

Present: Chairman Ronald R. Fedor, John Sheehan, Glenn Patterson, Robert Tuneski, Kevin Petchark; Tali Maidelis; Mark Geer

Elected: Robert J. Brule, First Selectman; Jody Nararchyk, Selectwoman

RTM: Thomas Dembek, RTM Moderator

Staff: Thomas Girard, Joseph Mancini, Craig Powers, Abby Piersal, Kathy Pierce, Lisa Cappuccio, Paige Walton, Joyce Sauchuk, Brett Mahoney, Brian Flaherty, Ryan McNamara, Kerry Sullivan, Jeff Lathrop, Steven Sinagra, Dani Gorman, Christine Johnson, Kimberly Allen, Finance Director; Maryellen McConnell, Secretary

1. Establishment of a quorum and call to order:
A quorum was established and a call to order was established at 7:00 pm, March 24, 2021.
2. Public comment:
3. **Public Hearing of all Town budgets for Fiscal Year 2021/2022**
Chairman Fedor requested comments from the public on the budget.

Public Comments: Letters from Ann Nye, Elizabeth Baird, Patrick Crotty, Sally Ritchie and Robert Nye, Vivian Brooks, Gabriel Benjamin, Regina Evans, Susan Renshaw, Pamela Benjamin, Karen Menzies, Debra Walters, Robert Evans, Gene Evans and Sally Ritchie were read into the meeting minutes. David Campo and Robert Brule spoke on behalf of the Nevins Cottage.

Motion by Glenn Patterson and **seconded** by John Sheehan to adjourn the public hearing at 7:26 pm

Vote: 7-0-0

Motion: Passed

4. **Final Budgetary Action:**

Standing Motion by Robert Tuneski and **seconded** by Mark Geer to approve the budgets as designated by the series subtotal.

Vote: 7-0-0

Motion: Passed

- **Board of Selectmen (10101) in the amount of \$205,313**

Motion by John Sheehan and **seconded** by Ronald Fedor to reduce line # 52050 - Dues, Conference and Education by \$275.

Vote: 1-6-0

Motion: Failed

Motion by Robert Tuneski and **seconded** by Mark Geer to approve the original sub-total of \$205,313.

Vote: 6-1-0 (No: John Sheehan)

Motion: Passed

- **Registrar of Voters (10102) in the amount of \$74,508**

Vote: 7-0-0

Motion: Passed

- **Board of Finance (10103) in the amount of \$65,547**

Vote: 7-0-0

Motion: Passed

- **Assessor (10104) in the amount of \$291,847**

Vote: 7-0-0

Motion: Passed

- **Board of Assessment Appeals (10105) in the amount of \$1,620**

Vote: 7-0-0

Motion: Passed

- **Tax Collector (10106) in the amount of \$211,907**

Vote: 7-0-0

Motion: Passed

- **Finance Department (10107) in the amount of \$653,894**

Vote: 6-0-1 (Abstain: Mark Geer)

