



TOWN OF PUTNAM

MUNICIPAL COMPLEX

TOWN HALL

200 SCHOOL STREET
PUTNAM, CONNECTICUT 06260

Planning Commission Hybrid Meeting
Monday February 27, 2023 6:00 P.M.
Conference Room 201 2nd Floor

Roll Call:

Agenda:

Regular Meeting:

Review minutes of the July 25, 2022 meeting. VOTE REQUIRED

Correspondence:

Public Participation:

New Business: POSSIBLE VOTE REQUIRED

Recommendation from the Planning Commission for the sale of a parcel of land located at 157 Black Oak Ave

Recommendation from the Planning Commission for the sale of a parcel of land located at 56 Groveland Ave

Recommendation from the Planning Commission for the sale of a parcel of land located at 59 Groveland Ave

Recommendation from the Planning Commission for the sale of a parcel of land located at 110 Groveland Ave

Recommendation from the Planning Commission for the sale of a parcel of land located at 94 Oak Street

Discussion: 102 David Circle, Mr. Marc Gisleson
Topic: removal of Open Space status

Other Business:

Adjournment.

Join Zoom Meeting

<https://us06web.zoom.us/j/83203922821?pwd=dzNrY1h4N09XNVNDbmY0NkZkUHdkQT09>

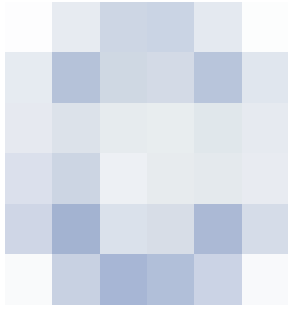
Meeting ID: 832 0392 2821

Passcode: AFQ30u

Join by phone +1 929 205 6099 US (New York)

Meeting ID: 832 0392 2821

Passcode: 578751



TOWN OF PUTNAM

MUNICIPAL COMPLEX

TOWN HALL

200 SCHOOL STREET

PUTNAM, CONNECTICUT 06260

Planning Commission Meeting Minutes

July 25, 2022, 6:00 P.M.

Conference Room 201 2nd Floor

Present: Edward Briere-Chairman, Warren Salvas, Marnie Ciquera, Patricia Gilman

Absent: Robert Greene

Agenda:

Regular Meeting:

Review minutes of the June 27, 2022, meeting.

Motion by Warren Salvas to accept the minutes, second Marnie Ciquera. Edward Briere, Warren Salvas and Marnie Ciquera voted in favor. Patricia Gilman abstained as she was not present.

Correspondence: None

Public Participation: None

New Business:

Town of Putnam – Recommendation from the Planning Commission for a proposed text amendment to the Town of Putnam Zoning Regulations for cannabis facilities.

Motion by Marnie Ciquera to give a positive recommendation, second by Warren Salvas. ALL WERE IN FAVOR

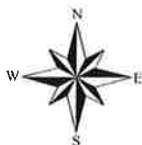
Review of the Conservation and Development Plan - Bruce Fitzback reviewed Chapters 1-4 with the Commission members. He encouraged the members in their review, to list any changes they would like to see made or discussed in the upcoming review process.

Other Business: None

Motion by Patricia Gilman to adjourn at 6:44 P.M., second by Marnie Ciquera. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

Please note these minutes have not been accepted by the Commission and will be placed on their next meeting agenda.



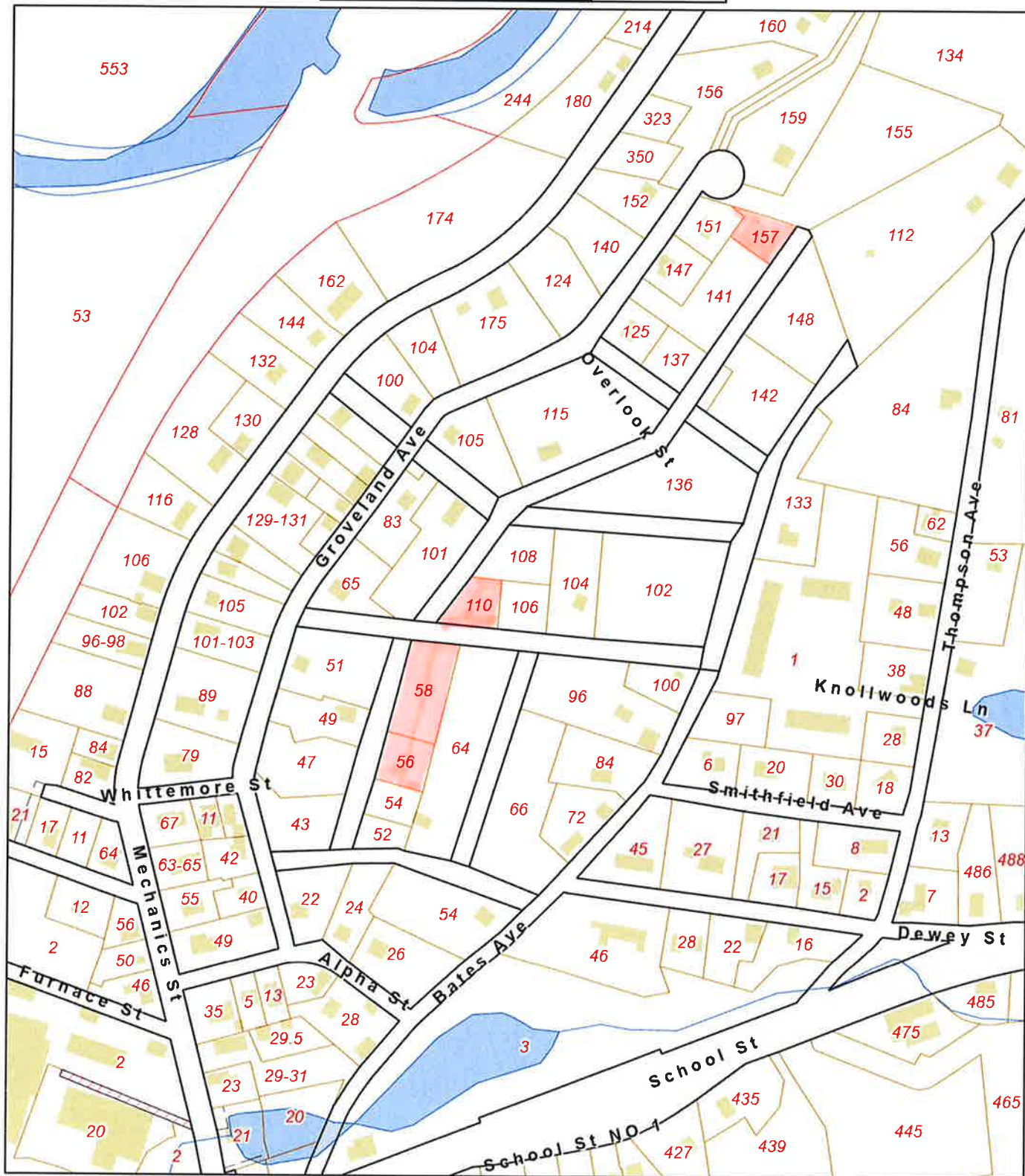
Putnam, CT



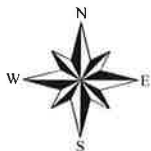
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December 13, 2022



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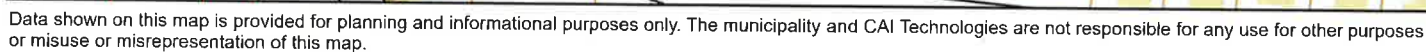
Putnam, CT

1 inch = 200 Feet



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December 13, 2022



Property Card: **56 GROVELAND AVE**
Town of Putnam, CT



Parcel Information

Parcel ID: 008-071-000 Vision ID: 484 Owner: PUTNAM TOWN OF Co-Owner: Mailing Address: 200 SCHOOL ST PUTNAM, CT 06260	Map: 008 Lot: -071 Land Area in Acres: 0.25 Use Description: Town Land Zone: R-10 Neighborhood Code: 0040
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Sale History

Assessed Value

Book/Page: 0358/ 0305 Sale Date: 5/24/2000 Sale Price: \$0	Land: \$400 Buildings: \$0 Extra Bldg Features: \$0 Outbuildings: \$0 Total: \$400
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Building Details: Building # 1

	
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Exterior Details

Building Interior

Building Type: Appr. Year Built: Occupancy: Stories: Roof Cover: Roof Type: Ext Wall Desc 1: Ext Wall Desc 2:	Living Area: 0 No. Total Rooms: No. Bedrooms: No. Full Baths: No. Half Baths: Bath Style: Kitchen Style: Wall Type 1: Wall Type 2: Heat Type: Heat Fuel: A/C Type:
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December 6, 2022

