

8-24 referral – Gooch – corner of Forest Road and Bissell Road – purchase of Town lot

The applicant wishes to purchase a Town owned lot at the corner of Forest Road and Bissell Road, Assessor's Map P, Block N, Lot 11). His intention it to own a lot in the association and have beach access rights.

The subject lot is one of two Town owned lots at that location which are required to be combined as one lot since they are subject to the merger provision in the Zoning Regulations. The lot closer to the intersection is .16 acres, the other is .11 acres for a total of .27 acres. It would not be possible to only sell one lot. Both lots are more conforming to the dimensional standards in a combined fashion.

Staff reached out to the applicant to inform him of the situation and inquire if he has interest in pursuing the purchase of both lots. It is hoped that a response is received prior to Tuesday's meeting.

The Town Engineer has provided his comments pursuant to an email dated July 28. Please see the attached copy.

Also, attached are copies of a portion of a sewer project map, assessor's aerial map, deed and the historical lot layout for the Association.

REFERRAL FORMS
SECTION 8-24

COUNCIL/PLANNING & ZONING COMMISSION

- Town Purchase of Land Date Referred to PZC 10.13.20
- Town Sale of Land PZC Action Date _____
- Town Capitol Improvement Council Action Date _____
- Donation to Town

DESCRIPTION

OWNER TOWN ADDRESS _____
STREET PURVIS RD + RISSEN ROAD ZONE LA
MAP P BLOCK N LOT 11
ASSOCIATION LAKEVIEW TERRACE APPROXIMATE SIZE .16

ROAD STATUS: Town Association Private Unknown _____
IMPROVEMENT PRIORITY UNKNOWN
ASSESSED VALUE \$1,300.00 TAXES _____ MARKET VALUE _____

FEATURES

MAP _____ PHOTO _____

TOPOGRAPHY: Flat Hilly Other _____

WETLANDS: Yes No Comment INDICATED WITHALCOA

VEGETATION: Treed Brush Clear Other _____

ABUTS TOWN LAND: Yes No

ENVIRONMENTAL SIGNIFICANCE _____

ZONING SIGNIFICANCE _____

ABUTTING LOT CONFORMANCE 11A. TOWN LOT ABUTTING - MERGER

PROVISION APPLIES

GENERAL COMMENTS _____

PLANNER'S COMMENTS _____

PLANNING/ZONING COMMISSION COMMENTS _____

COUNCIL ACTION _____

Eric Trott

From: John Elsesser
Sent: Monday, July 27, 2020 3:35 PM
To: Eric Trott; Todd Penney; Mark Kiefer
Subject: FW: [EXTERNAL] Purchase of a Town owned lot
Attachments: Deed - Forest Rd. page 1 of 2.pdf; Deed - Forest Rd. page 2 of 2.pdf; WFM 1936 Map rev. 1938.pdf; Assessor's Value.pdf; 00P-000N-0011.pdf

Please start this review

From: David Gooch <dfgooch@gmail.com>
Sent: Monday, July 27, 2020 2:19 PM
To: John Elsesser <jelsesser@coventryct.org>
Subject: [EXTERNAL] Purchase of a Town owned lot

Good afternoon Mr. Elsesser,
I am interested in purchasing a lot in Waterfront Manor Association which is currently owned by the Town of Coventry. It is located on the corner of Forest Road and Bissell Road (Parcel 00P-000N-0011). I have attached a copy of the deed, the map referenced by the deed and the parcel evaluation from the Assessor's Department. I do not plan on building anything on the lot. I would just like to obtain beach rights in the Association. Let me know if you have any questions.

David Gooch
2153 South St.
Coventry, CT
860-214-1531
dfgooch@gmail.com

Eric Trott

To: Todd Penney; John Elsesser; Mark Kiefer
Subject: RE: [EXTERNAL] Purchase of a Town owned lot
Attachments: 20200728105843224.pdf

Todd – Attached is the Town Ordinance that governs the sale of Town owned nonconforming lots. This typically happens in the Lake area where property owners are looking to make their lots more conforming, create a buffer to neighbors, or simply expand their land holdings. Abutters are notified and there is a sealed bid process. The PZC does a review pursuant to CGS 8-24 to look at the significance of the property as well as other land use matters and makes a recommendation to the Council, who makes the final decision. Hope this helps.