Motion: Passed

- **Legal Department (10108) in the amount of \$298,000**

Vote: 7-0-0

Motion: Passed

- Town Clerk (10109) in the amount of \$269,750

Vote: 7-0-0

Motion: Passed

- Planning & Zoning Commission (10110) in the amount of \$634,914

Vote: 7-0-0

Motion: Passed

- Building Maintenance (10111) in the amount of \$778,870

Vote: 7-0-0

Motion: Passed

- Insurance (10112) in the amount of \$4,717,903

Vote: 7-0-0

Motion: Passed

- Economic Development Commission (10113) in the amount of \$10,076

Vote: 7-0-0

Motion: Passed

- Conservation Commission (10114) in the amount of \$18,250

Vote: 7-0-0

Motion: Passed

- Zoning Board of Appeals (10115) in the amount of \$4,310

Vote: 7-0-0

Motion: Passed

- Retirement Commission (10116) in the amount of \$5,682,906

Vote: 7-0-0

Motion: Passed

- Representative Town Meeting (10117) in the amount of \$18,903

Vote: 7-0-0

Motion: Passed

- Building Department (10118) in the amount of \$293,008

Vote: 7-0-0

Motion: Passed

- Youth Services (10119) in the amount of \$232,634
Vote: 7-0-0 Motion: Passed
- Social Service Grants/Misc. (10120) in the amount of \$84,366
Vote: 7-0-0 Motion: Passed
- Contingency (10121) in the amount of \$265,000
Vote: 7-0-0 Motion: Passed
- Emergency Management (10122) in the amount of \$1,062,665
Vote: 7-0-0 Motion: Passed
- Fire Services (10123) in the amount of \$3,326,034
Vote: 6-1-0 (Opposed: Tail Maidelis) Motion: Passed
- Police Commission (10129) in the amount of \$6,421,688
Vote: 6-0-1 (Abstain: Ronald Fedor) Motion: Passed
- Public Works (10130) in the amount of \$4,709,654
Vote: 7-0-0 Motion: Passed
- Conservation of Health (10132) in the amount of \$142,282
Vote: 7-0-0 Motion: Passed
- Public Health Nursing Service (10133) in the amount of \$27,820
Vote: 7-0-0 Motion: Passed
- Senior Citizens Commission (10135) in the amount of \$491,489
Vote: 7-0-0 Motion: Passed

- Waterford Public Library (10136) in the amount of \$999,475

Vote: 7-0-0

Motion: Passed

- Recreation & Parks Commission (10137) in the amount of \$1,450,159

Vote: 7-0-0

Motion: Passed

- Current Year Capital Improvement (10138) in the amount of \$2,964,754

Vote: 7-0-0

Motion: Passed

- Debt Service (10139) in the amount of \$7,934,633

Vote: 7-0-0

Motion: Passed

- Transfers to Capital and Non-Recurring Expenditure Fund (10140) in the amount of \$900,600

Motion by John Sheehan and seconded by Tali Maidelis to return the \$30,000 to line item 10140-57854 Waterford Beach Park Improvements (Amphitheater).

Vote: 7-0-0

Motion: Passed

Motion by John Sheehan and seconded by Glenn Patterson to return \$50,000 to Nevins Cottage Repairs for a new total of \$100,000 to the line.

Vote: 7-0-0

Motion: Passed

Motion by John Sheehan and seconded by Tali Maidelis to approve the new amount of \$900,600 of the Transfers to Capital and Non-Recurring Expenditure Fund.

Vote: 7-0-0

Motion: Passed

- Flood & Erosion Control Board (10141) in the amount of \$2,138

Vote: 7-0-0

Motion: Passed

- **Ethics Commission (10143) in the amount of \$850**

Vote: 7-0-0

Motion: Passed

- **Human Resources Department (10145) in the amount of \$265,664**

Vote: 7-0-0

Motion: Passed

- **Information Technology (10147) in the amount of \$846,642**

Vote: 7-0-0

Motion: Passed

- **Board of Education (10160) in the amount of \$51,043,047**

Vote: 5-0-2 (Abstain: Ronald Fedor & Mark Geer)

Motion: Passed

Motion by Glenn Patterson and seconded by Mark Geer to approve the General Fund Total Budget in the amount of \$34,560,086

Vote: 7-0-0

Motion: Passed

Motion by John Sheehan and seconded by Mark Geer to approve the Capital and Debt Service budget in the amount of \$11,799,987.

Vote: 7-0-0

Motion: Passed

Motion by John Sheehan and seconded by Mark Geer to approve the total budget of \$97,403,120 and forward on to the RTM.

Vote: 7-0-0

Motion: Passed

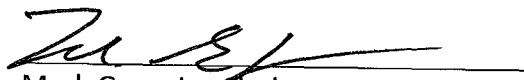
5. **Adjournment:**

Motion by Robert Tuneski and **seconded** by John Sheehan to adjourn the Budget Meeting of the Board of Finance at 8:05 p.m.