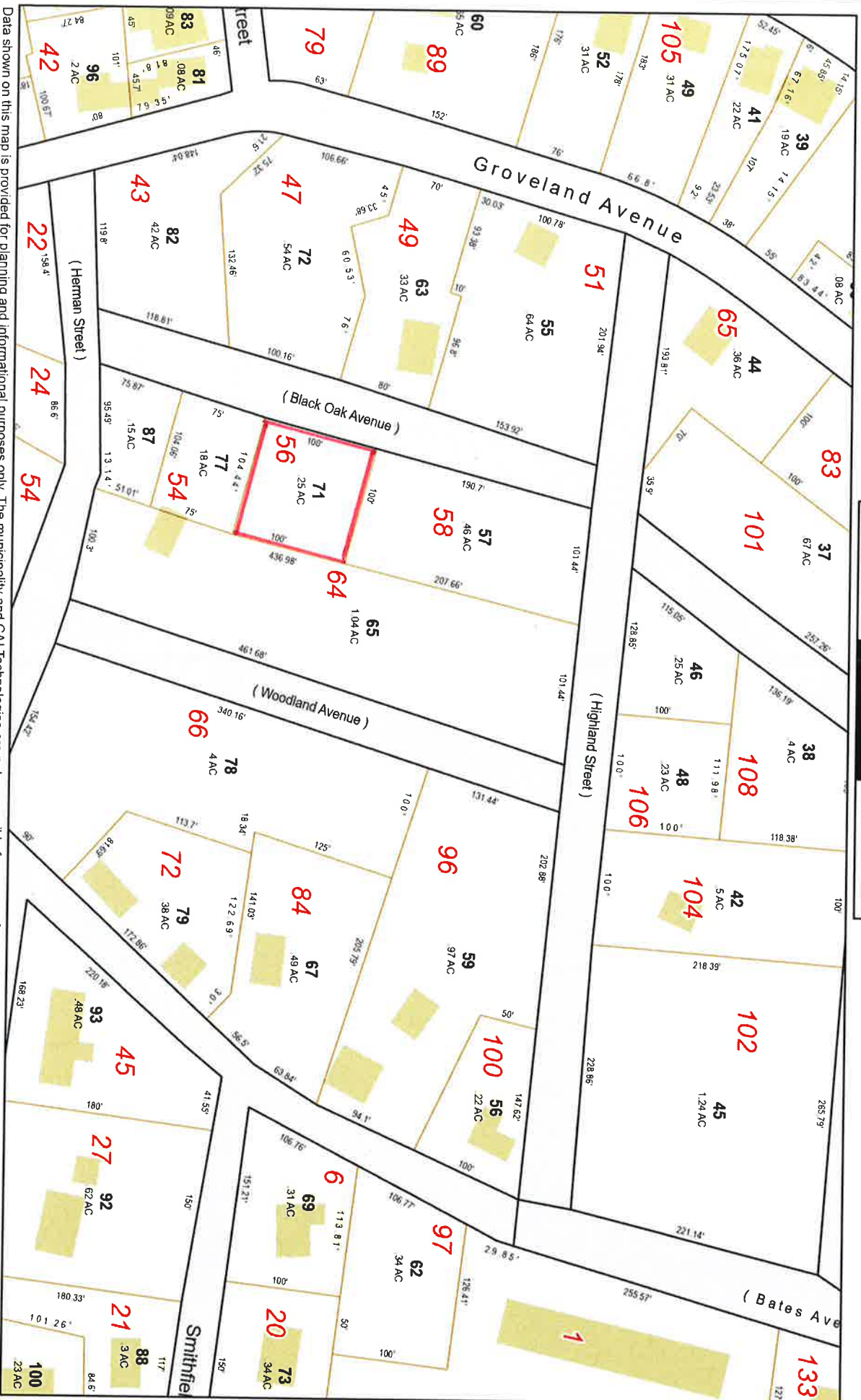
56 Groveland Ave

Putnam, CT

1 inch = 120 Feet



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QUIT CLAIM DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME,
GREETINGS:

KNOW YE, THAT WE, MANFRED A. ISSERMAN and ELLEN S. ISSERMAN, both of the Town of Thompson, County of Windham and State of Connecticut, (Mailing Address: 15 County Home Road, Thompson, CT 06277) (hereinafter "Releasors"), for divers good causes and considerations thereunto moving, especially for ONE and 00/100 (\$1.00) DOLLARS; and other valuable considerations received to our full satisfaction of the TOWN OF PUTNAM, a municipal Corporation having its principal place of business in the Town of Putnam, County of Windham and State of Connecticut, (Mailing Address: 126 Church Street, Putnam, CT 06260), (hereinafter "Releasee"),

have remised, released, and forever quit-claimed, and do by these presents, for ourselves and our heirs, justly and absolutely remise, release, and forever QUIT CLAIM unto the said Releasee, its heirs and assigns forever, all such right and title as we, the said Releasors, have or ought to have in or to:

Certain lots of land situated in the Town Putnam, County of Windham, County of Windham and State of Connecticut, being lots numbered two hundred nine (209), two hundred ten (210), two hundred eleven (211) and two hundred twelve (212) on plans of building lots entitled Boulevard Terrace, made by F. T. Westcott, C.E., dated April 1914 and filed in Putnam Land Records to which reference may be had for a more particular description.

Being the same premises described in an Executor's Deed from Walter L. Jankot, Executor of the Will of Julia I. Fagan, to Manfred A. Isserman and Ellen S. Isserman, said deed recorded in Volume 107, Page 93 of the Putnam Land Records.

TO HAVE AND TO HOLD the premises with the appurtenances thereof unto it, the said Releasee and to its heirs and assigns, to the only use and behoof of them, their heirs and assigns forever, so that neither we, the said Releasors, nor any person or persons in our name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 23rd day of May, 2000.

CONVEYANCE TAX RECEIVED
STATE None LOCAL None
Sand Ots
TOWN CLERK OF PUTNAM, CT

Page 1

Signed, sealed and delivered
in the presence of:

WITNESSES:


Alice A. Wise


Deanna L. Niejadiik


Alice A. Wise


Deanna L. Niejadiik

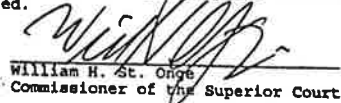
RELEASEES:


MANFRED A. ISSERMAN


ELLEN S. ISSERMAN

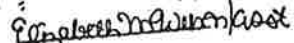
STATE OF CONNECTICUT)
COUNTY OF WINDHAM) ss: Woodstock May 23, 2000

On this the 23rd day of May, 2000, before me, the undersigned officer, personally appeared MANFRED A. ISSERMAN and ELLEN S. ISSERMAN, Signers and Sealers of the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free act and deed.


William H. St. Onge
Commissioner of the Superior Court

Releasee's mailing address:

126 Church Street
Putnam, CT 06260

JOHN CLECK PUTNAM

00 MAY 24 PM 3:40

B:\data\2\Windsor\W. Lammiman\putnam

BATES

AVENUE

HERMAN

HIGHLAND

WOODLAND

AVENUE

AVENUE

STREET

STREET

AVENUE

GROVELAND



Property Card: 58 GROVELAND AVE

Town of Putnam, CT



Parcel Information

Parcel ID: 008-057-000 Vision ID: 483 Owner: PUTNAM TOWN OF Co-Owner: Mailing Address: 200 SCHOOL ST PUTNAM, CT 06260	Map: 008 Lot: -057 Land Area in Acres: 0.46 Use Description: Town Land Zone: R-10 Neighborhood Code: 0040
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Sale History

Assessed Value

Book/Page: 0353/ 0048 Sale Date: 12/17/1999 Sale Price: \$0	Land: \$800 Buildings: \$0 Extra Bldg Features: \$0 Outbuildings: \$0 Total: \$800
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Building Details: Building # 1

	
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Exterior Details

Building Interior

Building Type: Appr. Year Built: Occupancy: Stories: Roof Cover: Roof Type: Ext Wall Desc 1: Ext Wall Desc 2:	Living Area: 0 No. Total Rooms: No. Bedrms: No. Full Baths: No. Half Baths: Bath Style: Kitchen Style: Wall Type 1: Wall Type 2: Heat Type: Heat Fuel: A/C Type:
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12/6/2022

