

BOARD OF WATER COMMISSION

SPECIAL MEETING AGENDA

TUESDAY, JANUARY 23, 2024

IMMEDIATELY FOLLOWING BOARD OF SEWER COMMISSION MEETING

1. Call to Order
2. To review, edit, and approve the minutes of the December 28, 2023 Special Board Meeting

Documents:

[BOWC DRAFT DECEMBER 28 2023 SPECIAL MEETING MINUTES.PDF](#)

3. To review, edit and approve Department Reports for the month of December 2023.

Documents:

[BOWC DEPARTMENT REPORTS FOR DECEMBER 2023.PDF](#)

4. Customer Correspondence

- a. To Discuss 218 Farmington Avenue And To Take Any Necessary Action.

Documents:

[01-16-24 CUSTOMER CORRESPONDENCE - 218 FARMINGTON AVENUE.PDF](#)

5. Committee Reports

- a. To Discuss The Budget Committee And Take Any Action As Necessary.

6. To discuss 5.2 Acre Parcel in Harwinton that abuts City of Bristol Watershed Property and take any action as necessary.

Documents:

[5.2 ACRE PARCEL HARWINTON ABUTS CITY OF BRISTOL WATERSHED PROPERTY.PDF](#)

7. To discuss Map 30 Lot R4-1 Prospect Street and take any action as necessary.

Documents:

[MAP 30 LOT R4-1 PROSPECT ST.PDF](#)

8. To discuss Harwinton Assessment for 209 Woodchuck Lane, Terryville Rd Map E2 Lot 01 Unit 001, Terryville Rd Map E2 Lot 01 Unit 002 and take any action as necessary.

Documents:

[NOTICE OF ASSESSMENT FOR 209 WOODCHUCK LN HARWINTON CT.PDF](#)
[NOTICE OF ASSESSMENT FOR TERRYVILL RD MAP E2 LOT 01 UNIT](#)

0001.PDF
NOTICE OF ASSESSMENT FOR TERRYVILLE RD MAP E2 LOT 01 UNIT
0002.PDF

9. Adjournment

Next Meeting: February ,20, 2024 at 6:15 p.m.

BOARD OF WATER COMMISSION

DECEMBER 28, 2023 – SPECIAL MEETING

PRESENT by videoconference: Chairperson Phelan and Commissioner Ferrier; Council Liaison Jacqueline Olsen.

PRESENT: Commissioners Dunn, and Porrini.

ABSENT: Commissioner Cunningham.

STAFF PRESENT: Superintendent Robert Longo and Office Manager Dawn LaBella.

1) CALL TO ORDER.

Chairperson Phelan called the meeting of the Board of Water Commissioners to order at 8:50 a.m.

2) TO REVIEW, EDIT, AND APPROVE THE MINUTES OF THE NOVEMBER 21, 2023 REGULAR BOARD MEETING.

On motion of Commissioner Dunn and seconded, it was unanimously voted to approve the minutes as presented.
Motion passed.

3) TO REVIEW, EDIT, AND APPROVE THE DEPARTMENT REPORTS FOR THE MONTH OF NOVEMBER.

On motion of Commissioner Dunn and seconded, it was unanimously voted to approve the Department Reports as presented.
Motion passed

4) COMMITTEE REPORTS.

a. To discuss the Budget Committee and appoint members as necessary.

Chairperson Phelan appointed Commissioner Dunn to serve on the Budget Committee for the Fiscal Year 2024-2025

5) TO REVIEW, EDIT, AND APPROVE THE BOARD OF WATER COMMISSION 2024 MEETING SCHEDULE.

On motion of Commissioner Dunn and seconded, it was unanimously voted to approve the 2024 Meeting Calendar as presented.
Motion passed unanimously.

6) TO NOMINATE AND ELECT OFFICERS FOR THE 2024 CALENDAR YEAR.

Commissioner Dunn nominated, it was seconded and passed unanimously that Commissioner Phelan serve as Chairperson for the Board of Water & Sewer Commission for the 2024 Calendar Year.