Eric M. Trott

Coventry Director of Planning and Development
(860) 742-4062

From: Todd Penney <tpenney@coventryct.org>
Sent: Tuesday, July 28, 2020 7:40 AM
To: John Elsesser <jelsesser@coventryct.org>; Eric Trott <etrott@coventryct.org>; Mark Kiefer <mkiefer@coventryct.org>
Subject: RE: [EXTERNAL] Purchase of a Town owned lot

I know Dave very well. Great human being. Worked with him in Vernon for almost ten years. Went to his retirement party and everything, but is the Town in the business of selling off pieces of property that we own just because someone asks? Is that setting a precedent? Do we want to open that box? Should it go up for the highest bidder? Those are all higher pay grade questions that I thought I should ask.

From an Engineering/Wetlands perspective:

- There is an intermittent watercourse that runs along the easterly boundary (abutting the 20' Passage Way)
- Looks like there is drainage we would need to nail down as per the 1986 sewer maps.
- He would become responsible for sightline at Bissell looking southerly on Forest (so that would be a positive)

Todd M. Penney, P.E.
Town Engineer/Wetlands Agent
Town of Coventry
860-742-4078

From: John Elsesser <jelsesser@coventryct.org>
Sent: Monday, July 27, 2020 3:35 PM
To: Eric Trott <etrott@coventryct.org>; Todd Penney <tpenney@coventryct.org>; Mark Kiefer <mkiefer@coventryct.org>
Subject: FW: [EXTERNAL] Purchase of a Town owned lot

Please start this review

From: David Gooch <dfgooch@gmail.com>
Sent: Monday, July 27, 2020 2:19 PM
To: John Elsesser <jelsesser@coventryct.org>
Subject: [EXTERNAL] Purchase of a Town owned lot

Town of Coventry

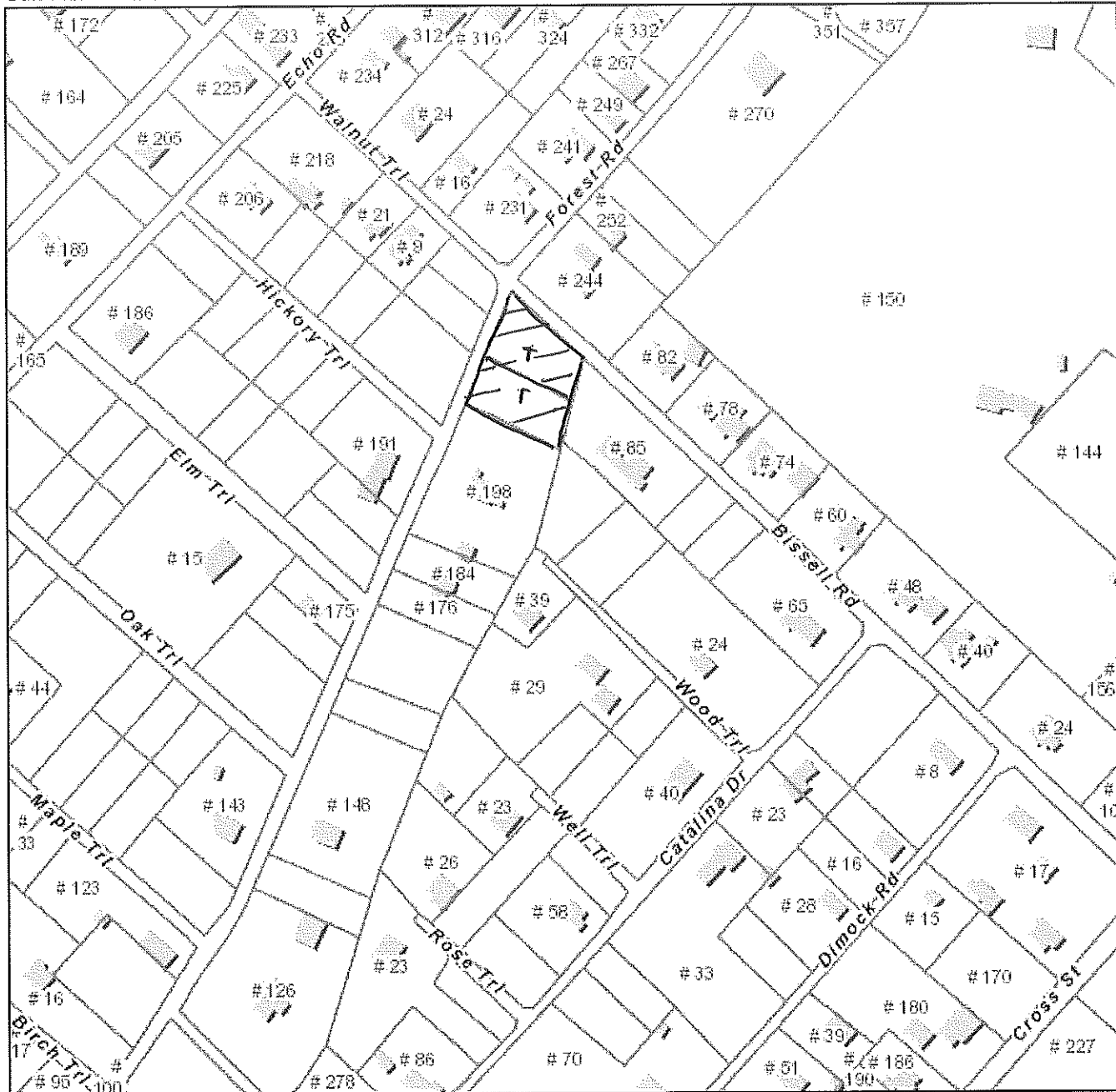
Geographic Information System (GIS)