Property Information - Putnam, CT

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December 6, 2022

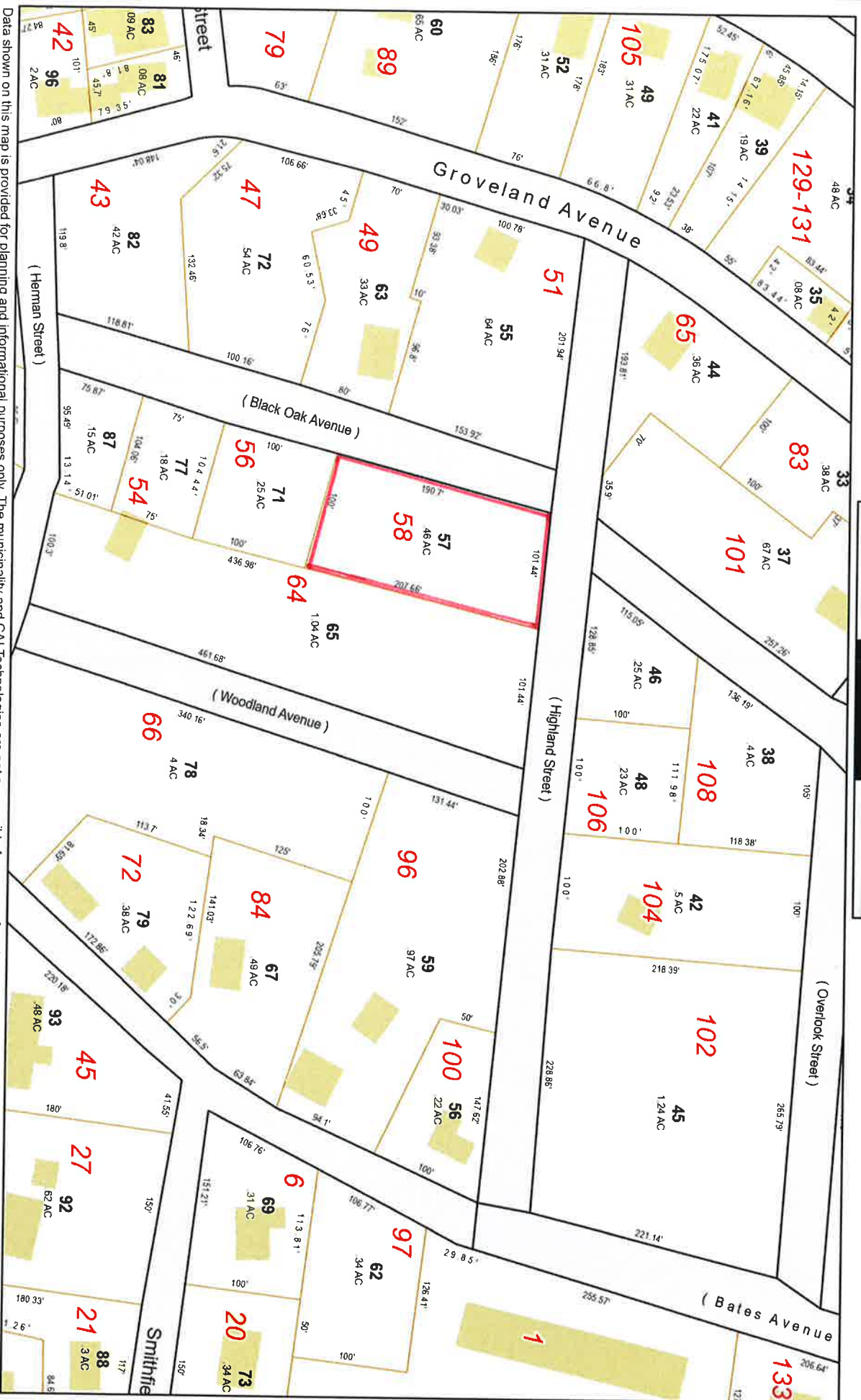
58 Groveland Ave

Putnam, CT

1 inch = 120 Feet



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CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6116
PUTNAM TOWN OF								Description	Code	Appraised	Assessed	
200 SCHOOL ST								VACANT	500	1,200	800	PUTNAM, CT
				SUPPLEMENTAL DATA								
Alt Prci ID 006/026-00				L.O.								
Survey				I/E								
Traffic				Light								
Census				9031								
District				1								
Class				Exempt								
GIS ID 008-057				Assoc Pld#								
VISION												

RECORD OF OWNERSHIP		BK-VOL	PAGE	SALE DATE	QU	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
									Total	1,200				800			
PUTNAM TOWN OF ROSSETTI JOHN J + MASSAD PHILLIP	0353	0048	12-17-1999	U	V		0	15	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
	0211	0293	12-19-1990	U			2,150		2021	500	800	2020	500	800	2019	500	800
									Total	800		Total	800		Total	800	

EXEMPTIONS						OTHER ASSESSMENTS						Total
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
Total			0.00									
ASSESSING NEIGHBORHOOD												
Nbhd		Nbhd Name	B	Tracing		Batch						
0001				008								
NOTES												
This signature acknowledges a visit by a Data Collector or Assessor Signature _____ Date _____												
APPRAISED VALUE SUMMARY												
Appraised Bldg. Value (Card)								0				
Appraised Xf (B) Value (Bldg)								0				
Appraised Ob (B) Value (Bldg)								0				
Appraised Land Value (Bldg)								1,200				

Special Land Value	0
Total Appraised Parcel Value	1,200
Valuation Method	C

RIVER NINE BEEMIT BEACH	
Total Appraised Parcel Value	1,200

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
									10-03-2018	BP			99	VACANT
									02-13-2008	AD			99	VACANT
LAND LINE VALUATION SECTION														

LAND LINE VALUATION SECTION																	
3	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	901V	Town Land	R-10			0.460 AC	2,500	1.00000	0	1.00	0040	1.000	UNBUL/DABLE/L/PAPER S	0.9583	2,500	1,200	
Total Card Land Units						0.460 AC	Parcel Total Land Area						0.4600	Total Land Value			1,200

[illegible]

Know All Men By These Presents

That We, JOHN J. ROSSETTI of 17 Heatherwood Drive, Shrewsbury, MA 01545
and PHILIP MASSAD of 153 Floral Street, Shrewsbury, MA 01545,

for divers good causes and considerations thereunto moving, especially for One Dollar
received to our full satisfaction of
the TOWN OF PUTNAM, a municipality located in the County of Windham and State
of Connecticut,

have remised, released, and forever quitclaimed, and do by these presents, for ourselves
and our successors and heirs, justly and absolutely remise, release, and forever QUIT-
CLAIM unto the said Releasee, its

successors, heirs and assigns forever, all such right and title as we the said Releaseors
have and or ought to have in or to

a certain tract or parcel of land located in the Town of Putnam, County of
Windham and State of Connecticut, ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~, bounded and
described as follows:

"Seven certain building lots being numbered 202-203-204-205-206-207 and 208 on
a plan of building lots drawn by F.T. Westcott C.E. entitled Boulevard Terrace dated
April 1914 and lodged on file in the Office of the Town Clerk to which reference is
given for a more particular description of the same.

Being the same lots conveyed by Samuel Moody to Walenty Kalwan by two certain
warranty deeds, one dated June 2, 1914 and the other dated May 2, 1916 and recorded
in Putnam Land Records Vol. 30, Pages 51-52 and Page 156 respectively.

Also being the same description of the premises conveyed to Delor Lechance
and Lillian Lechance by Warranty Deed of Walenty Kalwan dated March 13, 1921 and
recorded in the Putnam Land Records Volume 34, Pages 7-8."

Also being the same premises conveyed by Mary E. Bertorelli, Town Tax
Collector for the Town of Putnam by instrument dated February 14, 1970 and recorded
at Volume 88, Page 607 of the Putnam Land Records."

The purpose of this deed is to correct a prior transfer between the parties
dated December 17, 1990, and recorded in Putnam Land Records, Vol. 211, Page 293,
in which the wrong parcel was conveyed to the releaseors.

CONVEYANCE TAX RECEIVED

STATE None LOCAL None

TOWN CLERK OF PUTNAM, CT

353. 49
To Have and to Hold the premises unto it the said Releasee

and to its successors, heirs and assigns, to the only use and behoof of the said Releasee,

its successors, heirs and assigns forever, so that neither we, the said Releasee

nor any other person or persons in our name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every of them shall by these presents be excluded and forever barred.

In Witness Whereof, we have hereunto set our hands and seals this 9th day of December in the year of our Lord Nineteen Hundred Ninety-Nine (1999).

Signed, Sealed and Delivered in presence of

Michael McGee

John J. Rossetti ES

Edmond L. Cusson
Notary Public

Philip Massad ES

Edmond L. Cusson

ES



COMMONWEALTH OF MASSACHUSETTS
State of Connecticut
County of Worcester } ss. Worcester

TOWNS CLERK PUTNAM
Samuel Putnam
99 DEC 17 AM 11:39

On this the 9th day of December, 1999, before me, Edmond L. Cusson, the undersigned officer, personally appeared John J. Rossetti and Philip Massad, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, as their free act and deed. In Witness Whereof, I hereunto set my hand and official seal.