Commissioner Phelan nominated, it was seconded and passed unanimously that Commissioner Dunn serve as Vice Chairperson for the Board of Water & Sewer Commission for the 2024 Calendar Year.

7) ADJOURNMENT.

At 8:55 a.m., on motion of Commissioner Dunn and seconded, it was unanimously voted to adjourn.

ATTEST: _____

Renee M. LaMarre
Water & Sewer Administrative Assistant

DRAFT

**BRISTOL WATER DEPARTMENT
DECEMBER 2023**

WATER BILLING

Water Bills rendered December 2023	<u>\$758,528.64</u>
Water Bills remaining unpaid as of December 2023	<u>\$327,805.07</u>

PRECIPITATION

For the Month	<u>9.74 "</u>	Normal	<u>4.30 "</u>	Departure from Normal	<u>5.44 "</u>
For the Year	<u>73.38 "</u>	Normal	<u>47.84 "</u>	Departure from Normal	<u>25.54 "</u>

RESERVOIR CAPACITY

Total Available Capacity - December 2023	<u>1,220,700,000</u>	Gallons	<u>95.490%</u>
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PRODUCTION

Monthly Production - December 2023	<u>151,376,000</u>	Gallons
Monthly Production - December 2022	<u>142,945,200</u>	Gallons

CASH STATEMENT WATER	
BALANCE:DEC 1 2023	3,013,916.80
REVENUE:	
ACCOUNTS RECEIVABLE	599,208.21
SERVICE ACCOUNTS	11,357.15
FINES	
SEWER ACCOUNTS	511,397.02
LIENS	524.63
PENALTIES	3,861.11
REMOVE METER	100.00
CLOSING COSTS	4,275.00
REINSTATE FEES	3,250.00
ASSESSMENTS	
ADMIN FEE/LIENS (WPC)	490.00
LAND LEASE	2,436.27
CELL TOWER LEASE	16,736.05
SCRAP METAL SALES	
TIMBER SALES	
TOTAL REVENUE:	1,153,635.44
TOTAL REVENUE SUPER NOW CHECKING ACCOUNT	1,153,635.44
DISBURSEMENTS (VOUCHERS):	670,126.09
TRANSFERS:	
SEWER TRANSFER (BWSD)	511,397.02
TRANSFER TO PROCUREMENT ACCOUNT	5,000.00
<u>ACCOUNT BALANCES:</u>	
SUPER NOW CHECKING ACCOUNT	
BALANCE: DEC 31 , 2023	2,981,029.13
GOALS ENABLING FUND	
BALANCE: DEC 31 , 2023	5,542,967.16
CONSTRUCTION ACCOUNT	
BALANCE: DEC 1, 2023	105,970.57
DEPOSIT	5,533.00
DISBURSEMENTS	(4,390.00)
BALANCE: DEC 31, 2023	107,113.57
PAYROLL CASH ACCOUNT	
BALANCE: DEC 1, 2023	193,391.66
DEPOSIT	262,869.54
DISBURSEMENTS	(257,119.50)
BALANCE: DEC 31, 2023	199,141.70

