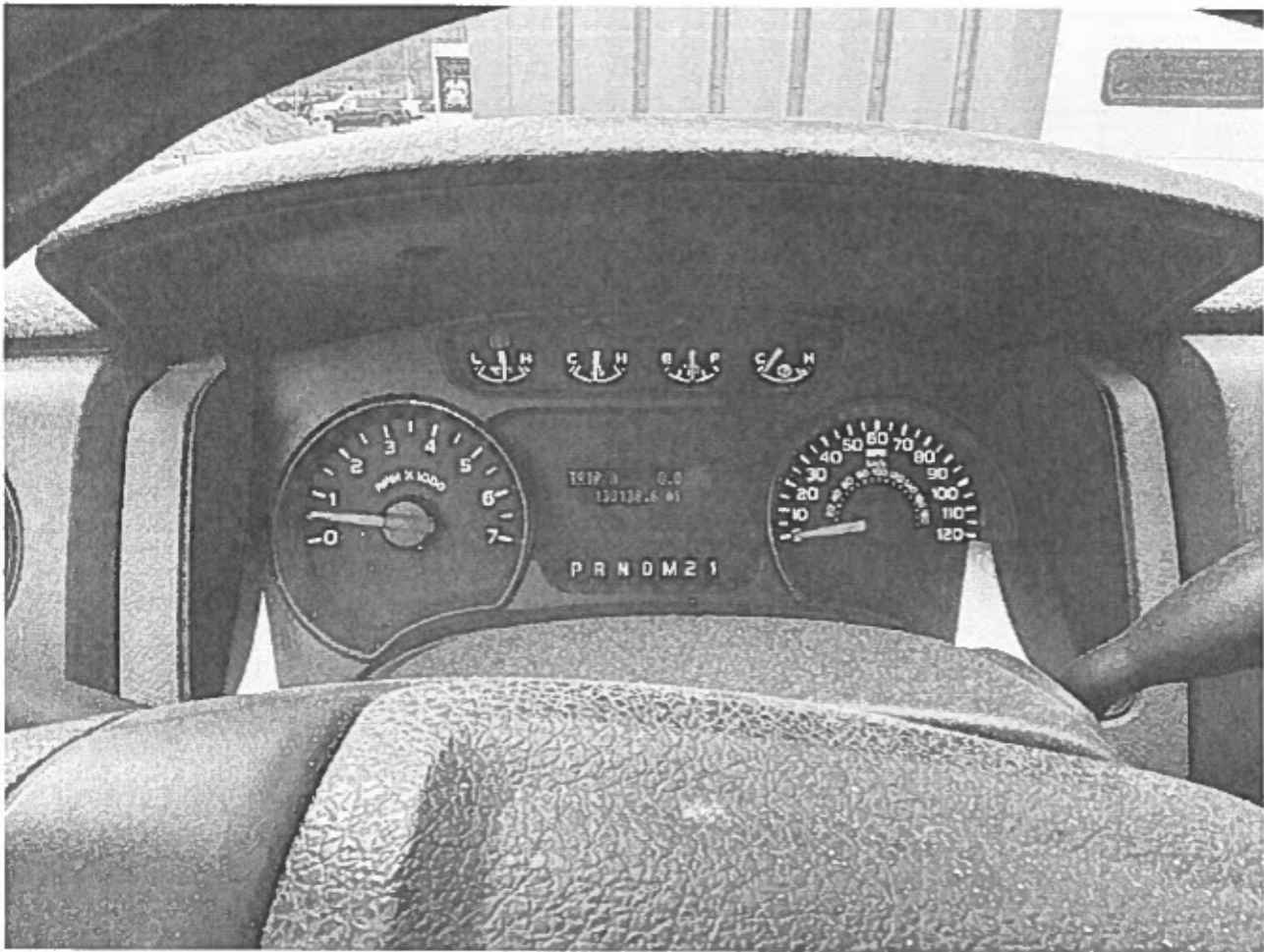












Garon VanOverloop
Lead Fleet Mechanic
Town of Waterford
Landline 860-444-5864, ext. 2782
Mobile 860-625-0837

#11a

March 7, 2025

Dear Town of Waterford, Board of Selectman

Due to Family medical issues, I must resign from the Flood & Erosion Control Board effective today.