Vote: 7-0-0

Motion: Passed

Respectfully submitted,


Mark Geer, Jr., Clerk


Maryellen McConnell, Secretary

March 24, 2021

Board of Finance
15 Rope Ferry Road
Waterford, CT 06385

Dear Board of Finance Members,

At tonight's meeting I ask you to consider that over a period of four days, 115 people signed an on-line request to support the Nevins Cottage restoration project. Here is a sampling of their comments:

"I'm signing because I want to add my support to saving this beautiful cottage. Too many cottages are gone forever from Waterford, including one my great aunt owned and that was part of her dance camp for young women on Jordan Cove in the 20s and 30s."
"Glad to support this cause."
"SAVE IT! The Nevins cottage should be saved for being an important part of Waterford history"
"There is no good reason to destroy a beautiful historic property! History needs to be preserved and appreciated."
"Such a complete package for history and the arts overall. Grant money will be available for restoration of this fine jewel."
"It is important to preserve our historic and antique properties for future generations"

There is community interest in restoring the cottage. Please reconsider your vote to cut the CNR request by \$100,000. Community members have demonstrated their support for the project with donations even though the fundraising campaign has not officially started. Waterford has a history of working with donors to raise funds to enhance or make improvements to sports fields; we can do the same with the cottage.

Respectfully Submitted,

Sally B. Ritchie

Maryellen McConnell

From: Ann Nye <annrnye@yahoo.com>
Sent: Wednesday, March 24, 2021 1:22 PM
To: Maryellen McConnell
Subject: PUBLIC COMMENT Re: Nevins Cottage

CAUTION: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

March 24, 2021

TO: Ronald Fedor, Chairman, BOF
FR: Ann Nye, 96 Rope Ferry Road
RE: Nevins Cottage

The recent decision by the Board of Finance to eliminate two-thirds of the \$150,000 capital investment budget item for the Nevins Cottage is both alarming and disheartening. It reveals that the Town of Waterford does not adequately value its historic architectural assets. This BOF action also points out the Town's apparent unwillingness to honor the 2012 Plan of Preservation, Conservation and Development. As stated in this plan, assets like the Nevins Cottage are considered "important for Waterford in order to preserve and enhance those things considered integral to the overall character, ambience and quality of life in the Town." (page 3, Part 1-Policy Element). Indeed, the fact that this c. 1890 Nevins Tenant Cottage, a fine example of a picturesque vernacular dwelling rare in Waterford, has been allowed to deteriorate to its current state is a sad commentary on our Town. It is nothing short of "demolition by neglect."

This humble building deserves to be preserved as it provides a link to Waterford history as part of the Nevins family estate. Thankfully the family mansion across the street has been preserved and repurposed. It is shortsighted to tear down the cottage simply because a use has yet to be determined. Indeed, one could say this action is unwise even irresponsible given the amount of effort and funds that have already been expended for structural assessment and rehabilitation. Its value extends beyond the structure itself as part of the Jordan Village National Register Historic District and given its location within the civic triangle.

I urge the Board to reinstate the full line item for renovation of the Nevins Cottage. This is an opportunity for the Town to honor its stated purpose to preserve our architectural legacy, thus providing an important visual link to the town's history for future generations.

Respectfully submitted,
Ann R. Nye
96 Rope Ferry Road
Jordan Village National Register Historic District

Sent from my iPhone

Maryellen McConnell

From: Elizabeth Baird <embaird@att.net>
Sent: Wednesday, March 24, 2021 10:57 AM
To: Maryellen McConnell
Cc: First Selectman
Subject: Nevin's Cottage

CAUTION: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

Ronald Fedor, Chairman
Board of Finance
Town Hall
15 Rope Ferry Road
Waterford, CT 06385

March 22, 2021

Dear Members of the Board of Finance,

I am writing to voice my opposition to your board's recent vote to cut \$100,000 from the budget for the Nevin's Cottage restoration project. The house is a designated historic property and as such has protections afforded to it. Additionally, as a town owned property, its repair and maintenance is the responsibility of the town.