2023 2024 BRISTOL WATER DEPARTMENT BUDGET																		
CLASSIFICATION	APPROVED BUDGET		EXPENDED JULY		EXPENDED AUGUST		EXPENDED SEPTEMBER		EXPENDED OCTOBER		EXPENDED NOVEMBER		EXPENDED DECEMBER		EXPENDED TO DATE		%	
	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024
SALARIES	\$	2,910,770.00	\$	266,870.95	\$	247,951.99	\$	198,494.50	\$	177,391.54	\$	295,079.09	\$	220,205.93	\$	1,405,994.00	48.30%	
FRINGE BENEFITS	\$	1,626,455.00	\$	158,944.06	\$	104,685.53	\$	104,400.23	\$	100,108.99	\$	107,229.62	\$	104,319.38	\$	679,687.81	41.79%	
OPERATING SERVICES	\$	2,515,492.00	\$	215,336.70	\$	149,162.46	\$	218,989.94	\$	130,265.46	\$	217,279.81	\$	227,113.59	\$	1,156,147.96	46.04%	
MATERIALS & SUPPLIES	\$	1,127,245.00	\$	74,211.19	\$	120,862.82	\$	104,390.72	\$	62,124.98	\$	158,350.40	\$	98,156.42	\$	618,096.53	54.83%	
CAPITAL OUTLAY	\$	1,181,141.00	\$	17,970.00	\$	26,986.45	\$	64,229.57	\$	3,729.57	\$	52,969.00	\$	41,618.90	\$	207,503.49	17.57%	
GRAND TOTAL	\$	9,361,103.00	\$	733,332.90	\$	649,649.25	\$	690,504.96	\$	473,620.54	\$	830,907.92	\$	691,414.22	\$	4,069,429.79	43.47%	
OPERATING SERVICES																		
LIGHT & POWER	\$	410,505.00																
TELEPHONE	\$	24,240.00	\$	2,230.49	\$	35,594.68	\$	38,629.77	\$	32,517.52	\$	57,446.24	\$	34,027.85	\$	198,216.06	48.29%	
POSTAGE	\$	29,900.00	\$	6,000.00	\$	3,092.63	\$	6,000.00	\$	6,000.00	\$	3,000.00	\$	3,000.00	\$	27,092.63	90.61%	
ADVERTISING	\$	1,000.00																
CLOTHING/UNIFORMS	\$	6,680.00	\$	692.04														
MAINTENANCE/SERVICE	\$	75,720.00	\$	1,733.49	\$	594.74	\$	9,764.25	\$	1,435.78	\$	2,757.42	\$	11,063.05	\$	27,348.73	36.12%	
LEASE	\$	12,349.00	\$	1,412.00	\$	251.36	\$	1,271.10	\$	1,319.61	\$	1,327.00	\$	1,271.10	\$	5,525.17	44.74%	
CONFERENCE & MEMBERSHIP	\$	30,550.00	\$	250.00	\$	1,434.50	\$	3,494.11	\$	2,730.00	\$	1,327.00	\$	3,287.76	\$	12,523.37	40.99%	
TAXES	\$	605,783.00	\$	50,481.92	\$	50,481.92	\$	50,481.92	\$	50,481.92	\$	50,481.92	\$	50,481.92	\$	302,891.52	50.00%	
PROFESSIONAL SERVICES	\$	264,220.00	\$	2,971.78	\$	4,097.74	\$	95,283.30	\$	14,630.91	\$	26,834.61	\$	15,576.27	\$	159,394.61	60.33%	
LIENS	\$	6,300.00	\$	110.00	\$	255.00	\$	225.00	\$		\$	105.00	\$	245.00	\$	940.00	14.92%	
MISCELLANEOUS	\$	6,570.00	\$	358.07	\$	464.07	\$	337.07	\$	749.07	\$	502.41	\$	613.82	\$	3,024.51	46.04%	
CONTRACTOR SERVICES	\$	616,600.00	\$	41,316.48	\$	16,914.11	\$	55,141.65	\$	2,837.56	\$	61,583.20	\$	98,303.30	\$	226,096.30	36.67%	
DEBT SERVICES	\$	134,275.00	\$	54,002.07	\$	6,727.07	\$	6,727.07	\$	6,727.07	\$	6,727.07	\$	6,727.07	\$	87,637.42	65.27%	
SEWER USE FEE	\$	10,800.00	\$		\$		\$		\$	8,100.00	\$		\$		\$	100.00	75.00%	
NEW BRITAIN AGREEMENT	\$	280,000.00	\$	53,778.36	\$	27,645.80	\$		\$		\$		\$		\$	81,424.16	29.08%	
TOTAL OPERATING SERVICES	\$	2,515,492.00	\$	215,336.70	\$	149,162.46	\$	218,989.94	\$	130,265.46	\$	217,279.81	\$	227,113.59	\$	1,168,147.96	46.04%	
SUPPLIES AND MATERIALS																		
MOTOR FUELS	\$	62,857.00	\$		\$	6,214.00	\$	6,266.34	\$		\$	5,722.24	\$	12,077.88	\$	30,280.46	48.17%	
OFFICE SUPPLIES	\$	33,285.00	\$	1,177.57	\$	7,493.94	\$	1,557.91	\$	1,446.38	\$	1,038.34	\$	1,332.06	\$	14,106.20	42.39%	
MAINTENANCE SUP & MATERIALS	\$	387,000.00	\$	52,041.36	\$	60,041.46	\$	34,865.33	\$	21,650.68	\$	118,410.79	\$	40,380.64	\$	327,390.26	84.60%	
MV PARTS & SUPPLIES	\$	15,150.00	\$	142.13	\$	1,981.55	\$	2,941.14	\$	5,185.36	\$	2,093.85	\$	316.70	\$	12,640.73	83.44%	
MV SERVICE & REPAIRS	\$	44,000.00	\$	87.90	\$	184.37	\$	9,090.37	\$	6,652.03	\$	2,725.36	\$	2,258.99	\$	20,999.02	47.73%	
FUEL OIL	\$	41,250.00	\$		\$		\$		\$		\$		\$		\$	127.30	19.70%	
CHEMICAL TREATMENT	\$	270,000.00	\$	5,991.40	\$	30,196.67	\$	34,898.80	\$	27,190.53	\$	28,299.82	\$	33,662.85	\$	160,240.07	59.39%	
INSURANCE	\$	273,703.00	\$	14,770.83	\$	14,770.83	\$	14,770.83	\$		\$		\$		\$	44,312.49	16.19%	
TOTAL SUPPLIES & MATERAILS	\$	1,127,245.00	\$	74,211.19	\$	120,862.82	\$	104,390.72	\$	62,124.98	\$	158,350.40	\$	98,156.42	\$	618,096.53	54.83%	
CAPITAL OUTLAY																		
CAPITAL EQUIPMENT	\$	200,000.00	\$		\$		\$		\$		\$		\$		\$	618.90	20.81%	
CAPITAL OUTLAY	\$	585,000.00	\$		\$	21,586.45	\$	61,815.00	\$		\$		\$		\$	83,401.45	14.26%	
MISC. UTILITY ASSETS	\$	396,141.00	\$	17,970.00	\$	5,400.00	\$	2,414.57	\$	3,729.57	\$	52,969.00	\$		\$	82,483.14	20.82%	
CAPITAL OUTLAY TOTAL	\$	1,181,141.00	\$	17,970.00	\$	26,986.45	\$	64,229.57	\$	3,729.57	\$	52,969.00	\$	41,618.90	\$	207,503.49	17.57%	
GRAND TOTAL	\$	9,361,103.00	\$	733,332.90	\$	649,649.25	\$	690,504.96	\$	473,620.54	\$	830,907.92	\$	691,414.22	\$	4,069,429.79	43.47%	

