



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Thomas F. Cooke - Director of Administrative Services

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Date of submission:** **May 21, 2013**

2. **Date of Board Meeting:** **May 29, 2013**

3. **Individual or Entity making the submission:** **Richard L. Sawitzke**

4. **Action requested of the Board of Selectmen** (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):
The Individual or Entity making the submission requests that the Board of Selectmen:

Release of excess road row to abutters, per the abutters' request of 4/25/13. This land was left over from The Firetown Road reconstruction in the 1980's. The Town has no need for this excess row; release to the abutters will enhance their property. The abutters have also agreed to release a portion of their land on the opposite side of the street in order to establish a uniform street row. The abutters have prepared the required map and will prepare the deeds for town counsel review.

The net land area is 0.043 acres, with a surplus land value of \$180.60, according to the valuation used by the assessor's office for surplus land. The Board needs to refer this proposal to the Planning Commission for CGS 8-24 review.

5. **Individual(s) responsible for submission** (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.):

Richard L. Sawitzke, Town Engineer
6. **Summary of Submission** (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether

Telephone (860) 658-3230
Facsimile (860) 658-9467

tcooke@simsbury-ct.gov
www.simsbury-ct.gov

An Equal Opportunity Employer
8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Friday

or not contracts, licenses and other legal documents have been reviewed by the Town's counsel; and (v) other information that will inform the Board of Selectmen's consideration of your submission. Include any additional information in an attached memorandum.):

- i. NA
- ii. Town of Simsbury and owners of 10 and 18 Firetown road (Grella and Salvatore)
- iii. NA
- iv. Deeds need to be reviewed by Town Counsel
- v. Map attached, showing row to be released and land to be provided to the Town.

7. **Description of documents included with submission** (All documents must be in final form and signed by the appropriate party.):

The following documents are included with this submission and attached hereto:

Map.

Letter from Town Engineer, dated 5/23/13.



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Richard Sawitzke

Town Engineer, Director of Capital Projects

May 23, 2013

Board of Selectmen
Town of Simsbury
Town Offices
933 Hopmeadow Street
Simsbury, CT 06070-0495

Dear Selectmen:

**Subject: Firetown Road
Release of residual road right-of-way**

Mr. & Mrs. Grella and Mr. John Salvatore, owners of property at 10 & 8 Firetown Road have requested the release of residual right-of-way in front of #8 Firetown Road. This residual right-of-way was created when Firetown Road's alignment was improved by the State in conjunction with intersection work at Firetown Road and West Street (Route 167) in the 1980's. The owners will release property on the opposite side of Firetown Road to the Town in order to maintain a consistent right-of-way for the road.

While the release will improve the front yard setback for the owners, the value of the net property transactions is small, as summarized below.

Land released to House #8	0.059 acres
Land released to Town	<u>0.016 acres</u>
Net land to Grella/Salvatore	0.043 acres

According to the Assessor, surplus land carries a value of \$4200/acre. Therefore, the value of the net land transaction is \$180.60. At 70% assessed value and a mill rate of 38.51, the tax amount would be \$4.87/year.

Telephone (860) 658-3260
Facsimile (860) 658-3205

rsawitzke@simsbury-ct.gov
www.simsbury-ct.gov

An Equal Opportunity Employer
8:30 - 7:00 Monday
8:30-4:30 Tuesday through Friday

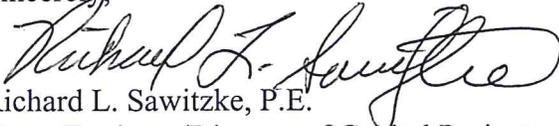
Firetown Road - ROW Release
May 23, 2013
Page 2 of 2

The property owners have paid for the survey and map, and have indicated they will pay for preparation and recording of deeds. The cost of this work is in excess of the land value.

Therefore, I recommend considering release of the land to the Grellas and Salvatore, after CGS 8-24 referral to the Planning Commission.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard L. Sawitzke". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Richard L. Sawitzke, P.E.
Town Engineer/Director of Capital Projects

April 25, 2013



Joseph D. & Ann Marie S. Grella
10 Firetown Road
Simsbury, CT 06070

John Salvatore
18 Haystack Road
Wethersfield, CT 06019

Honorable Mary A Glassman, First Selectman
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070

Re: 8 Firetown Road

Dear Mrs. Glassman,

Ann Marie S. Grella and John P. Salvatore own their family home located at 8 Firetown Road. We are writing to you in order to request the release of the excess street right of way in front of our family home located at 8 Firetown Rd.

We are requesting this release to simplify the property lines for 8 Firetown Rd.

As part of this process, we also agree to release to the Town the land on the opposite side of the street at 7 Firetown Road which is owned by Joseph D. Grella and Ann Marie S. Grella. This release will bring this section of Firetown Road in compliance with Town regulations (Please refer to the map provided for details).

We would like to thank you in advance for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to be "JD Grella".

Joseph D. Grella

A handwritten signature in blue ink, appearing to be "Ann Marie Grella".

Ann Marie Grella

A handwritten signature in blue ink, appearing to be "John P. Salvatore".

John P. Salvatore

cc: Richard Sawitzke