Edmond L. Cusson

Edmond L. Cusson, Notary Public

My Commission Expires: _____
Title of Officer

Latest address of Grantee:

No. and Street 126 Church Street

City Putnam

State Connecticut Zip 06260



BATES

AVENUE

HERMAN

AVENUE

WOODLAND

AVENUE

STREET

AVENUE

GROVELAND

STREET

277	276	275	274	273	272	267	266	265	264	263	262	261	260	259	258	257	256	255	254
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271	270	269	268	263	239	238	237	236	240	241	242	243	244	245	246	247	248	249	250
271	270																		

Property Card: 94 OAK ST

Town of Putnam, CT



Parcel Information

Parcel ID: 015-042-000
Vision ID: 1562
Owner: PUTNAM TOWN OF
Co-Owner: FORMER BUCK ASSOC
Mailing Address: 200 SCHOOL ST
PUTNAM, CT 06260

Map: 015
Lot: -042
Land Area in Acres: 0.18
Use Description: Town Land
Zone: R-7
Neighborhood Code: 0030

Sale History

Book/Page: 0076/ 0126
Sale Date: 10/5/1963
Sale Price: \$0

Assessed Value

Land: \$300
Buildings: \$0
Extra Bldg Features: \$0
Outbuildings: \$0
Total: \$300

Building Details: Building # 1



Exterior Details

Building Type:
Appr. Year Built:
Occupancy:
Stories:
Roof Cover:
Roof Type:
Ext Wall Desc 1:
Ext Wall Desc 2:

Building Interior

Living Area: 0
No. Total Rooms:
No. Bedrms:
No. Full Baths:
No. Half Baths:
Bath Style:
Kitchen Style:
Wall Type 1:
Wall Type 2:
Heat Type:
Heat Fuel:
A/C Type:



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12/6/2022

Property Information - Putnam, CT

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94 Oak St

Putnam, CT

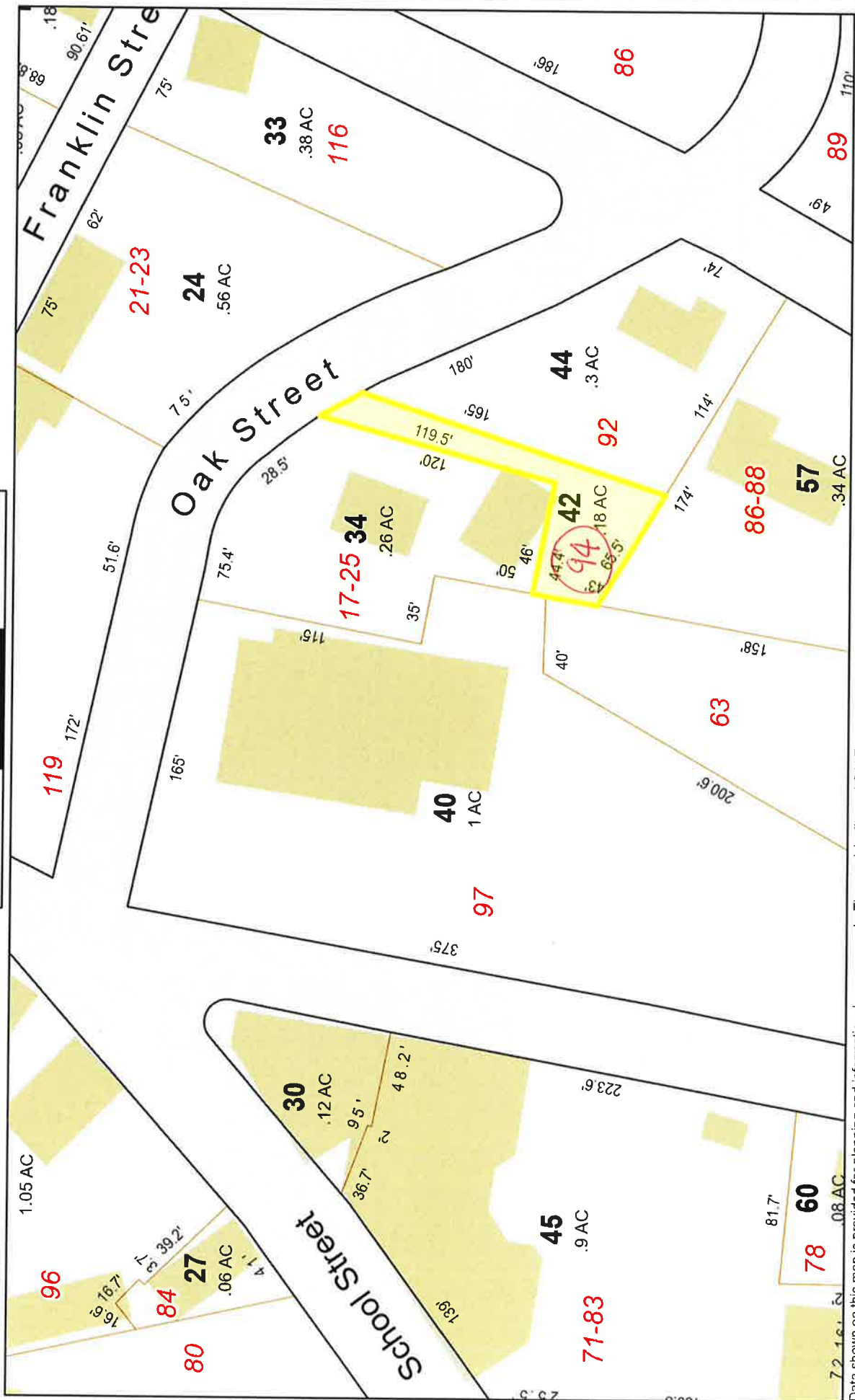
December 6, 2022

1 inch = 70 Feet



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Property Location
Vision ID 1562

94 OAK ST

Account # 003377

Map ID 015/ / 042/ 000/

Bldg Name
Sec # 1 of 1

State Use 901V
Print Date 11/14/2022 8:06:41 P

CURRENT OWNER

PUTNAM TOWN OF
FORMER BUCK ASSOC
200 SCHOOL ST

TOPO

UTILITIES

STRT / ROAD

LOCATION

CURRENT ASSESSMENT

Description

VACANT

Code

500

Appraised

400

Assessed

300

6116

PUTNAM, CT

PUTNAM

CT

06260

Alt Prcl ID

017/087-00

Survey

Light

Traffic

9031

Census

1

District

Exempt

Class

015-042

GIS ID

L.O.

I/E

NBHD Gro

City

Unsold Co

E:

Assoc Pld#

RECORD OF OWNERSHIP

BK-VOL/PAGE

0076 0126

SALE DATE

10-05-1963

Q/U

U

V/I

V

SALE PRICE

0 09

VC

PREVIOUS ASSESSMENTS (HISTORY)

Year

Code

Assessed

Year

Code

Assessed

Year

Code

Assessed

Year

Code

Assessed

2021

500

300

2020

500

300

2019

500

300

EXEMPTIONS

Year

Code

Description

Amount

Code

Description

Number

Amount

Comm Int

Total

0.00

ASSESSING NEIGHBORHOOD

Nbhd

0002

Nbhd Name

B

Tracing

015

Batch

1

NOTES

1

BUILDING PERMIT RECORD

Permit Id

Issue Date

Type

Description

Amount

Insp Date

% Comp

Date Comp

Comments

400

VISIT / CHANGE HISTORY

Date

Id

Type

Is

Cd

Purpose/Result

02-27-2008

AD

99

VACANT

LAND LINE VALUATION SECTION

B Use Code

Description

Zone

LA

Land Type

Land Units

Unit Price

Size Adj

Site Index

Cond.

Nbhd.

Nbhd. Adj

Notes

Location Adjustmen

Adj Unit P

Land Value

1

901V

Town Land

R-7

0.180

AC

2,500

1.00000

0

1.00

0030

0.900

SIZE/SHAPE

1.0125

2,250

400

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)

0

Appraised Xt (B) Value (Bldg)

0

Appraised Ob (B) Value (Bldg)

0

Appraised Land Value (Bldg)

400

Special Land Value

0

Total Appraised Parcel Value

400

Valuation Method

C

Total Appraised Parcel Value

400

VISION

Total Card Land Units

0.180

AC

Parcel Total Land Area

0.1800

Total Land Value

400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style: Model	99	Vacant Land					
Grade: 00	00	Vacant					
Stories:							
Occupancy							
Exterior Wall 1							
Exterior Wall 2							
Roof Structure:							
Roof Cover							
Interior Wall 1							
Interior Wall 2							
Interior Flr 1							
Interior Flr 2							
Heat Fuel							
Heat Type:							
AC Type:							
Total Bedrooms							
Total Bthrms:							
Total Half Baths							
Total Xtra Fixtrs							
Total Rooms:							
Bath Style:							
Kitchen Style:							

MISCELLANEOUS
Volume 76

STATE OF CONNECTICUT)

COUNTY OF WINDHAM)

ss. Putnam October 5, A.D. 1963

Personally Appeared PAUL J. BOURGEOIS, Tax Collector of the Town of Putnam, Signer and Sealer of the foregoing Instrument and acknowledged the same to be his free act and deed as said Tax Collector before me.