CITY OF BRISTOL WATER DEPARTMENT CAPITAL OUTLAY BUDGET YEAR 2023-24									
	BUDGET REQUEST 2023-2024	EXPENDED JULY 2023	EXPENDED AUG 2023	EXPENDED SEPT 2023	EXPENDED OCT 2023	EXPENDED NOV 2023	EXPENDED DEC 2023	EXPENDED TO- DATE	
CAPITAL EQUIPMENT									
FORD F550 4WD W/ UTILITY BODY (REPLACE TRUCK 6) REPLACE WATERSHED VEHICLE	\$110,000.00 \$90,000.00						\$41,618.90	\$0.00 \$41,618.90	\$0.00 \$41,618.90
TOTAL CAPITAL EQUIPMENT	\$200,000.00		\$0.00	\$0.00	\$0.00	\$0.00	\$41,618.90	\$0.00 \$41,618.90	\$0.00 \$41,618.90
UTILITY ASSETS									
DISTRIBUTION SECTION									
(2) Demo Saws	\$1,200.00							\$0.00	\$0.00
(2) Pipe Locators	\$5,000.00							\$0.00	\$0.00
Signage	\$3,000.00							\$0.00	\$0.00
Mueller Power Operator	\$5,000.00		\$5,400.00					\$5,400.00	\$5,400.00
(3) Pin Locators	\$6,000.00							\$0.00	\$0.00
(1) Jumping Jack Compressor	\$4,500.00					\$4,525.00		\$4,525.00	\$4,525.00
Insertion Valves	\$40,000.00							\$0.00	\$0.00
Regulator Repairs	\$20,000.00							\$0.00	\$0.00
(2) Automatic Flushers	\$20,000.00							\$0.00	\$0.00
TOTAL UTILITY ASSETS DISTRIBUTION SECTION	\$104,700.00	\$0.00	\$5,400.00	\$0.00	\$0.00	\$4,525.00	\$0.00	\$0.00 \$4,525.00	\$0.00 \$9,925.00
METER SHOP SECTION									
5/8" Meters 650@149	\$96,850.00	\$4,470.00						\$4,470.00	\$20,270.00
Transmitters 500 @135.00	\$67,500.00	\$13,500.00						\$13,500.00	\$42,462.27
1 1/2" T-10 METER (10)	\$7,335.00			\$962.27				\$962.27	\$0.00
1" T-10 METER (10)	\$3,427.00								\$0.00
2" T-10 METER (10)	\$9,405.00								\$0.00
3" NEPTUNE TR/FLO COMPUND UME	\$2,564.00								\$0.00
3" NEPTUNE HP TURBINE UME	\$1,283.00								\$0.00
3/4" T-10 METER(20)	\$4,935.00								\$1,452.30
R900 Belt Clip Transceiver	\$13,333.00								\$0.00
Schonstedt Model GA-52Cx (2)	\$2,109.00								\$0.00
TOTAL UTILITY ASSETS METER SHOP SECTION	\$208,741.00	\$17,970.00	\$0.00	\$2,414.57	\$0.00	\$43,800.00	\$0.00	\$0.00 \$2,414.57	\$0.00 \$64,184.57