I understand that there is a fundraising effort underway to help finance the cottage restoration and that State of CT matching grant funds are also available. Without adequate financial support from the town, neither of these other funding sources will likely produce results.

With cooperation, determination and imagination, a use for the cottage can and will develop. Situated adjacent to the Historical Society and near Jordan Village, the restored cottage will add character to our town's center and enhance the civic triangle area. In its present condition it only serves to demonstrate a lack of civic pride. I respectfully request that you reconsider your vote and put the \$100,000 back into the budget so this house can be saved.

Sincerely,

Elizabeth M. Baird

cc: Robert Brule, First Selectman

Maryellen McConnell

From: patrick crotty <pyrasea@att.net>
Sent: Wednesday, March 24, 2021 11:00 AM
To: Maryellen McConnell
Subject: historic preservation

CAUTION: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

Ron Fedor
Board of Finance Chairman
Town of Waterford

I am a member of the Historical Properties Commission in town and I am writing to encourage the B. of F. to maintain the current funding for preservation of the Nevins Cottage. As one drives through town it is encouraging to see the recent improvements in the physical properties: the upgrades of the schools, the new Pubic Works Bldg. and most recently the ongoing improvements to the beach facilities. These are all forward looking projects serving to illustrate the positive direction the town is taking. This might be time to stop and look backward somewhat. The Nevins Cottage was built in the 1890's for the caretakers of the Nevins house across the street. It was purchased by the town at a very modest price considering it's central location in the heart of town. Ideally it would be great to see talks of a civic triangle for this area of Rope Ferry Road re-emerge. I believe the Nevins Cottage could be a significant asset in establishing a more pedestrian sense of this section of town.

The problem is that this is probably the last chance to rehabilitate the cottage property: there is a gathering interest in preservation led in part by a few committed individuals. Timing is important here because demolition by neglect is ongoing and will reach a tipping point in a matter of years.

I am primarily involved with neglected cemeteries in town but I see great value in preserving the Nevins Cottage for use by Waterford in a combination of historical, educational and civic purposes. While this not an exact parallel situation: in 2005 the City of Venice in Florida bought one of the oldest farmhouses in Sarasota County to save it from demolition for a housing development slated for the surrounding orchard fields. This was the Lord-Higel House built in 1896. The historic building was then moved over roads, through the outlying region even over a bridge to the center of Venice where it was set on a new foundation next door to city hall. They did this without a clear idea of purpose except the value placed in preserving the local history. And everyone loves the wrap around porch.

thanks for your time,

Patrick Crotty

Maryellen McConnell

From: David Campo
Sent: Wednesday, March 24, 2021 10:39 AM
To: Maryellen McConnell
Subject: Fwd: Board of Finance, Mr. Ronald Fedor, Chairman

Public comment for tonight from Vivian Brooks below.

Thanks
Dave

Sent from my iPhone

Begin forwarded message:

From: Vivian Brooks <brooks.vivian@sbcglobal.net>
Date: March 24, 2021 at 10:24:49 AM EDT
To: David Campo <DCampo@waterfordct.org>
Subject: Board of Finance, Mr. Ronald Fedor, Chairman

CAUTION: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

Dear Mr. Chairman,

I am writing in regards to the reduction of funds of \$150,000 (previously placed for the Nevins Cottage) and now greatly reduced to \$50,000.

The Nevins Family greatly supported our town with giving us properties. Supporting the monies to restore their cottage in our Civic Triangle is an honor, to what is essentially our town center. I sincerely hope the Board of Finance will reconsider their reasoning and motives.