The Board has only 3 or 4 members of 7 allowed. Please consider appointing more members at your earliest convenience.

Sincerely,

A handwritten signature in black ink that reads "Chris Callahan". The script is cursive and fluid, with the first name "Chris" and last name "Callahan" clearly legible.

Chris Callahan

#14a

March 8, 2025
Jonathan Norton
19 Porter Street
Quaker Hill, CT 06375

Mr. Gary Schneider
Director of Public Works Department
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

Dear Mr. Schneider:

I am concerned about the condition of the trees on the cemetery lot adjacent to my home at 19 Porter Street. There are numerous dead/dying trees on the lot that are dangerously weak. I am most concerned about a tree that split and is precariously hanging over my house. This branch broke during the heavy winds this week.

I understand that this cemetery, known as the Wheeler Family Cemetery, is abandoned and is now under the control of the Town. The Town has responded several times over the past to remove dead or diseased trees to avoid the dangerous condition that may result in personal injury or property damage if not addressed. I have attached several documents related to the Town's previous involvement.

This letter provides notification of this condition.

Please contact me to discuss the removal of the dangerous trees.

Thank you.

Sincerely,

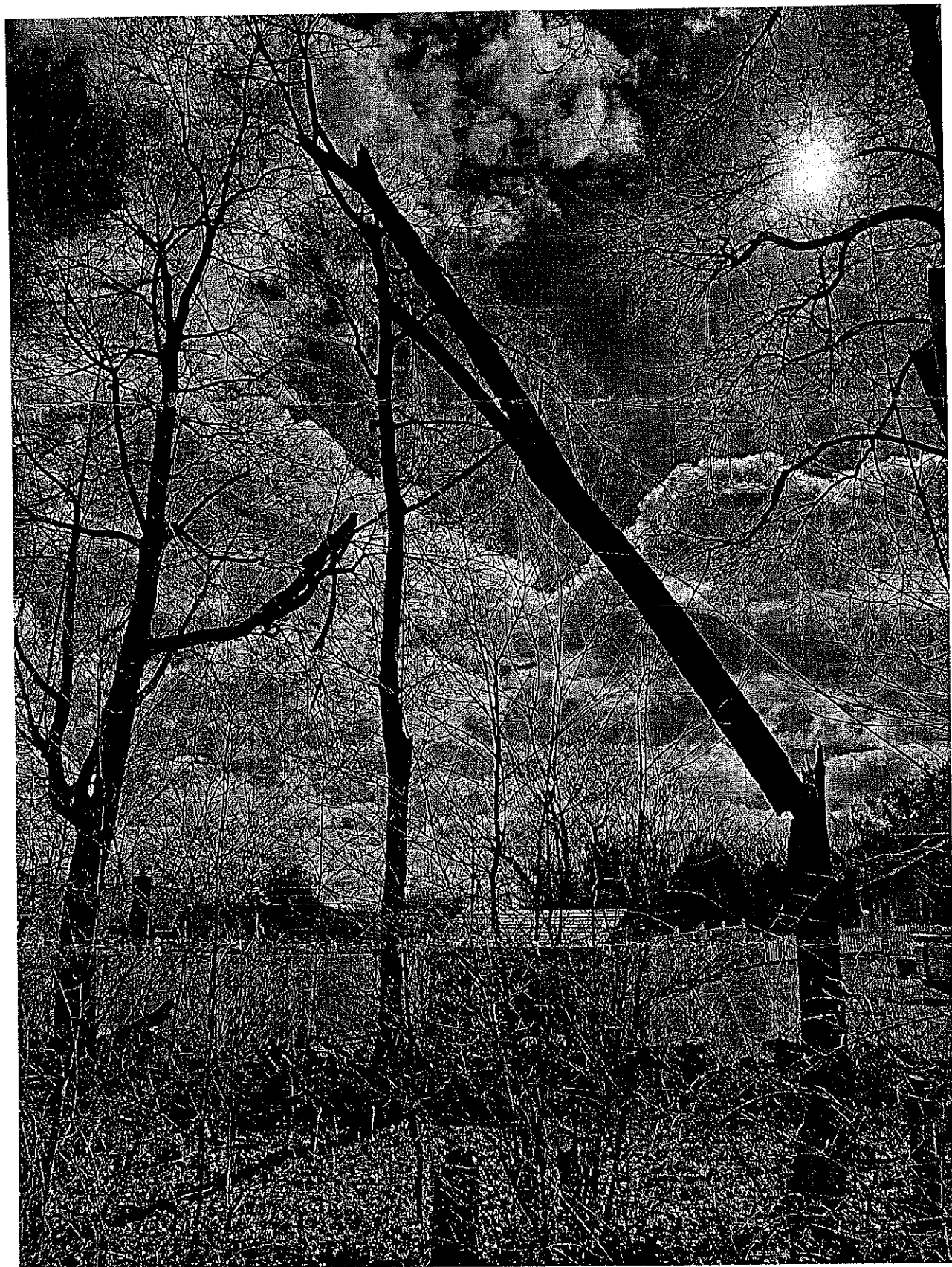
Jonathan Norton
(860) 908-1565
jonopnorton@gmail.com