- 8-24-600A -

T = TOWN LOT



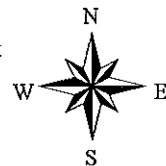
Date Printed: 10/8/2020



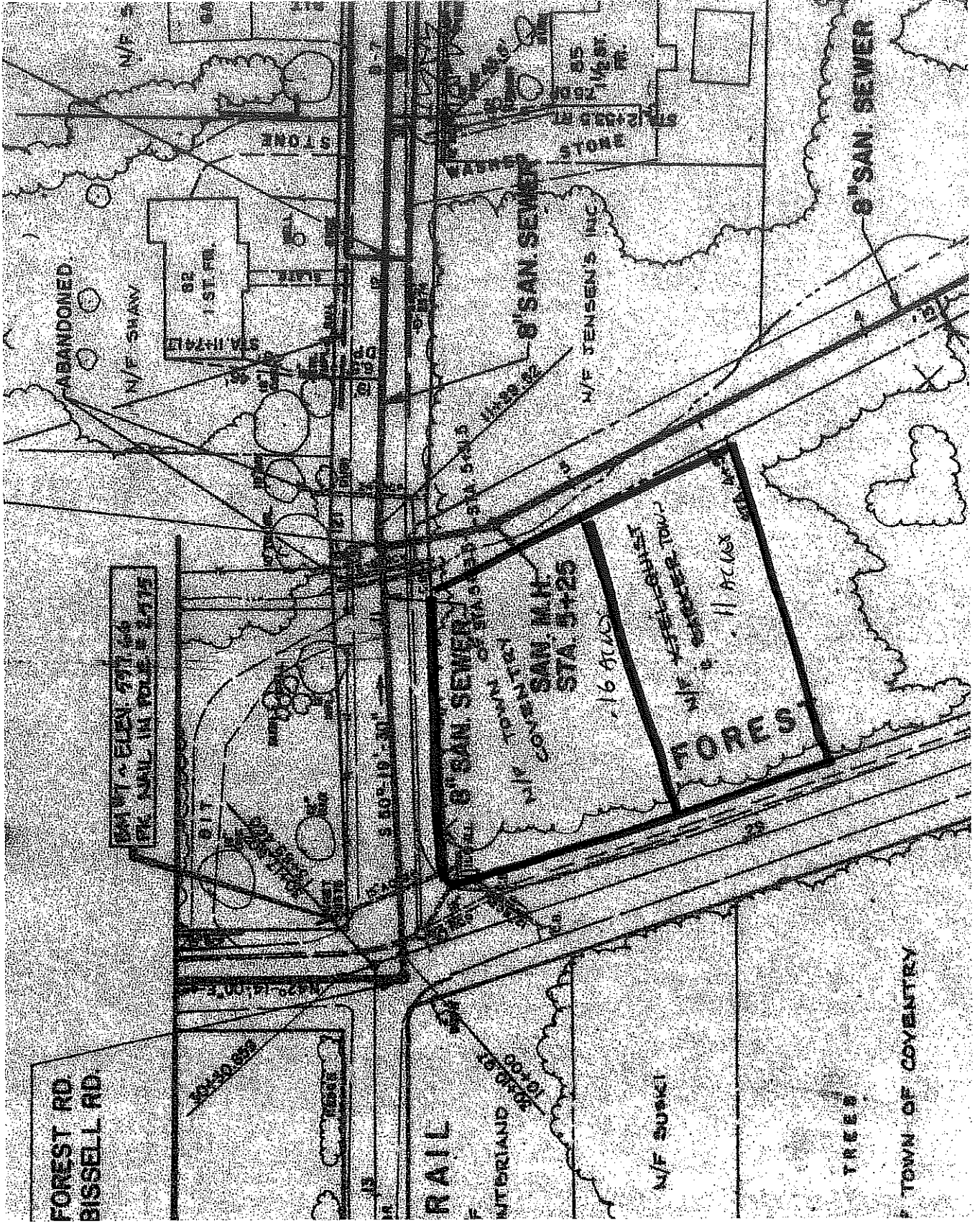
MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Coventry and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 200 feet



