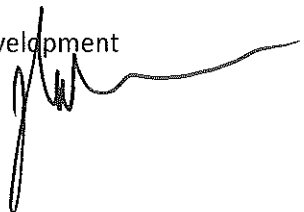


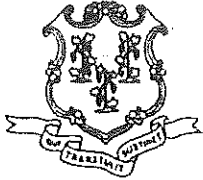
TO: Eric Trott, Director of Planning & Development
FROM: John A. Elsesser, Town Manager
RE: CGS 8-24
DATE: June 26, 2020



I followed up with the State CT DOT on their initial offer to donate surplus land from the Main Street project to the Town. Attached please find an offer to donate both 1294 and 1312 Main Street to the Town for "municipal purposes." This includes an old barn. I have attached several parcel maps which show a physical connection to Bidwell Village, which originally was asked to provide a connection.

I am requesting a review pursuant to CGS 8-24 to allow the Town Council to consider accepting these parcels. Initially the barn may be used for seasonal storage and may qualify for historic barn grants if we choose to improve it. It is unlikely we will ever put heat/water/sewer in it due to the potential cost of going through rock. It could host seasonal events such as Arts on Main or additional David Hayes sculptures.

Glad to answer questions.



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
Phone: (860) 594-2418

May 29, 2020

Mr. John A. Elsesser
Town Manager
Town of Coventry
1712 Main Street
Coventry, Connecticut, 06238

Dear Mr. Elsesser:

Subject: State Land – Coventry – 1294 and 1312 Main Street (Route 31)
File No. 32-130-1A

This will inform you that the Department of Transportation (Department) has approved of the release of the requested State property with the following stipulations:

1. The property will be used for Municipal Purposes.
2. A Drainage Right of Way for the maintenance of the existing drainage structures will be reserved.
3. Any adverse modifications to the existing structure will require a State Historic Preservation Office evaluation.
4. No fixed objects can be placed within 15' of the edge of Route 31 and the release parcel.

All sales are subsequent to the approval of the Secretary of the Office of Policy and Management and the State Properties Review Board pursuant to Section 13a-80 of the Connecticut General Statutes, as revised.

If you are in agreement to exercise this option, please execute this form on the signature line and return it prior to the termination date of the current Lease Agreement.

Should you require more information regarding this matter, please contact me at the telephone number listed above.

Sincerely,

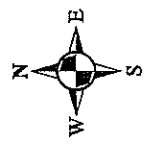
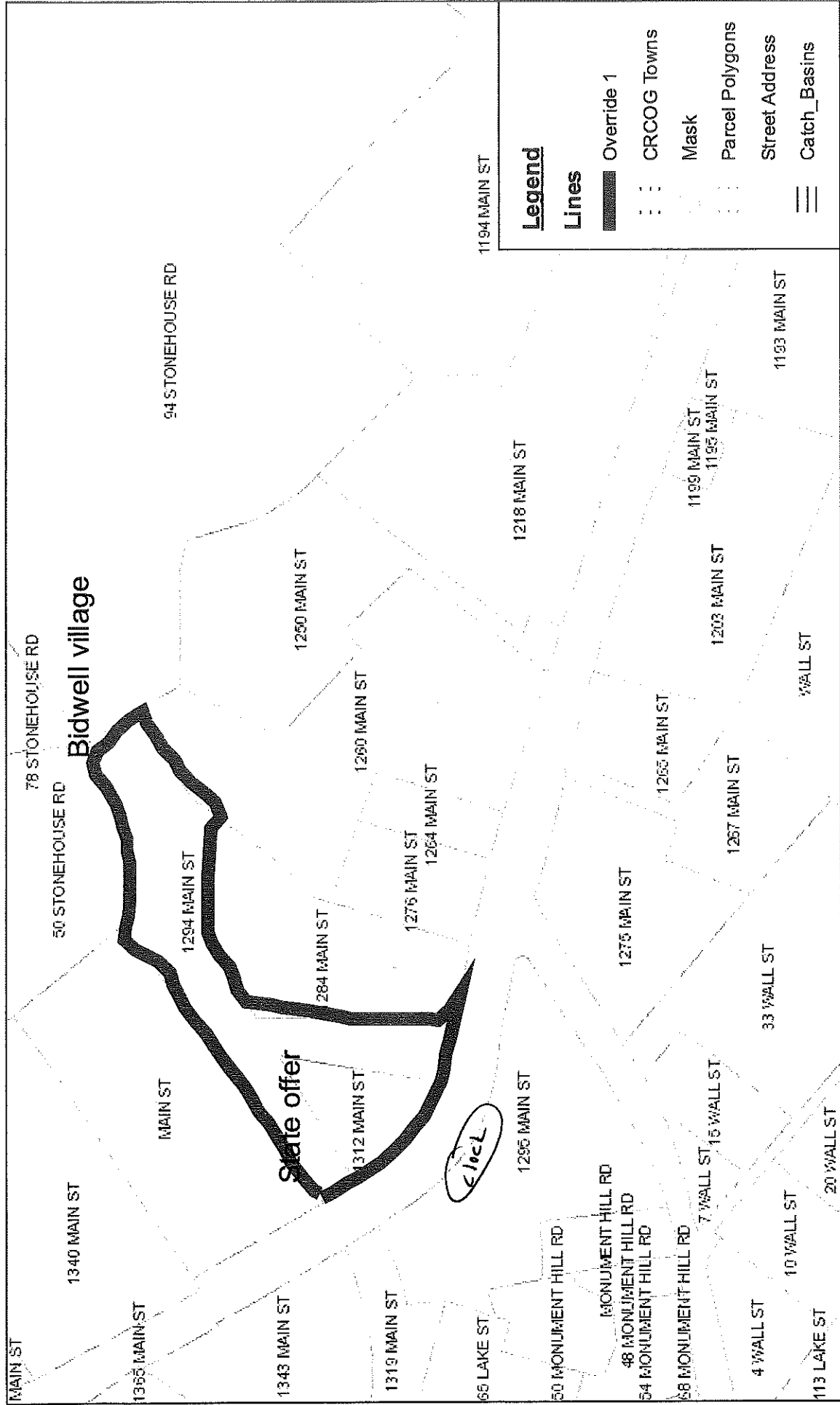
Marie B. Gaj
Property Agent 2
Property Management Section
Division of Rights of Way