A. RICHARD KARKUTT, JR.
Commissioner of the Superior Court.

Mailing Address:
City of Putnam
Municipal Building
Church Street
Putnam, Connecticut

Received for record September 28, 1964 at 9:30 A.M. and recorded by

Delia A. Berman
TOWN CLERK

TAX COLLECTOR'S DEED

Town of Putnam Tax Collector to Town of Putnam

Know All Men By These Presents, That, Whereas the TOWN OF PUTNAM did on the 1st day of October, 1955, lay a tax of thirty-three (33) mills on the dollar, and on the 1st day of October, 1956, lay a tax of seventeen (17) mills on the dollar, and on the 1st day of October, 1957, lay a tax of sixteen (16) mills on the dollar, and on the 1st day of October, 1958, lay a tax of sixteen (16) mills on the dollar, and on the 1st day of October, 1959, lay a tax of nineteen (19) mills on the dollar, and on the 1st day of October, 1960, lay a tax of twenty-one (21) mills on the dollar, and on the 1st day of October, 1961, lay a tax of twenty-two (22) mills on the dollar, and on the 1st day of October, 1962, lay a tax of twenty-one (21) mills on the dollar, on its grand lists then perfected, rate bills for which in all respects made out according to law with warrants there-to attached, were placed in my hands, or in the hands of my predecessor, Oscar Bouthillette, I being the duly appointed and qualified collector thereof, and the said Oscar Bouthillette being the previous duly appointed and qualified collector thereof, for collection, which taxes became due on the 1st day of May, 1956, and on the 1st day of May, 1957, and on the 1st day of May, 1958, and on the 1st day of May, 1959, and on the 1st day of May, 1960, and on the 1st day of May, 1961, and on the 1st day of May, 1962, and on the 1st day of May, 1963, respectively, and whereas JOHN C. PHILLIPS, upon demand made, neglected and refused to pay the tax set opposite his name in said rate bill, and thereupon, on the 19th day of July, 1963, I levied upon the parcel of real estate hereinafter described for the amount of said taxes, to wit: Fifty-four and 27/100 (\$54.27) Dollars, and gave due notice thereof to said taxpayer and to THE CITY OF PUTNAM as by law provided, which real estate so levied upon is situated in Putnam and bounded: A certain tract or parcel of land located on the southerly side of Oak Street within the City and Town of Putnam, County of Windham and State of Connecticut, which was conveyed to John C. Phillips by Warranty Deed of John F. Carpenter, dated September 23, 1898, and recorded in Putnam Land Records, Volume 18 at page 285 and therein bounded and described as follows:

"Beginning at a point on the southerly side of the highway leading past the Fifth District School House and over Oak Hill at the northeast corner of land of E. A. Buck; thence southerly by land of said Buck one hundred nineteen and one half feet, more or less, to the south-east corner of said land of said Buck; thence westerly by said land of said Buck forty-four and four tenths feet, more or less, to land of the Fifth School District; thence southerly by land of said School District, forty-three feet, more or less, to land owned by E. A. Buck; thence easterly on said land of said Buck sixty-six and five tenths feet; more or less, to a point on the extension of a line parallel with easterly line of the first mentioned land of E. A. Buck and seventeen feet distant therefrom at right angles, thence northerly by said line parallel with said easterly line of said Buck and seventeen feet distant therefrom at right angles to the said Highway; thence northwesterly by said Highway to the place of beginning."

and on the 28th day of September, 1963, no one having previously tendered me said tax with interest and my fees, in pursuance of said levy, and in accordance with the terms of said notice, I sold at public auction the whole of said real estate of JOHN C. PHILLIPS to TOWN OF PUTNAM, a municipal corporation having its

territorial limits within the County of Windham and State of Connecticut, inas-
much as no one offered to take any less thereof for the amount due, for the sum
of Fifty-four and 27/100 (\$54.27) Dollars being the amount of the tax levied for,
with interest and my fees. Now, therefore, in consideration of the premises, and
of said sum of money, received to my full satisfaction of said TOWN OF PUTNAM, I
hereby bargain and sell unto it the premises last above described, with the
appurtenances, to have and to hold the same to it and its successors and assigns
forever. And, also, I, the said collector, do by these presents bind myself and
my heirs, forever to warrant and defend the above granted and bargained premises
to the said grantee, its successors and assigns, against all claims and demands
arising from any necessary act omitted or unlawful act done by me in connection
with the aforesaid levy or sale which impairs the same.

In Witness Whereof, I have hereunto set my hand and seal this 5th day of
October, 1963.

Signed, sealed and delivered
in the presence of

A. Richard Karkutt, Jr.

PAUL J. BOURGEOIS (L.S.)
Tax Collector, Town of Putnam

Patricia R. Perry

STATE OF CONNECTICUT)
COUNTY OF WINDHAM) ss. Putnam October 5, A.D. 1963

Personally Appeared PAUL J. BOURGEOIS, Tax Collector of the Town of Putnam,
Signer and Sealer of the foregoing Instrument and acknowledged the same to be his
free act and deed as said Tax Collector before me.

A. RICHARD KARKUTT, JR.
Commissioner of the Superior Court

Mailing Address:
Municipal Building
Church Street
Putnam, Connecticut

Received for record September 28, 1964 at 9:30 A.M. and recorded by

Delia A. Bernier
TOWN CLERK

TAX COLLECTOR'S DEED

Town of Putnam Tax Collector to Town of Putnam

KNOW All Men By These Presents, That, Whereas the TOWN OF PUTNAM did on
the 1st day of October, 1955, lay a tax of thirty-three (33) mills on the dollar,
and on the 1st day of October 1956, lay a tax of seventeen (17) mills on the dollar,
and on the 1st day of October, 1957, lay a tax of sixteen (16) mills on the dollar,
and on the 1st day of October, 1958, lay a tax of sixteen (16) mills on the dollar,
and on the 1st day of October, 1959, lay a tax of nineteen (19) mills on the dollar,
and on the 1st day of October, 1960, lay a tax of twenty-one (21) mills on the
dollar, and on the 1st day of October, 1961, lay a tax of twenty-two (22) mills
on the dollar, and on the 1st day of October, 1962, lay a tax of twenty-one (21)
mills on the dollar, on its grand lists then perfected, rate bills for which in
all respects made out according to law with warrants thereto attached, were placed
in my hands, or in the hands of my predecessor, Oscar Bouthillette, I being the
duly appointed and qualified collector thereof, and the said Oscar Bouthillette
being the previous duly appointed and qualified collector thereof, for collection,
which taxes became due on the 1st day of May, 1956, and on the 1st day of May,
1957, and on the 1st day of May, 1958, and on the 1st day of May, 1959, and on the
1st day of May, 1960, and on the 1st day of May, 1961, and on the 1st day of May,
1962, and on the 1st day of May, 1963, respectively, and whereas the Estate of
THOMAS RICHMOND and JAMES RICHMOND, upon demand made, neglected and refused to
pay the tax set opposite their names in said rate bill, and thereupon, on the 19th
day of July, 1963, I levied upon the parcel of real estate hereinafter described
for the amount of said taxes, to wit: Ninety-three and 07/100 (\$93.07) Dollars,
and gave due notice thereof to said taxpayers and to THE CITY OF PUTNAM as by law
provided, which real estate so levied upon is situated in Putnam and bounded and
described as follows:

Property Card: 110 GROVELAND AVE
Town of Putnam, CT



Parcel Information

Parcel ID: 008-046-000 Vision ID: 476 Owner: PUTNAM TOWN OF Co-Owner: FKA ADAMS PROP Mailing Address: 200 SCHOOL ST PUTNAM, CT 06260	Map: 008 Lot: -046 Land Area in Acres: 0.25 Use Description: Town Land Zone: R-10 Neighborhood Code: 0040
--	--

Sale History

Assessed Value

Book/Page: 73/ 146 Sale Date: 3/12/1963 Sale Price: \$0	Land: \$400 Buildings: \$0 Extra Bldg Features: \$0 Outbuildings: \$0 Total: \$400
--	---

Building Details: Building # 1

			
Exterior Details		Building Interior	
Building Type: Appr. Year Built: Occupancy: Stories: Roof Cover: Roof Type: Ext Wall Desc 1: Ext Wall Desc 2:		Living Area: 0 No. Total Rooms: No. Bedrooms: No. Full Baths: No. Half Baths: Bath Style: Kitchen Style: Wall Type 1: Wall Type 2: Heat Type: Heat Fuel: A/C Type:	



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PUTNAM TOWN OF

FORMER ADAMS PROP

126 CHURCH ST

PUTNAM

CT

06260

Alt Prcl ID

006/018-00

L.O.

Survey

Traffic

Census

District

Class

GIS ID

008-046

Light

9031

1

Exempt

Assoc Pld#

6116

PUTNAM, CT

RECORD OF OWNERSHIP

PUTNAM TOWN OF

BK-VOL/PAGE

73

146

SALE DATE

03-12-1963

QU

U

V/I

V

SALE PRICE

0

11

VC

Year

2020

Code

500

Assessed

400

Year

2019

Code

500

Assessed

400

Year

2019

Code

500

Assessed

400

PREVIOUS ASSESSMENTS (HISTORY)

Total

600

400

EXEMPTIONS

Year

Code

Description

Amount

Code

Description

Number

Amount

Comm Int

0001

Total

0.00

ASSESSING NEIGHBORHOOD

Nbhd

0001

Nbhd Name

B

Tracing

008

Batch

NOTES

UNBULDABLE

BUILDING PERMIT RECORD

Permit Id

Issue Date

Type

Description

Amount

Insp Date

% Comp

Date Comp

Comments

Date

10-03-2018

BP

AD

99

VACANT

Purpose/Result

99

VACANT

LAND LINE VALUATION SECTION

B

Use Code

Description

Zone

LA

Land Type

Land Units

Unit Price

Size Adj

Site Index

Cond.