Sincerely, Vivian Brooks, Assistant Municipal Historian.
18 Riverside Drive, Waterford, CT

Sent from my iPad

March 20, 2021

Board of Finance
15 Rope Ferry Road
Waterford, CT 06385

Dear Members of the Board of Finance,

I just learned that your board cut the money that is needed to help repair the historic little house by the Jordan Green. If that building isn't fixed soon it is going to collapse, which would be a shame. It has been part of our town for over 100 years. The former First Selectman never took any interest in the house and during his tenure the condition of the house worsened. Now we have a First Selectman who wants to see that whole central area improved and wants the cottage to look better too and I support that effort.

Please reconsider your vote. I am ready to donate to do my part to save the house as well.

Respectfully,



Susan Benson
46 Botetown Rd
Waterford, Ct

March 20, 2021

Board of Finance
15 Rope Ferry Road
Waterford, CT 06385

Dear Members of the Board of Finance,

I just learned that your board cut the money that is needed to help repair the historic little house by the Jordan Green. If that building isn't fixed soon it is going to collapse, which would be a shame. It has been part of our town for over 100 years. The former First Selectman never took any interest in the house and during his tenure the condition of the house worsened. Now we have a First Selectman who wants to see that whole central area improved and wants the cottage to look better too and I support that effort.

Please reconsider your vote. I am ready to donate to do my part to save the house as well.

Respectfully,



Gabriel Benjamin

Regina Evans
1077 Hartford Turnpike
Waterford, CT 06385

Ron Fedor, Chairman
Board of Finance
Town Hall
15 Rope Ferry Road
Waterford, CT 06385

March 21, 2021

Dear Chairman Fedor,

I recently learned that \$100,000 was cut from the budget by the Finance Board for the Nevin's house and that there was even discussion of tearing it down. I write to let your board know that I strongly oppose this decision. The house is a designated historic property owned by the town and as such has associated protections afforded to it.

I understand that there is a fundraising effort underway to help pay for the repairs. If a group is raising money to this end, then the town should not only take responsibility for the property it owns but also show support by appropriating some funds as well. I imagine that the project will need as much support as possible to get grant funding as well.

I respectfully request that you reconsider your vote and put the \$100,000 back into the budget so that we can fix this dilapidated house before it can no longer be saved.

Sincerely,



cc: Robert Brule, First Selectman

Ron Fedor, Chairman
Town of Waterford
Board of Finance
15 Rope Ferry Rd.
Waterford, CT 06385

March 18, 2021

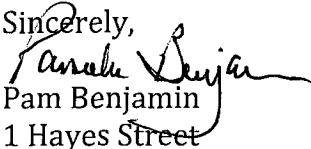
Dear Mr. Fedor,

As a lifelong resident of Waterford I was saddened to learn that the Board of Finance cut the funds to fix up the Nevins Cottage. My favorite area in Waterford, other than the beach, is the Jordan Green and the duck pond property. I have many fond memories of trips to the library, playground, and the duck pond with my children, sheep to shawl at the historical society, and concerts that were once held at the gazebo.

In the middle of this lovely area sits a little house, the Nevins Cottage that needs a lot of work. I have watched the paint peeling and the overall deterioration of the building increase over the past ten years. It sends a terrible message to homeowners in our community when the town doesn't take the necessary steps to avoid blight of its own properties.

Jordan Village and the Jordan Green are the only areas in our town that provide any sense of a New England village or a feeling of a center of town. Without them, look our town center is one of box stores, strip malls, and government and industrial buildings, which is not enticing to homebuyers.

Please restore the funding. It will help the fundraising effort. Let's see if the community can work together to fix up our little cottage and then I am sure there will be interest in putting it to good use. As it sits there now, no one can imagine it as a functioning building.