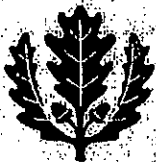
Attachments:

Photographs of tree leaning from cemetery over my house at 19 Porter Street
Letter from Dr. Nicholas Bellantoni regarding Wheeler Family Cemetery
Letter from Mr. Robert Nye to First Selectman Daniel Steward
Excerpt from general statutes regarding neglected cemeteries

CC: First Selectman Rob Brule







University of Connecticut
Connecticut State Museum of Natural History
Connecticut Archaeology Center

College of Liberal Arts and
Sciences

26 March 2013

Robert Nye, Town Historian
Waterford Town Hall
15 Rope Ferry Road
Waterford, CT 06385-2806

RE: Wheeler Family Cemetery
Porter Street, Waterford, Connecticut

Dear Bob,

Thank you for the opportunity to review the above-named family burying ground. We visited the abandoned Wheeler family cemetery on March 11 accompanied by yourself and Zoning Official Mike Glidden. The property owner, Jon Norton, and his father Jim Norton were also on site.

The Norton house was about five feet from the northern bound of the cemetery and there are several trees in the cemetery that appeared to pose a threat to the Norton house. Due to safety issues, the Office of State Archaeology would have no problem if the trees were cut down by either the town or the Norton family. This activity should have no adverse effect on the burying ground as long as the trees are removed with special care taken to avoid disturbance of standing tombstones and that there is no removal of the tree roots systems.

Finally, considering the overgrown vegetation in the area, we would further recommend that the cemetery be "cleaned up". Cutting undergrowth with a brush-hog or other equipment should have not impact to the burials, and would prevent the cemetery from being "lost".

If we are able to coordinate, we would be willing to monitor the tree and undergrowth removal. Please let me know if you have any questions and how we can provide further technical assistance.

Sincere regards,


Nicholas F. Bellantoni, PhD
Connecticut State Archaeologist

An Equal Opportunity Employer

2019 Hillside Road Unit 1023
Sears, Connecticut 06269-1023

Telephone: (860) 486-4460
Facsimile: (860) 486-0827
web: www.mnh.uconn.edu

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

December 12, 2016

Daniel M. Steward
First Selectman
Town of Waterford

Dear Dan,

On behalf of the Historic Properties Commission I want to thank you for following up with the last of the remaining trees in the Wheeler Cemetery. And thanks to Kristen Zawacki and to Mike Sylvestri and crew for a job well done.

Patrick Crotty and I spent the better part of two days trimming stumps, digging up saplings and hauling leaves. It's quite a transformation from a year ago.

Again, thanks to all who played their part in preserving one of the town's most historic burying grounds – and in removing the potential threat to the abutting Norton property.

Sincerely,

Robert M. Nye
Municipal Historian

cc.: Kristen Zawacki
HPC
Patrick Crotty
Jonathan & Jill Norton

From: Lanzarotto, Kathryn
Sent: Tuesday, July 08, 2014 1:46 PM
To: Rep. Ritter, Elizabeth
Subject: cemetery

Implementer is HB 5997

Sec. 204. Section 19a-308 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2014*):

(a) In any town in which there is a burial ground or cemetery containing more than six places of interment and not under the control or management of any currently functioning cemetery association, [which] that has been neglected and allowed to grow up to weeds, briars and bushes, or about which the fences have become broken, decayed or dilapidated, the selectmen of such town may [annually] cause such burial ground or cemetery to be cleared of weeds, briars and bushes, may mow the ground's lawn areas and may cause its fences or walls to be repaired and kept in orderly and decent condition and its memorial stones to be straightened.