2023 SHUT-OFFS BREAKDOWN Still off to date for non-pay: (36)

MONTH/ DISTRICT	TERMINATION LETTERS SENT	DOOR HANGERS DELIVERED	# ACCTS. OUTSTANDING @ SHUT-OFF DAY	# ACCTS. ACTUALLY SHUT-OFF THROUGHOUT SHUT-OFF DAY	# ACCTS. STILL OFF @ END OF SHUT-OFF DAY	# ACCTS. THAT REMAINED OFF @ END OF MONTH
JANUARY 03	435	376	28	19	11	6
FEBRUARY 01	347	245	27	15	4	1
MARCH 02	406	271	22	15	4	2
APRIL 03	361	277	29	18	6	4
MAY 01	367	252	36	22	7	2
JUNE 02	417	295	27	20	6	4
JULY 03	414	337	33	20	5	3
AUGUST 01	370	264	31	23	8	7
SEPTEMBER 02	429	317	31	26	9	5
OCTOBER 03	459	360	30	21	10	4
NOVEMBER 01	524	360	60	43	13	6
DECEMBER 02	442	290	31	25	6	3

BEFORE RECEIVING A TERMINATION LETTER, THE CUSTOMER HAS RECEIVED THEIR ORIGINAL BILL PLUS A SECOND AND THIRD NOTICE.
 Example: Invoiced 8/1, 2nd Notice 9/1, 3rd Notice 10/1. THE TERMINATION LETTER IS SENT APPROX. 1 WEEK AFTER 3RD NOTICE. DOOR HANGERS FOLLOW
 IN 1-2 WEEKS WITH SHUT-OFF DAY 1 WEEK LATER.