Acknowledged and Accepted on Behalf of
Town of Coventry

Date: _____

John A. Elsesser

CTDOT offer



CRCOG
CAPITOL REGION
COUNCIL OF GOVERNMENTS
Working together for a better region.

Scale
1:2,257

CRCOG makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Created: 6/15/2020

1312 MAIN ST

Location 1312 MAIN ST

Mblu 37 / 114 / 1

Acct# R30437

Owner CONNECTICUT STATE OF

PBN

Assessment \$34,100

Appraisal \$48,700

PID 6701

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$2,600	\$46,100	\$48,700
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,800	\$32,300	\$34,100

Owner of Record

Owner CONNECTICUT STATE OF
 Co-Owner DEPARTMENT OF TRANSPORTATION
 Address 2800 BERLIN TPKE
 PO BOX 317546
 NEWINGTON, CT 06131

Sale Price \$177,000
 Certificate
 Book & Page 1057/0336
 Sale Date 09/28/2007
 Instrument 15

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CONNECTICUT STATE OF	\$177,000		1057/0336	15	09/28/2007
BOYNTON MARION	\$0		0949/0024	63	07/11/2005

Building Information

Building 1 : Section 1

Year Built:
 Living Area: 0
 Replacement Cost: \$0
 Building Percent Good:
 Replacement Cost
 Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade:	
Story Height	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Fir 1	
Interior Fir 2	

Building Photo



(<http://images.vgsi.com/photos/CoventryCTPhotos/default.jpg>)

Building Layout

Building Layout (ParcelSketch.ashx?pid=6701&bid=6701)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Extra Fixtures	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Bsmnt Gar	
Usrfid 103	
Usrfid 104	
Fire_Places	
Usrfid 106	
Usrfid 107	
Num Park	
Fireplaces	
Usrfid 108	
Usrfid 101	
Usrfid 102	
Usrfid 100	
Usrfid 300	
Usrfid 301	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 902V
 Description State MDL-00
 Zone VC
 Neighborhood
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.34
 Frontage
 Depth
 Assessed Value \$32,300
 Appraised Value \$46,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BRN1	Barn 1story			640.00 S.F.	\$2,600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$2,600	\$46,100	\$48,700
2018	\$2,600	\$46,100	\$48,700
2017	\$2,600	\$46,100	\$48,700

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,800	\$32,300	\$34,100
2018	\$1,800	\$32,300	\$34,100
2017	\$1,800	\$32,300	\$34,100

1294 MAIN ST

Location 1294 MAIN ST

Mblu 37 / 32 / 1

Acct# R30438

Owner CONNECTICUT STATE OF

PBN

Assessment \$56,400

Appraisal \$80,500

PID 6702

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$21,800	\$58,700	\$80,500
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$15,300	\$41,100	\$56,400

Owner of Record

Owner	CONNECTICUT STATE OF	Sale Price	\$175,000
Co-Owner	DEPARTMENT OF TRANSPORTATION	Certificate	
Address	2800 BERLIN TPKE PO BOX 317546 NEWINGTON, CT 06131	Book & Page	1061/0346
		Sale Date	11/14/2007
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CONNECTICUT STATE OF	\$175,000		1061/0346	00	11/14/2007
LACY BENJAMIN	\$100,000		0998/0224	00	08/15/2006
CHANDLER WARREN J JR +	\$76,500		0508/0341	00	01/10/1994

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Story Height	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	

Building Photo



(<http://images.vgsi.com/photos/CoventryCTPhotos/A00\00\54\71.jpg>)

Building Layout

(ParcelSketch.ashx?pid=6702&bid=6702)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Extra Fixtures	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Bsmt Gar	
Usrfd 103	
Usrfd 104	
Fire_Places	
Usrfd 106	
Usrfd 107	
Num Park	
Fireplaces	
Usrfd 108	
Usrfd 101	
Usrfd 102	
Usrfd 100	
Usrfd 300	
Usrfd 301	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 902V
 Description State MDL-00
 Zone VC
 Neighborhood
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.12
 Frontage
 Depth
 Assessed Value \$41,100
 Appraised Value \$58,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR5	Garage-Unfin Up			800.00 S.F.	\$21,800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$21,800	\$58,700	\$80,500
2018	\$21,800	\$58,700	\$80,500
2017	\$21,800	\$58,700	\$80,500

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$15,300	\$41,100	\$56,400
2018	\$15,300	\$41,100	\$56,400
2017	\$15,300	\$41,100	\$56,400