Sincerely,

Pam Benjamin
1 Hayes Street
Waterford, CT 06385

cc: Robert Brule, First Selectman

Maryellen McConnell

From: Karen Menzies <kjmenzies@sbcglobal.net>
Sent: Tuesday, March 23, 2021 12:27 PM
To: Maryellen McConnell
Subject: Nevins Cottage

CAUTION: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

Attn: Ron Fedor, Board of Finance Chairman,

As a Waterford resident of many years I would like to give my support to saving the Nevins Cottage. This asset to Waterford should be preserved. This historic cottage is providing character and architectural interest to the civic triangle. We must continue historic preservation in our town. Maintaining a sense of village in Waterford is very important to our community. The Nevins family and their contributions to Waterford should be remembered as part of our history.

Please preserve the old for aesthetics, education and an understanding of where we have come from.

Thank you for taking the time to read this.

Karen Menzies
Waterford, CT

Sent from my iPad

Maryellen McConnell

From: deb walters <debbiewalt@hotmail.com>
Sent: Wednesday, March 24, 2021 8:01 AM
To: Maryellen McConnell
Subject: Nevins Cottage

CAUTION: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

Dear Mr. Fedor:

I am requesting that the Board of Finance restore \$100,00 to the line item of the budget reserved for the Nevins Cottage.

This "picturesque vernacular house", if repaired and/or restored, will greatly enhance the historic streetscape of the Jordan Green, our village center. Let us not forget that Anna Nevins, whose family contributed much to Waterford over many generations, envisioned the Green as a gathering place for Waterford families; sometimes lively, sometimes tranquil. This building's role in the life of this spot goes back to c. 1890.

I believe preservation serves as one of the tangible threads that connect all people whose lives were shaped by the places they lived.

We must not let this building fall.

Sincerely,

Debra Walters

Historic Properties Commission Member
Waterford Historical Society Member

Sent from my iPad

Maryellen McConnell

From: Gene Evans <gcxevas@gmail.com>
Sent: Tuesday, March 23, 2021 3:21 PM
To: Maryellen McConnell
Cc: First Selectman
Subject: Attention: Ronald Fedor

CAUTION: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

RE:
Board of Finance meeting.

I am writing to ask you to reconsider the original amount of \$150,000 to fully fund the budget for the restoration of the Nevins Cottage.

That will certainly help with the matching fund grants and the fundraising from people like myself who look forward to seeing this historic house brought back to life..

Thank you,

Gene C Evans
1077 Hartford TPKE
1085 Hartford TPKE
Waterford, CT 06385

1085

Maryellen McConnell

From: Robert Evans <rmeajs@earthlink.net>
Sent: Monday, March 22, 2021 10:07 PM
To: Maryellen McConnell
Subject: Nevins cottage

CAUTION: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

Ronald Fedor: Chairman

I am writing to ask that the board of finance please fully fund the budget request of \$150,000 for the Nevins cottage. I am a taxpayer and life member of the Waterford Historical Society and I believe that the renovation of this historic house would be greatly enhance the center of our town.

Thank you.

Robert Morgan Evans
1077 Hartford Tpke
Waterford , CT 06385

Nevins Cottage

From: Karen Menzies (kjmenzies@sbcglobal.net)

To: mmcconnell@waterfordct.org

Date: Tuesday, March 23, 2021, 12:26 PM EDT

Attn: Ron Fedor, Board of Finance Chairman,

As a Waterford resident of many years I would like to give my support to saving the Nevins Cottage. This asset to Waterford should be preserved. This historic cottage is providing character and architectural interest to the civic triangle. We must continue historic preservation in our town. Maintaining a sense of village in Waterford is very important to our community. The Nevins family and their contributions to Waterford should be remembered as part of our history.

Please preserve the old for aesthetics, education and an understanding of where we have come from.

Thank you for taking the time to read this.