0.24 METERM - 400 CA -



FOREST RD.
BISELL RD.

100 FT x 100 FT
PER NAIL IN POLE # 2475

RAIL

WATERLAND
15' x 20'

W/F SHAW

TREE

TOWN OF COVENTRY

ABANDONED.

W/F SHAW

ST. MARK'S
CHURCH

STONE

6" SAN SEWER
W/F TOWN OF COVENTRY
SAN. M.H.
STA. 5+25

16 ACRES

W/F WELLS
W/F WELLS TOWN

FOREST

11 ACRES

W/F JENSEN'S INC

6" SAN SEWER

6" SAN SEWER

FORM 525 TAX COLLECTOR'

Know all Men by these Presents

THAT, WHEREAS, the Town of Coventry did lay taxes as follows: and a rate bill for which, in all respects made out accordingly to law with a warrant thereto attached, was placed in my hands, I being the duly appointed and qualified collector thereof, for collection, and, which taxes became due as listed below:

DATE LAID	MILLS	LIST OF	TAX	DUE DATE
5/25/70	68.2	10/1/69	10.25	7/1/70
5/17/71	71.7	10/1/70	32.27	7/1/71
5/15/72	55.1	10/1/71	34.44	7/1/72
5/21/73	56.2	10/1/72	35.13	7/1/73
5/10/74	63.5	10/1/73	39.69	7/1/74

WHEREAS, FRANK J. KOS, 110 Chambers Street, Manchester, Connecticut upon demand made, neglected and refused to pay the tax set opposite his name in said rate bill, and thereupon on the 10th day of February, A.D. 1975, I levied upon the parcel of real estate hereinafter described for THAT PORTION OF said tax which was assessed thereon, to wit: One Hundred Fifty-One and 78/100 (\$151.78) Dollars and accrued interest and gave due notice thereof to said taxpayer and to

WATERFRONT MANOR ASSOCIATION

as by law provided, which real estate so levied upon is situated in Coventry, Connecticut and bounded and described as follows:

A certain piece or parcel of land, situated in S. Coventry, Conn., and known as lot #11 in Section N, on a map entitled "Waterfront Manor, South Coventry, Conn. owned and developed by The Waterfront Realty Co. Sept. 1936, revised July 1938, Scale: 1" = 100' Sperry & Buell, Inc., Civil Engineers", which map is on file in the Coventry Land Records to which reference is hereby made, and more particularly bounded and described as follows:

NORTHERLY by Forest Road, seventy-three and five-tenths (73.5) feet, more or less;
 EASTERLY by Bissell Road, ninety-two (92) feet, more or less;
 SOUTHERLY by Right-of-Way, forty-eight and nine-tenths (48.9) feet, more or less; and
 WESTERLY by Lot No. 12 in said Section, ninety-four and six-tenths (94.6) feet, more or less.

Said property is not guaranteed buildable under the current zoning regulations.

Said property is subject to taxes on the List of 10/1/74, due and payable 7/1/75.

Said property is subject to covenants and restrictions as of record may appear.

and on the 12th day of April, 1975, 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 notices, I sold at public auction THE WHOLE OF said real estate of

FRANK J. KOS

to wit to the Town of Coventry, a municipal corporation, having its territorial boundaries within the County of Tolland and State of Connecticut inasmuch as no one offered to take any less thereof for the amount due, for the sum of Three Hundred Sixty-one & 19/100 (\$361.19) Dollars, being the amount of the tax levied for, with interest, and my fees.

NOW, THEREFOR, in consideration of the premises, and of said sum of money received to my full satisfaction of said Town of Coventry I hereby bargain and sell unto the premises last above described, with the appurtenances, to have and to hold the same to him and his heirs forever.

AND, ALSO I, the said collector, acting in the name of the Town of Coventry, do by these presents bind said Town forever to warrant and defend the above granted and bargained premises to the said grantee, his heirs 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 18th day of April, 1975.

Signed, Sealed and delivered in the presence of

Edith B. Gerber
Edith B. Gerber
Abbot B. Schwebel
Abbot B. Schwebel

Audrey M. Bray
Audrey M. Bray
Tax Collector of said Town of Coventry

STATE OF CONNECTICUT)
) ss. Coventry
COUNTY OF TOLLAND)

April 18, 1975

Personally appeared AUDREY M. BRAY, Tax Collector of the Town of COVENTRY, Connecticut, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed as such Tax Collector before me.

Received for Record
April 13, 1976 at 9:00 AM

Ruth E. Seneit
Ruth E. Seneit
Ass't. Town Clerk

Abbot B. Schwebel
Commissioner of the Superior Court
~~Notary Public~~ Abbot B. Schwebel