(b) No municipality or employee, officer or agent of a municipality shall be civilly or criminally liable for undertaking the care and maintenance of a burial ground or cemetery, as described in subsection (a) of this section.

Sec. 205. (NEW) (*Effective October 1, 2014*) (a) There is established an account to be known as the "neglected cemetery account" which shall be a separate, nonlapsing account within the General Fund.

The account shall contain any moneys required by law to be deposited in the account. Moneys in the account shall be expended by the Office of Policy and Management for the purposes of municipal maintenance of neglected burial grounds and cemeteries, as described in section 19a-308 of the general statutes.

(b) Each municipality may apply for moneys in the account established pursuant to this section on a form and in such manner as prescribed by the Secretary of the Office of Policy and Management.

Katie Lanzarotto
Legislative Aide
Legislative Office Building
Suite 4000
300 Capitol Ave.
Hartford, CT 06106
Phone: 860-240-8858
Fax: 860-240-0206
Kathryn.Lanzarotto@cga.ct.gov

LEGAL NOTICE: Any communication and/or document received by or sent from this electronic mail account may be subject to public disclosure under the Connecticut Freedom of Information Act, Sec. 1-200 et seq., except as otherwise provided by any federal law or state statute.



#15b

RECEIVED FOR RECORD
WATERFORD, CT

2025 FEB 28 A 10:03

TESTED: *Donna A. Longo*
TOWN CLERK

**MINUTES
BOARD OF SELECTMEN SPECIAL MEETING**

Monday, February 24, 2025

3:30 PM

Waterford Town Hall – Appleby Room

1. Call to Order & Roll Call: 3:30 PM

In Attendance: First Selectman, Robert Brule; Selectman, Rich Muckle &
Selectman, Greg Attanasio

Absent: N/A

2. Pledge of Allegiance:

3. Public Comment: NONE

4. Planning Department: To consider and act on upon awarding the Mago Point Improvement Project contract to Suchocki & Son, Inc. from the Purchasing Agent, Shea Davy, on behalf of the Director of planning, Jonathan Mullen, for \$629,816. Funds will be available from the following:

- Account #20511-57870 (Mago Point Improvements)
- Account #20502-48731 (Phase 1)
- Account #20502-48732 (Phase 2)
- Account #20502-48733 (Phase 3)

MOTION by Muckle, seconded by Attanasio, VOTING IN FAVOR: 3-0 PASSED

5. Adjournment: 3:35 PM

MOTION by Attanasio, seconded by Muckle, VOTING IN FAVOR: 3-0 PASSED



#15c

RECEIVED FOR RECORD
WATERFORD, CT

2025 MAR -7 P 1:35

ATTEST: [Signature]
TOWN CLERK

**MINUTES
BOARD OF SELECTMEN REGULAR MEETING**

Tuesday, March 4, 2025

5:00 PM

Waterford Town Hall (Appleby Room)

(Procedural Action: Check register to be signed by the Board of Selectmen in accordance with CGS 7-83)

1. Call to Order & Roll Call: 5:02 PM

In Attendance: First Selectman, Robert Brule; Selectman, Rich Muckle and Selectman, Greg Attanasio (late, 5:01 PM)

Absent: N/A

2. Pledge of Allegiance

3. Public Comment: NONE

4. Correspondence:

4a. Letter from Goshen Fire Officers to First Selectman's Office

MOTION by Attanasio, seconded by Muckle to move Correspondence to the 1st item of discussion. VOTE 3-0

5. Finance: To consider and act on a request from the Director of Finance, Kim Allen, to cancel funds owed to the Town of Waterford in the amount of \$369.74 for FY22 uncollectable debt.

MOTION by Muckle, seconded by Attanasio, VOTING IN FAVOR: 3-0 PASSED

6. Recreation and Parks: To consider and act on the following request for a FY25 In-Series Transfer from the Director of Recreation and Parks, Ryan McNamara, in the amount of \$2,200 to cover excess costs for employees testing.