What are you looking for?

Current Monthly Summary ★

Current Month Payment Summary

Payment Type	Number Of Transactions	Total Paid	Invoice Count
Credit/Debit Card	701	\$105,256.36	No records to display.
EFT (Check)	215	\$32,829.44	
Online Bank Direct	205	\$26,030.27	
PayPal	59	\$8,665.59	
PayPal Credit	3	\$488.02	
Venmo	5	\$675.39	
Total	1188	\$173,945.07	

Monthly Invoice Summary

Invoice Count

No records to display.

Paperless Statistics

Invoice Type	Paperless
Water	6834

Auto-Pay Statistics

Invoice Type	AutoPay
Water	3207

Customer Registration Statistics

Customer Count	Registered Count	Registered %
22291	10427	46.78

Pay By Text Registration Statistics

Customer Count	Registered Count	Registered %
4404	3450	78.34

Acct # 0301363000

1-3-2024

Mamie K. Cannady

218 Farmington Ave, Bristol, CT 06020

To: Commissioner

I Mamie K. Cannady @ 218 Farmington Ave
Bristol, CT. Experience a loss of water
on 12-31-23 Due to a water main Break
I was told by customer service on
the emergency number @ 860 583-6504 that
the water was ~~out~~^{out} @ 7:00 PM on 12-31-23
and was told that ~~if~~ They had no time
when we have our water back on. I called
10:07 AM spoke for 42 min I called @ 1:15 PM +
spoke for 6 min and called again @ 6:42 PM + was
informed we may need to find a place to stay.
we are asking for \$86.00 regarding the cost
of the water we had to purchase + inconvenience
of having to stay else where because customer service
couldn't give a time when we would have water back on.

Thank-you

Mamie K. Cannady

R LAMARRE

JAN 03 2024

IF you have any questions, I can be reached
@ 860-329-6680 or (860) 584-6909

Donald E. Day, Jr.
One Walnut Lane
Avon, Connecticut 06001

10 January 2024

Mayor Jeffrey Caggiano
City of Bristol
111 North main Street
Bristol, Connecticut 06010

Dear Mayor:

I currently own a 5.2 acre parcel in Harwinton that abuts City of Bristol watershed property. I'd like to explore with you the possibility that the city might want to acquire this land and add it to the watershed.

Recently completed revaluation by the Town of Harwinton places the fair market value of the parcel at \$38,657. I am willing to sell it to you for only \$5,000 (and consult with my accountant about taking the remaining value as a charitable deduction on my income tax return). I believe this represents a very attractive opportunity for the City of Bristol.

By way of History, I acquired the parcel at a tax sale some years ago and I've only used it for personal recreation. Unfortunately, that is no longer possible as I am partially paralyzed as a result of a stroke and am now receiving a fair amount of spousal pressure to dispose of the property.

The parcel is located on the north side of Rocky Road East. My gut tells me that there is enough value in the hardwood timber growing there as to make harvesting it a proposition that could recover the modest acquisition cost in a single harvest.