Karen Menzies
Waterford, CT

Sent from my iPad

March 23, 2021

Ronald Fedor, Chair
Board of Finance
15 Rope Ferry Road
Waterford, CT 06385

Dear Mr. Fedor,

We respectfully ask the Board of Finance to consider restoring the \$100,000 reduction of the Capital Non-recurring Budget for the Nevins Cottage. This letter serves to provide the requisite facts about the Nevins Cottage project and how its rehabilitation can be achieved with funding from town, state/federal, and donor funds.

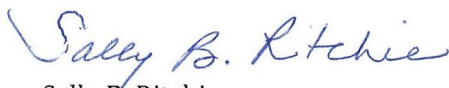
- The town of Waterford purchased the Nevins Cottage property for \$8,000 in 1961. The cottage is original to the site. Worth noting, the town had purchased the abutting future library property just two years earlier.
- According to Waterford Code of Ordinances, Chapter 2.86, Historic Properties Commission, "The Nevins Cottage is established as an historic property", pursuant to CGS 7-147p-147y.
- The provisions of the Environmental Protection Act of 1971, CGS 22a-15 -22a-19 are applicable to "the unreasonable destruction of" historic properties.
- The cottage is a contributing property in the Jordan Village National Register Historic District and is also within the town's civic triangle.
- Rehabilitation of the cottage is entirely consistent with the mission of the Historic Properties Commission which is to promote the educational, cultural, economic and general welfare of the Town of Waterford... preservation and protection of buildings, archaeological sites, landscapes, and places of historic and cultural significance and their settings in Waterford, Connecticut, recognizing such as landmarks in the history of the town, state or nation.
- Rehabilitation of the cottage is also consistent with the town's 2012 plan of Preservation, Conservation and Development which noted that historic resources like the Nevins Cottage "provide a direct connection to the history and sense of place"...and "enrich our visual and emotional attachment to the community".
- The cottage is historically associated with the Nevins Mansion, once slated for demolition until Waterford resident Marjorie Hazard's dogged determination and efforts led to its repurpose as part of the Rope Ferry condominium project.
- In 2012 the Municipal Historian sponsored a structural condition assessment and architectural and feasibility study on behalf of the Historic Properties Commission. It was funded with financial support from The State of CT Department of Economic and Community Development, the Connecticut Trust for Historic Preservation, the Historic

Properties Commission, and Pfizer. Former First Selectman, Daniel Steward, as well as the Planning Director, our State Representative, and our State Senator signed letters of support. As part of this assessment the architect provided several possible uses of the cottage continued rental of the property, mixed use residential/exhibition/meeting, or an archives library.

- Over the years responsibility for the building has shifted from the town to the historical society and back again to the town. The present state of the building is the result of sixty years of deferred maintenance. Without the 2009 roof replacement, the cottage would be in far worse shape.
- In 2020, Structural Engineering Group, GNCB completed a comprehensive report outlining the probable cost for the stabilization and exterior rehabilitation of the cottage. The costs are specific right down to the cost of 2 boxes of 16d common nails. Clearly we have the details to support a successful grant application.
- The State of CT can provide historic restoration funds through the State Historic Preservation Office (SHPO) matching grants of up to \$100,000 for each phase of this project. Currently the GNCB group is dividing the project into three phases.
- For years the town has viewed the building as more a liability than an asset. We now have an opportunity to reverse course. A small but tenacious group of individuals have begun an effort to save the cottage and will soon be joined by others, willing to give their time and talent to obtain funding through donations. The goal is to raise \$150,000 from local grants, corporate donations, and individual donors.

Collaboration is key to the success of this project. With the town, state, and members of the community working together, the cottage, will be structurally sound and have a completely rehabilitated exterior. Otherwise there will never be an opportunity to see the building being put to use. In its restored condition it will also be a major improvement to the civic triangle.

Respectfully Submitted,



Sally B. Ritchie
4 Donna St.
Waterford, CT 06385



Robert Nye, Municipal Historian
96 Rope Ferry Road
Waterford, CT 06385

cc: Rob Brule, First Selectman
Tom Dembeck, RTM Moderator