MOTION by Muckle, seconded by Attanasio, VOTING IN FAVOR: 3-0 PASSED

7. Recreation and Parks: To consider and act on a recommendation from Shea

Davy, Purchasing Agent, on behalf of the Recreation and Parks Director, Ryan McNamara, for surplus disposal of Asset #101256, 2014 Chevrolet Silverado Utility, Fleet Asset ID R10 as it has outlived its usefulness to the Town.

MOTION by Muckle, seconded by Attanasio, VOTING IN FAVOR: 3-0 PASSED

- 8. Library:** To consider and act on the following request for a FY25 Out-of-Series Transfer from the Library Director, Christine Johnson, in the amount of \$156 for postal rate increases and forward on to the Board of Finance if approved.

MOTION by Muckle, seconded by Attanasio, VOTING IN FAVOR: 3-0 PASSED

- 9. Public Works:** To consider and act on the following request for a FY25 Out-of-Series Transfer from the Director of Public Works, Gary Schneider, in the amount of \$35,558 unexpected costs with operational supply kits, failed streetlight repairs and Pleasure Beach incident on-call engineer and forward on to the Board of Finance if approved.

MOTION by Muckle, seconded by Attanasio, VOTING IN FAVOR: 3-0 PASSED

- 10. First Selectman:** To consider and act on the following request for a FY25 Out-of-Series Transfer from the First Selectman, Robert Brule, in the amount of \$1,200 for RICOH lease charges and color copy costs and forward on to the Board of Finance if approved.

MOTION by Attanasio, seconded by Muckle to amend and add “mechanical repair”. VOTE 3-0

MOTION by Muckle, seconded by Attanasio, VOTING IN FAVOR: 3-0 PASSED

11. Appointments & Resignations:

- 10a.** To consider and act on the re-appointment of Serge Arfi (D) to the Harbor Management Commission to fill the term of 2/17/25-2/16/28 as a member.

MOTION by Muckle, seconded by Attanasio, VOTING IN FAVOR: 3-0 PASSED

- 10b.** To consider and act on the re-appointment of John Jamroga (U) to the Harbor Management Commission to fill the term of 2/18/25-2/17/28 as a member.

MOTION by Muckle, seconded by Attanasio, VOTING IN FAVOR: 3-0 PASSED

12. New Business: NONE

13. Old Business: NONE

14. Consent Agenda

14a. Tax Refund

14b. Board of Selectmen Regular Meeting Minutes January 21, 2025

MOTION by Muckle, seconded by Attanasio, VOTING IN FAVOR: 3-0 PASSED

14c. Board of Selectmen Budget Meeting Minutes February 18, 2025

MOTION by Muckle, seconded by Attanasio, VOTING IN FAVOR: 3-0 PASSED

15. Adjournment: 5:23 PM

MOTION by Muckle, seconded by Attanasio, VOTING IN FAVOR: 3-0 PASSED



#15d

**MINUTES
BOARD OF SELECTMEN SPECIAL MEETING**

Tuesday, March 11, 2025

4:00 PM

Waterford Town Hall – Auditorium

RECEIVED FOR RECORD
WATERFORD, CT
2025 MAR 12 A 11:53
ATTEST: *[Signature]*
TOWN CLERK

1. Call to Order & Roll Call: 4:00 PM

In Attendance: First Selectman, Robert Brule; Selectman, Rich Muckle and
Selectman, Greg Attanasio

Absent: N/A

2. Pledge of Allegiance:

3. Public Comment: NONE

- 4. Library and Public Works:** To consider and act on a request for a FY25 additional appropriation from the Director of Public Works, Gary Schneider, and the Director of the Library, Chris Johnson in the amount of \$505,078, for construction (\$377,179), cooling (\$48,000), and 5% contingency (\$79,899) to line #20536-57848 (Library HVAC Upgrade) and forward on to the Board of Finance if approved.

MOTION by Muckle, seconded by Attanasio, VOTING IN FAVOR: 3-0 PASSED

- 5. Library:** To consider and act on a recommendation from Shea Davy, Purchasing Agent, on behalf of the Director of the Library, Chris Johnson, to award the bid to Action Air Systems Inc., in the amount of \$1,579.987. Funds will be available from line #20536-57848 (Library HVAC Upgrade).

MOTION by Muckle, seconded by Attanasio to amend and add “per funding approval”. VOTE 3-0

MOTION by Muckle, seconded by Attanasio, VOTING IN FAVOR: 3-0 PASSED

6. Adjournment: 4:35 PM