MAP OF WATERFRONT MANOR

SOUTH COVENTRY, CONN.
OWNED AND DEVELOPED BY
THE WATERFRONT REALTY COMPANY.
SEPT. 1936



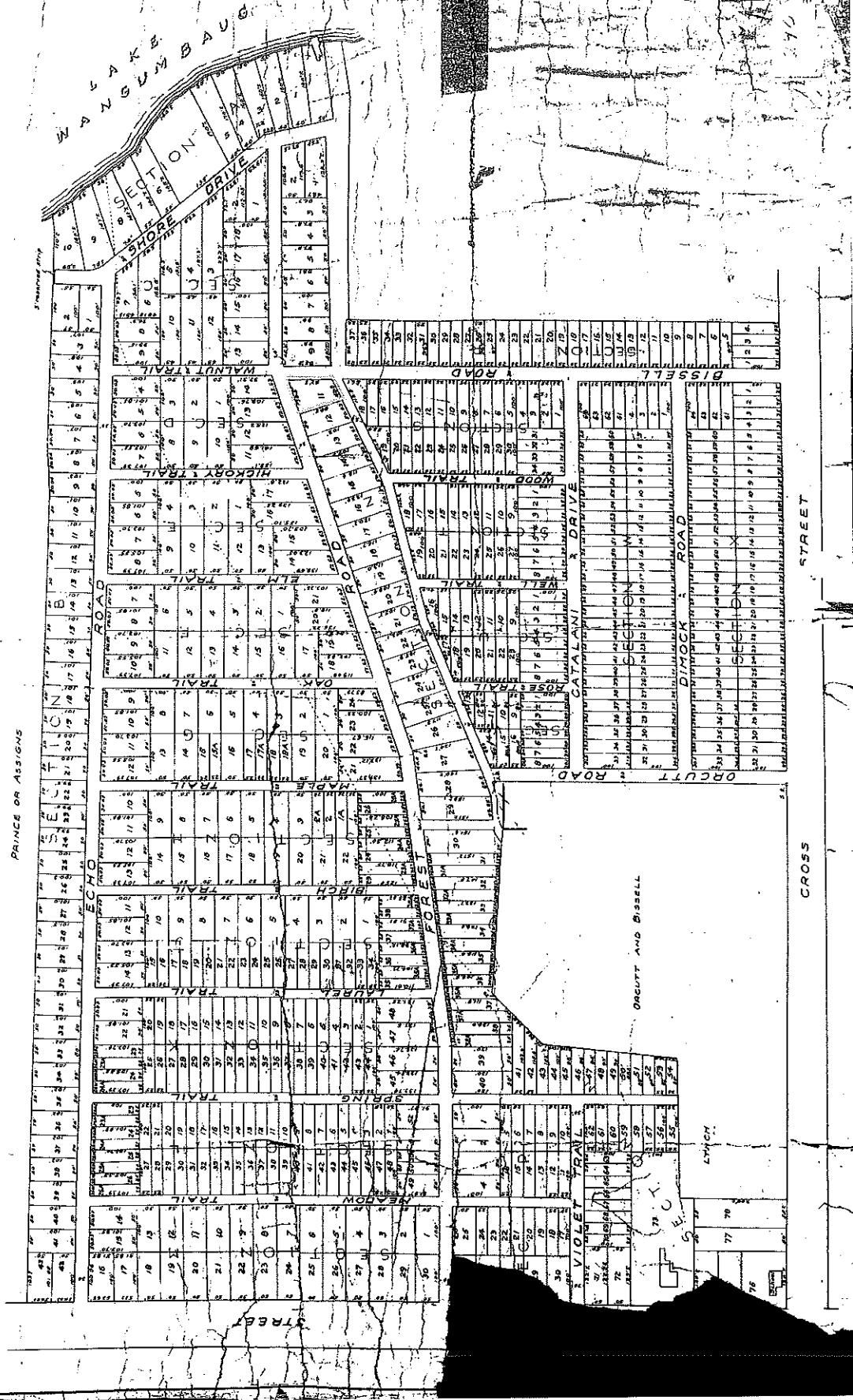
SPERRY & BULL, INC.,
CIVIL ENGINEERS.

This map revised to July 1936

481-21

SCALE 1"=100'

