



Town of Groton, Connecticut

45 Fort Hill Road
Groton, CT 06340-4394
Town Clerk 860-441-6640
Town Manager 860-441-6630

Meeting Agenda

RTM Community Development & Services Committee

Chairman Dave Ferreira, Representatives Scott Aument, Susan Chase-Hildebrand, Karen Hatcher, Jack Sebastian, Dana Semeraro and Lori Watrous

Monday, July 09, 2012

6:30 PM

TOWN HALL ANNEX-Community Room 3

SPECIAL MEETING

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **UNFINISHED BUSINESS**
4. **NEW BUSINESS**

2012-0048 Purchase of Spicer Properties, Thomas Road

RESOLUTION AUTHORIZING THE PURCHASE OF THE SPICER PROPERTIES, THOMAS ROAD

WHEREAS, three Spicer properties on Thomas Road were identified as desirable for conservation in the 2002 Plan of Conservation and Development, and

WHEREAS, the acquisition and use of the tracts for conservation and passive recreational purposes has been endorsed by the Town's Conservation Commission and the Town's Planning Commission, and

WHEREAS, the acquisition and use of the Spicer properties would also be consistent with both the State and Regional Plans of Conservation and Development, the 2008 City of Groton Plan of Conservation and Development, the State Department of Environmental Protection's (DEP) Green Plan, and other related State, regional and local plans and initiatives, including but not necessarily limited to the State DEP's Long Island Sound Stewardship Initiative, the State DEP's Statewide Comprehensive Outdoor Recreation Plan, the Southeastern Connecticut region's 2005 Hazard Mitigation Plan, and the State DEP Coastal and Estuarine Land Conservation Program, and

WHEREAS, the Town has obtained grant funding and accrued funds for the purpose of land conservation through a fee in lieu of open space provision in its subdivision regulations, as well as through its capital improvement program, and

WHEREAS, the Groton Town Council has previously authorized the preparation and signing of a purchase sales agreement to purchase the Spicer properties for \$960,000, now therefore be it

RESOLVED, that Mark R. Oefinger, Town Manager is hereby authorized to acquire, for the sum of \$960,000 pursuant to the provisions of the previously authorized purchase sales agreement, three tracts known as the Spicer properties and identified as follows:

Tract #1

Location/PIN: 155 Thomas Road/169813033078

Ownership: Doris Pulaski (Trustee)

Tract #2

Location/PIN: 0 Thomas Road/168816937659

Ownership: William C. Spicer Jr. Estate

Tract #3

Location/PIN: 0 Thomas Road/168820918875

Ownership: William C. Spicer III

and be it further

RESOLVED, that \$650,000 of the purchase price will come from the State of Connecticut Open Space and Watershed Lands Acquisition Grant and \$310,000 will come from the Town's Open Space Fund, and be it further

RESOLVED, that the Town Council authorizes the expenditure of up to \$25,000 from the Town's Open Space Fund for administrative costs associated with the land purchase, and be it further

RESOLVED, that the Town Manager is hereby authorized to accept the deeds for said parcels upon approval of the Town Attorney.

Refer to RTM.

Legislative History

2/6/2012 Mayor Referred Town Council Committee of the W

2/14/2012 Town Council Committee of the Whole Discussed

Town Manager Oefinger explained that he hopes to have a signed agreement for purchase of the Spicer properties at the February 28th meeting. The Planning Commission has expressed support for the acquisition in response to the CGS Sec. 8-24 referral. Town staff continue to work on grants. The terms and conditions previously discussed with the Council are acceptable to the Spicer family.

2/28/2012 Town Council Committee of the Whole Discussed

The Town Manager is seeking authorization from the Town Council to start the acquisition process for the Spicer properties on Thomas Road. The terms and conditions discussed in executive session are acceptable to the Spicer family and there is a time deadline associated with the state grant.

2/28/2012 Town Council Committee of the Whole Recommended for a Resolution

3/6/2012 Town Council Tabled

3/6/2012 Town Council Committee of the Whole Not Discussed

3/6/2012 Town Council Deleted from Referral List - Action to be taken

3/6/2012 Town Council Discussed

The Town Manager met with the Attorney Callahan and staff from Planning and Development. The purchase agreement is almost done, and the Town will be asking DEEP for an extension of the grant award. Normally there is earnest money when entering into a purchase agreement, and the Town Manager recommended \$1,000. This item will be placed on the Committee of the Whole agenda.

5/8/2012 Town Council Committee of the Whole Discussed

The Town Manager noted that the RTM has not yet reviewed the open space account in the budget, which includes additional funding that will be put toward this purchase. This item was deferred to the next Committee of the Whole meeting.

5/22/2012 Town Council Committee of the Whole Discussed

During the FYE 2013 budget deliberations, the RTM allocated \$75,000 to the open space fund which will be

used for the purchase of the Spicer property. The Town Manager had requested \$100,000, but the RTM cut \$25,000, which is the normal allocation to the fund. A Purchase Sales Agreement has been signed by all parties. The total purchase price is \$960,000 with \$650,000 coming from a state grant and \$310,000 coming from the open space fund.

The Town Manager requested authorization for preparation of the deed and acceptance of the property.

Councilor O'Beirne asked what stipulations would be placed on the land as a result of the state grant. The Town Manager stated those restrictions can be provided to the Council. Councilor O'Beirne stated he is specifically interested in use of the lake.

5/22/2012	Town Council Committee of the Whole	Recommended for a Resolution	
6/5/2012	Town Council	Deleted from Referral List - Action to be taken	
6/5/2012	Town Council	Adopted and Referred	Representative Town Meeting
	<i>A typographical error was cited by the Town Manager. In the second resolved paragraph, "\$360,000" should be changed to "\$310,000".</i>		
6/13/2012	Representative Town Meeting	Referred	RTM Community Development &

5. Consideration of Committee Referral Items as per Referral List

6. ADJOURNMENT

For the committee to meet, we need a quorum. Please let the clerk's office (441-6643) know ASAP if you will not be able to attend this meeting.