Nbhd.

Nbhd. Adj

Notes

Location Adjustmen

Adj Unit P

Land Value

1

901V

Town Land

R-10

0.250

AC

2,500

1.00000

0

1.00

0040

1.000

UNBULDABLE/PAPER S

1.0417

2,500

600

Total Card Land Units

0.250

AC

Parcel Total Land Area

0.2500

Total Land Value

600

[illegible]

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it, the said grantee, its successors, and assigns forever, to its and their own proper use and behoof. And also, I, the said grantors, do for myself, my heirs, executors, and administrators, successors and assigns, covenant with the said grantee, its successors, and assigns, that at and until the enrolling of these presents, I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, I, the said grantor, do by these presents bind myself and my heirs forever to WARRANT AND DEFEND the above granted and bargained premises to it, the said grantee, its successors, and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of February in the year of our Lord nineteen hundred and sixty-three.

Signed, Sealed and Delivered in the presence of

Merril W. Bill

ERNEST BOURBEAU (L.S.)

Camille L. LaRose

State of Connecticut,

County of Windham

ss. Putnam, February 19, A.D. 1963.

Personally Appeared Ernest Bourbeau, Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed before me.

MERRIL W. BILL (SEAL)
Notary Public.

APPROVED
AS TO FORM
ARTHUR B. O'KEEFE, JR.
DEP. ATTORNEY GENERAL

Received for record March 12, 1963 at 9:25 A.M. and recorded by

Mary E. Bertorelli
TOWN CLERK

CERTIFICATE OF FORECLOSURE OF TAX LIENS

Emma Adams to City and Town of Putnam

TO ALL WHOM IT MAY CONCERN:

This certifies that tax liens for unpaid taxes due the City and Town of Putnam upon property standing upon the land records of the Town of Putnam in the name of EMMA ADAMS and bounded and described as follows:

A certain tract or parcel of land located on the northerly side of Highland Street and southeasterly side of Black Oak Avenue within the City and Town of Putnam, County of Windham and State of Connecticut, which was conveyed by Warranty Deed of Samuel A. Moody to Edwin H. Adams, dated January 5, 1917 and recorded in Putnam Land Records, Volume 30 at pages 210 and 211, and therein bounded and described as follows:

"Certain lots of land situated in Putnam, County of Windham and State of Connecticut, being numbered one hundred ninety-nine (199), two hundred (200) and two hundred one (201) on plan building lots entitled Boulevard Terrace made by F. T. Westcott, C.E. dated April 1914 and filed in the Putnam Land Records to which reference may be had for a more particular description."

Being the same premises conveyed by Warranty Deed of Edwin H. Adams to Emma Adams, dated February 3, 1917 and recorded in Putnam Land Records, Volume 30, page 217.

was foreclosed upon petition of said City and Town of Putnam filed in the Court of Common Pleas for Windham County under the provisions of Section 12-182 and 12-183 of the General Statutes on the 21st day of September, 1962, no person having a right, title or interest in said property having redeemed the same and that title to said property has become absolute in Said City and Town of Putnam.

Dated at Putnam, Connecticut, this 2nd day of March, 1963.

JAMES L. LUSBY
City Tax Collector

PAUL J. BOURGEOIS
Town Tax Collector

Received for record March 12, 1963 at 4:55 P.M. and recorded by

Mary E. Bertorelli
TOWN CLERK

CERTIFICATE OF FORECLOSURE OF TAX LIENS

Estate of Ellen Beaudry; Mahlon H. Geissler, Administrator to City and Town of Putnam

TO ALL WHOM IT MAY CONCERN:

This certifies that tax liens for unpaid taxes due the City and Town of Putnam upon property standing upon the land records of the Town of Putnam in the name of Estate of Ellen Beaudry, Mahlon H. Geissler, Administrator - Sabin Street, Putnam, Connecticut and bounded and described as follows:

A certain tract or parcel of land located on the westerly side of Sabin Street within the City and Town of Putnam, County of Windham and State of Connecticut, which was conveyed to Ellen O. Beaudry by Warranty Deed of George M. Morse, dated October 31, 1900 and recorded in Putnam Land Records, Volume 19 at page 554 and therein bounded and described as follows:

"Beginning on highway leading from Little River Bridge to Harrisville and on West side of said highway at stake and stones which is north corner of herein described lot of land, thence westerly ninety eight to one hundred feet to stake and stones which is the southwest corner of herein described lot, thence southerly sixty six feet parallel with the highway to stake and stones which is southeast corner of herein described lot, thence easterly ninety eight to one hundred feet to highway stake and stones and northeast corner of herein described lot of land thence on said highway northerly 66 feet to stake and stones and place of beginning and above tract of land is supposed to contain four hundred to sixty six hundred square feet of land."

was foreclosed upon petition of said City and Town of Putnam filed in the Court of Common Pleas for Windham County under the provisions of Section 12-182 and 12-183 of the General Statutes on the 21st day of September, 1962, no person having a right, title or interest in said property having redeemed the same and that title to said property has become absolute in said City and Town of Putnam.

Dated at Putnam, Connecticut, this 2nd day of March, 1963.

JAMES L. LUSBY
City Tax Collector

PAUL J. BOURGEOIS
Town Tax Collector

Received for record March 12, 1963 at 4:55 P.M. and recorded by

Mary E. Bertorelli
TOWN CLERK

PLAN 79

BATES

AVENUE

HIGHLAND

HERMAN

WOODLAND

AVENUE

STREET

AVENUE

GROVELAND

278	277	276	275	274	273	272	267	266	265	264	263	262	261	260	259	258	257	256	255	254
2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500
185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205
2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500
170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190
2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500
109	108	107	106	105	104	103	102	101	100	99	98	97	96	95	94	93	92	91	90	89
2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500
51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71
2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500
8253	8257	8260	8262	8265	8267	8270	8272	8275	8278	8281	8284	8287	8290	8293	8296	8299	8302	8305	8308	8311
1653	1657	1660	1662	1665	1667	1670	1672	1675	1678	1681	1684	1687	1690	1693	1696	1699	1702	1705	1708	1711

Property Card: 157 BLACK OAK AVE

Town of Putnam, CT



Parcel Information	
Parcel ID: 004-025-000 Vision ID: 32 Owner: PUTNAM TOWN OF Co-Owner: FORMERLY DZIOBA PROP Mailing Address: 200 SCHOOL ST PUTNAM, CT 06260	Map: 004 Lot: -025 Land Area in Acres: 0.2 Use Description: Town Land Zone: R-10 Neighborhood Code: 0040
Sale History	Assessed Value
Book/Page: 0088/ 0603 Sale Date: 2/16/1971 Sale Price: \$0	Land: \$400 Buildings: \$0 Extra Bldg Features: \$0 Outbuildings: \$0 Total: \$400

Building Details: Building # 1	
	
Exterior Details	Building Interior
Building Type: Appr. Year Built: Occupancy: Stories: Roof Cover: Roof Type: Ext Wall Desc 1: Ext Wall Desc 2:	Living Area: 0 No. Total Rooms: No. Bedrms: No. Full Baths: No. Half Baths: Bath Style: Kitchen Style: Wall Type 1: Wall Type 2: Heat Type: Heat Fuel: A/C Type:



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157 Black Oak Ave

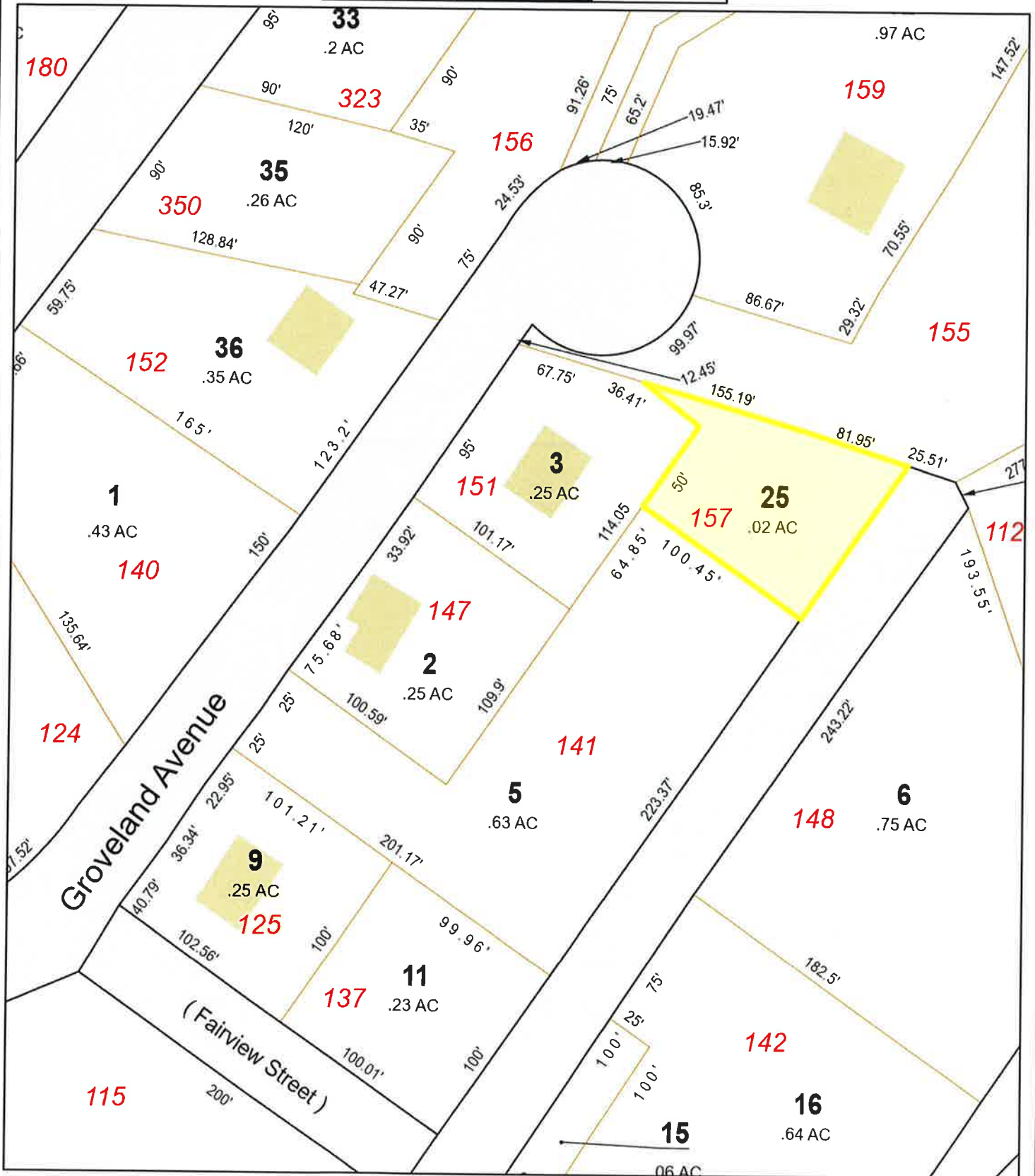
Putnam, CT

1 inch = 70 Feet



www.cai-tech.com

December 6, 2022



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Property Location
Vision ID 32

157 BLACK OAK AVE

Account # 003390

Map ID 004/ / 025/ 000/

Bldg # 1

Map ID 004/ / 025/ 000/

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 901V
Print Date 11/14/2022 2:53:46 P

CURRENT OWNER

PUTNAM TOWN OF
FORMERLY DZIOBA PROP
200 SCHOOL ST

TOPO

UTILITIES

STRT / ROAD

LOCATION

CURRENT ASSESSMENT

Description

VACANT

Code

500

Appraised

500

Assessed

400

6116

PUTNAM, CT

Supplemental Data

Alt Prcd ID 001/029-00
Survey Traffic Census District Class GIS ID
Light 9031 EXEMPT 004-025
NBHD Gro City E:
NBHD Unsold Co

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

0088 0603

SALE DATE

02-16-1971

Q/U

U

V/I

V

SALE PRICE

VC

0

PUTNAM TOWN OF

EXEMPTIONS

Year

Code

Description

Amount

Code

Description

Number

Amount

Comm Int

Total

0.00

ASSESSING NEIGHBORHOOD

Nbhd

0001

Nbhd Name

B

Tracing

004

Batch

NOTES

*17, CORRECTION TO AC .02 TO .20

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

0

Appraised Xf (B) Value (Bldg)

0

Appraised Ob (B) Value (Bldg)

0

Appraised Land Value (Bldg)

500

Special Land Value

0

Total Appraised Parcel Value

500

Valuation Method

C

BUILDING PERMIT RECORD

Permit Id

Issue Date

Type

Description

Amount

Insp Date

% Comp

Date Comp

Comments

Total Appraised Parcel Value

500

VISIT / CHANGE HISTORY

Date

09-07-2018

BP

99

VACANT

Id

02-13-2008

AD

99

VACANT

Type

Is

Cd

Purpost/Result

LAND LINE VALUATION SECTION

B

Use Code

Description

Zone

LA

Land Type

Land Units

Unit Price

Size Adj

Site Index

Cond.

Nbhd.

Nbhd. Adj

Notes

Location Adjustment

Adj Unit P

Land Value

1

901V

Town Land

R-10

0.200

AC

2,500

1.00000

0

1.00

0040

1.000

LL

1.0000

2,500

500

Total Card Land Units

0.200

AC

Parcel Total Land Area

0.2000

Total Land Value

500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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No Sketch

TAX COLLECTOR DEED

Mary E. Bertorelli, Town Tax Collector to Town of Putnam

"No Conveyance tax collected
William D. Stacey
 Town Clerk of Putnam"

KNOW ALL MEN BY THESE PRESENTS, THAT, Whereas the TOWN OF PUTNAM did on the 1st day of October, 1965, lay a tax of twenty-three and one-half (23-1/2) mills on the dollar, and on the 1st day of October, 1966, lay a tax of twenty-four and one-half (24-1/2) mills on the dollar, and on the 1st day of October, 1967, lay a tax of twenty-two point five (22.5) mills on the dollar, and on the 1st day of October, 1968, lay a tax of twenty-one and one-half (21-1/2) mills on the dollar, on its grand lists then perfected, rate bills for which in all respects made out according to law with warrants thereto attached, were placed in my hands, I being the duly appointed and qualified collector thereof, for collection, which taxes became due on the 1st day of May, 1966, and on the 1st day of May, 1967, and on the 1st day of May, 1968, and on the 1st day of May, 1969, respectively, and whereas JAMES W. JAN & MARY DZIOBA, upon demand made, neglected and refused to pay the tax set opposite their names in said rate bills, and thereupon, on the 26th day of November 1969, I levied upon the parcel of real estate hereinafter described for the amount of said taxes to wit: Twenty-two and 37/100 (\$22.37) dollars and gave due notice thereof to said taxpayer and to THE CITY OF PUTNAM as by law provided, which real estate so levied upon is situated in Putnam and bounded and described as follows:

"A certain tract or parcel of land; lots being numbered one hundred thirty-nine (139), one hundred forty (140) and one hundred forty-one (141) on a plan of building lots drawn by F. T. Westcott, C.E. entitled Boulevard Terrace dated April 1914 and lodged on file in the Office of the Town Clerk of the Town of Putnam to which reference is given for a more particular description of the same."

Being the same premises conveyed to Jan and Mary Dzioba by Warranty Deed of Samuel A. Moody dated June 3, 1914 and recorded in Putnam Land Records Vol. 30, page 40 and 42.

and on the 7th day of February, 1970, no one having previously tended me said tax with interest and my fees, in pursuance of said levy, and in accordance with the terms of said notice I sold at public auction the whole of said real estate of JAMES W. JAN and MARY DZIOBA to TOWN OF PUTNAM

ST. ONGE & KARKUTT.
 ATTORNEYS AT LAW
 7 CANAL STREET
 PUTNAM, CONNECTICUT

a municipal corporation having its territorial limits within the County of Windham and State of Connecticut, inasmuch as no one offered to take any less thereof for the amount due, for the sum of Forty-Five and 13/100 (\$45.13) dollars being the amount of the tax levied for, with interest and my fees. Now, therefore, in consideration of the premises, and of said sum of money, received to my full satisfaction of the said TOWN OF PUTNAM, I hereby bargain and sell unto the said TOWN OF PUTNAM its successors and assigns the premises last above described, with the appurtenances, to have and to hold the same to its successors and assigns forever. And, also I, the said collector, do by these presents bind myself and my heirs, forever to warrant and defend the above granted and bargained premises to said grantee, its successors and assigns, against all claims and demands arising from any necessary act omitted or unlawful act done by me in connections with the aforesaid levy or sale which impairs the same.

In Witness Whereof, I have hereunto set my hand and seal this 14th day of February, 1970.