PRINCE OR ASSIGNS





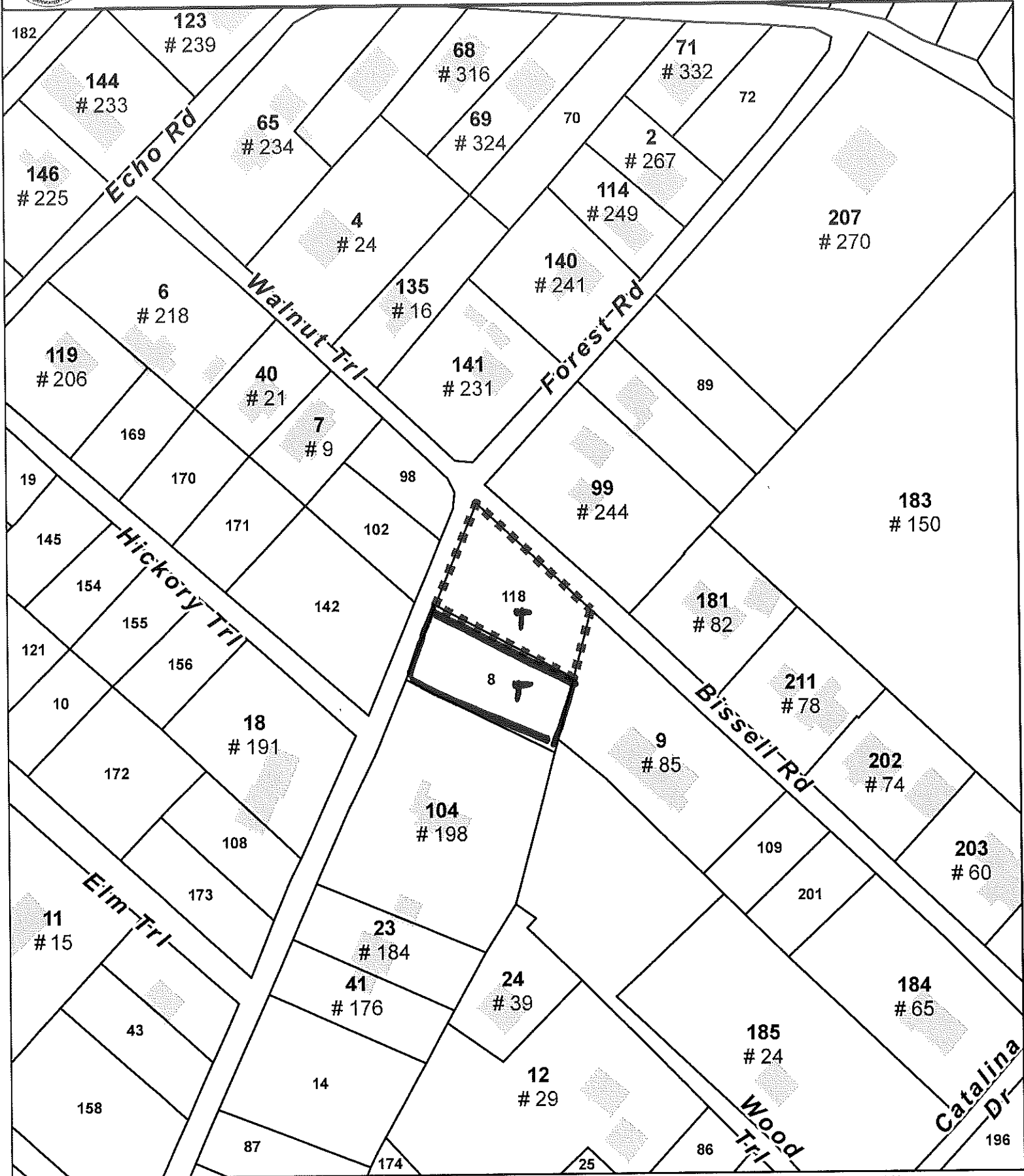
Town of Coventry, Connecticut - Assessment Parcel Map

Parcel: 00P-000N-0011

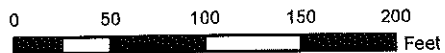
Address: FOREST RD

0.29 - 6,000 sq ft

T = TOWN



Approximate Scale: 1 inch = 100 feet



Map Produced: September 2019/ Grand List: 2019

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Coventry and its mapping contractors assume no legal responsibility for the information contained herein.

Full Town View Reset Map Search Print Select Legend Map Layer

Parcel Detail

[Quick Map](#)

[Summary Card](#)

[Full Assessor Map](#)

Some of these PDF maps are large (2-3 MB) and may take 20 seconds or more to load, even on a DSL connection.

Scroll Down For More Info

Parcel No
00P 000N 0011

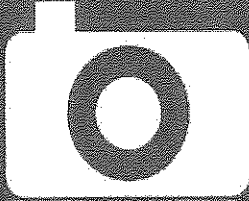
Unique ID
6476

Account
R30202

Owner
COVENTRY TOWN OF

Location
FOREST RD

MAILING ADDRESS
1712 MAIN ST
COVENTRY CT 06238


No Photo Available

#0011
RY TOWN OF

[dsEye Photo](#)

Ft:

☞ SUMMARY PARCEL INFORMATION & MAP DOCUMENTS

PARCEL VALUATIONS

	Appraised Value	Assessed Value
Buildings	0	0
Outbuildings	0	0
Extra Features	0	0
Land	1800	1300
TOTAL:	1800	1300

PROPERTY INFORMATION