Signed, sealed and delivered
in the presence of

Richard Karkutt, Jr. *Mary E. Bertorelli* L.S.
RICHARD KARKUTT, JR. MARY E. BERTORELLI,
Tax Collector, Town of Putnam

Jeannette G. Penson
JEANNETTE G. PENSON

STATE OF CONNECTICUT)
) ss. Putnam February 14, 1970
COUNTY OF WINDHAM)

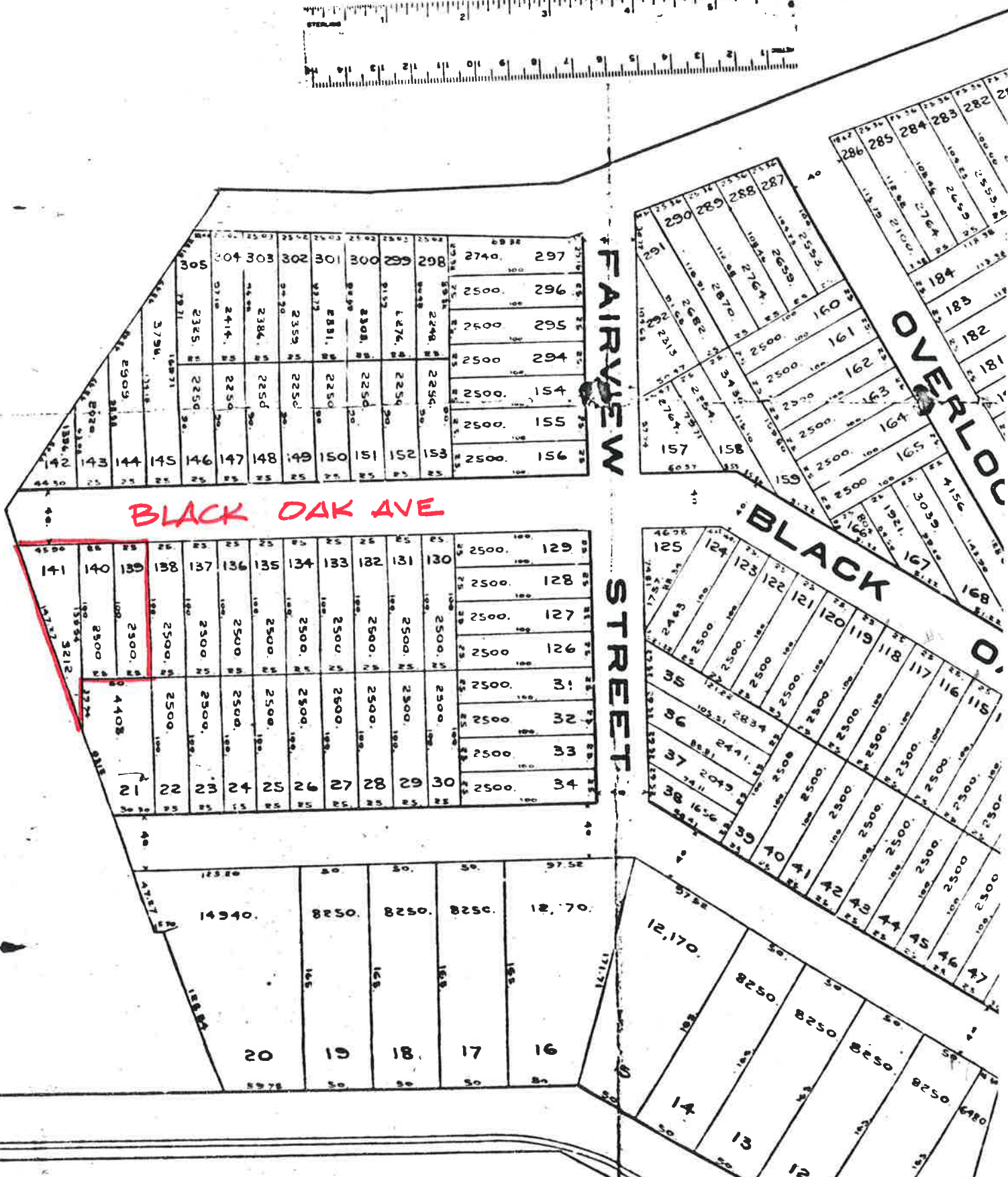
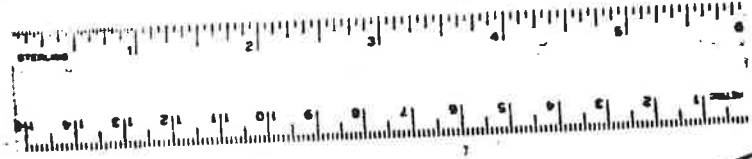
Personally appeared Mary E. Bertorelli, Tax Collector of the Town of Putnam, signer and sealer of the foregoing instrument and acknowledged the same to be her free act and deed as said Tax Collector, before me,

ST. ONGE & KARKUTT
ATTORNEYS AT LAW
7 CANAL STREET
PUTNAM, CONNECTICUT

Richard Karkutt, Jr.
RICHARD KARKUTT, JR.,
Commissioner of the Superior Court

Received for record this 16
day of February A.D. 1971
at 9:02 AM.

John A. Serrin
John A. Serrin





January 2, 2023

Bruce Fitzback, Land Use Agent
Town of Putnam
200 School Street
Putnam CT 06260

In regards to Lot 90, David Circle, I would like to continue to adjust the boundary lines for the open space. More abutters have inquired about expanding their backyard boundary lines.

I purchased this open space in 1986 from the original developer, Mr. Raymond Daddario , after the Town refused it for a park. It was always my intention to sell small parcels back to the abutters. At this time, there was a Planning Board meeting; all neighbors were notified and some attended said meeting.

I have already expended a few thousand dollars to Sub Divide and survey this property for some of my abutters. They only wanted to extend their back yards. I have produced maps to show before and after.

I would like to continue to subdivide the Parcels that are left as the taxes have become an expense I could do without. Additionally, more new abutters have expressed a desire to extend their side boundary lines in an effort to clean the area and make more usable 'back yard'.

Thank you for your consideration on this matter.

Any Questions I can be reached at 508-847-7542.

Regards,

Marc Gisleson
28 David Circle
Putnam ct. 06260

FILE
COPY

J & D CIVIL
ENGINEERS, LLC

401 Ravenelle Road
N. Grosvenordale, CT 06255
www.jdcivilengineers.com
(860) 923-2920

December 11, 2020

Bruce Fitzback
Town Hall
126 Church Street
Putnam, CT 06260

Re: Gisleson Boundary Line Adjustment Survey

Dear Bruce:

This is in regard to recent concerns that have arisen regarding the Gisleson Boundary Line Adjustment plan that we filed in the land records prior to your employment with the Town.

State statute indicates that subdivision consists of dividing a property into 3 or more lots. In 2019 the CT Supreme Court (*Cady vs Zoning Board of Appeals of the Town of Burlington*) made several important findings that distinguish subdivision as distinct from a lot line adjustment. They furthermore provided 3 clarifications on when lot line revisions are or are not subdivision.

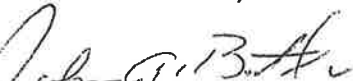
1. No division, no subdivision
2. Topography of the lots is irrelevant when considering if a lot line adjustment in a subdivision
3. The lot line adjustment does not have to be minor to avoid qualifying as subdivision.

The Gisleson plan clearly states in note 1, "NO NEW LOTS WILL BE CREATED. PARCELS A, B, C, D & E SHALL BE COMBINED WITH THE LOTS AS SHOWN AND BECOME UNDIVIDED PARTS." The parcels "A-E" were fictions, created for "bookkeeping purposes" to expedite the work of attorneys and the town assessor. They existed only for a brief moment in time, as they were immediately absorbed into the surrounding lots. It is clear that there are the same number of lots before and after the plan was filed so by definition, there is no subdivision.

One purpose of this plan was to clear up several zoning violations by enlarging the lots. Our intention in labeling them parcels was to distinguish them from lots which is the term traditionally used to refer to a piece of land that conforms to zoning requirements. To avoid this situation on future boundary line adjustment plans we will label them "figures" rather than parcels or just show existing and proposed lot lines rather than creating any intermediary entities.

Very truly yours,


Dennis R. Blanchette, PE/LS


John Bartolomei, LS

J & D CIVIL
ENGINEERS, LLC

401 Ravenelle Road
N. Grosvenordale, CT 06255
www.jdcivilengineers.com
(860) 923-2920

January 22, 2021

Bruce Fitzback
Town Hall
126 Church Street
Putnam, CT 06260

Re: Gisleson Boundary Line Adjustment Survey

Dear Bruce:

This is in regard to the "open space" issue on Lot 90 that you recently brought to our attention in your email dated Monday, December 14th.

When Mr. Gisleson brought this project to J & D we were initially skeptical that it was possible for him to even own Lot 90 labeled as Open Space on the 1973 subdivision plan. However we determined that Mr. Gisleson purchased the lot from the subdivision developer, Raymond Daddario, in 1986. Mr. Gisleson informed us that the Town would not accept the ownership of the open space parcel because "they had too many parks and didn't want to maintain another." Mr. Gisleson did not believe that there were any restrictions on the property when he purchased it. You acknowledged in your email that the Town did not want to keep the open space lot. There are probably minutes in some Town meeting that confirms this.

If the Town wanted the land to be open space, but did not want ownership responsibilities, they could have requested a legal restriction, such as a conservation easement, be placed on the land. When John Bartolomei researched the land records, he did not find that the Town had reserved any rights or areas for public use. He did not find any conservation easements, recreation easements, access rights, or any other restrictions affecting the use of the lot on the land records. It seems clear that the Town did not intend to reserve the lot for public use.

This seems to J & D to be a unique and interesting situation regarding the interpretation of the statutes 8-18 (B) "affects any area reserved thereon for public use". The question seem to be: Are the words "open space" written on a plan sufficient to turn it into open space without some affirmative action on the part of the town? It is not a situation John or I have ever come across and may be a gray area subject to interpretation. We made the best decision we could, given the shortage of personnel in town hall at that time. We would be interested in hearing the opinion of Town Counsel on this matter as we know them to be excellent land use attorneys.

Very truly yours,


Dennis R. Blanchette, PELS


John Bartolomei, LS