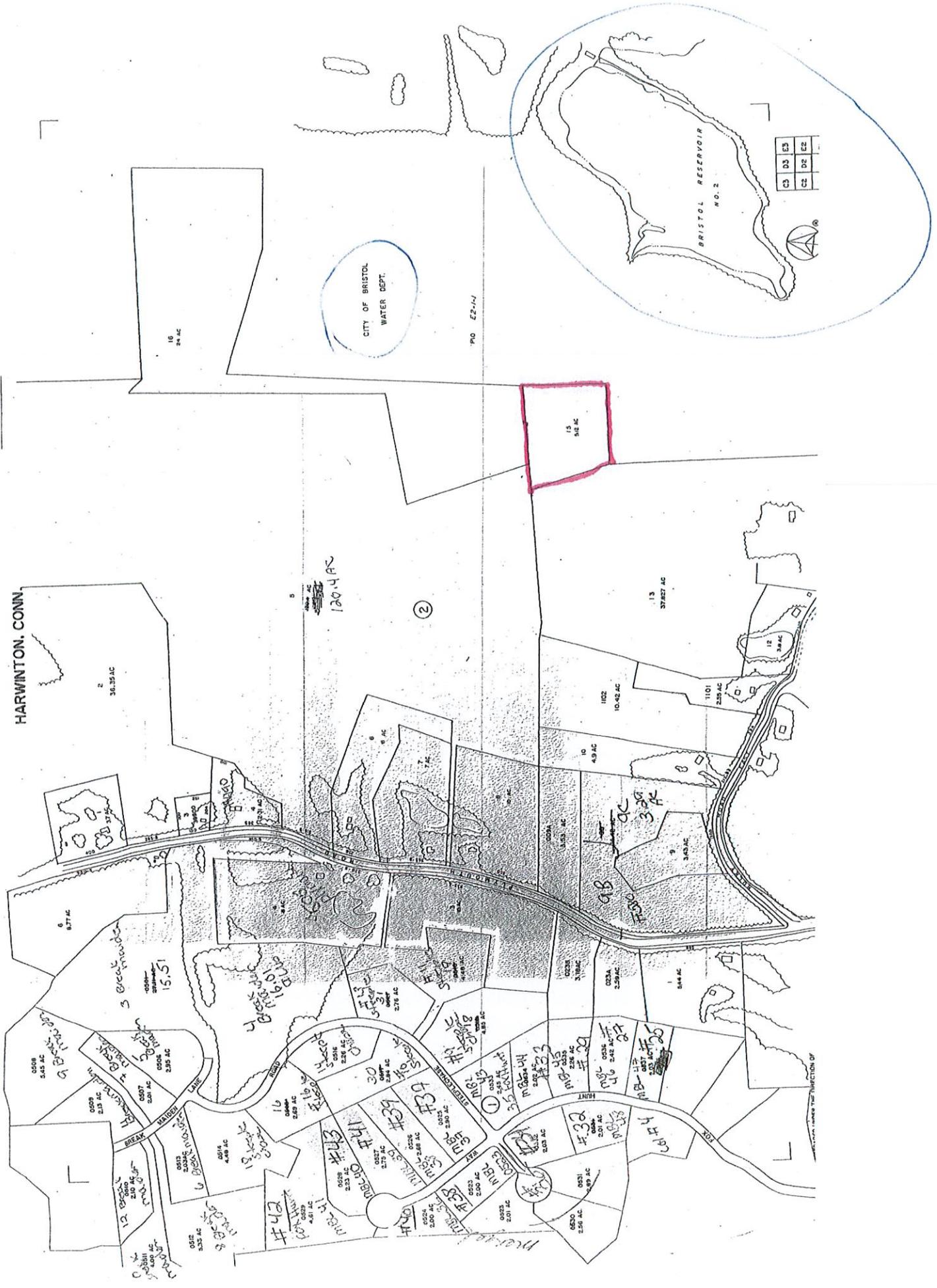
I am affording the City (where I grew up) first shot at acquiring the property; however, if there is no interest, I will move on and contact the other abutters.

In the meantime, I await your reply.

Respectfully,

/s/ D. E. Day, Jr.
Donald E. Day, Jr.

HARWINTON, CONN.



10
24 AC

CITY OF BRISTOL
WATER DEPT.

PRO E2-11

15
5.8 AC

BRISTOL RESERVOIR
NO. 2

C3	D3	E3
C2	D2	E2

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36.35 AC

120.4 AC

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PLYMOUTH RD

Location PLYMOUTH RD

Mblu D2/02/0015/ /

Acct# 82

Owner DAY DONALD

PBN

Assessment \$27,060

Appraisal \$38,660

PID 96

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$38,660	\$38,660
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$27,060	\$27,060

Owner of Record

Owner DAY DONALD
 Co-Owner
 Address PO BOX 230
 TERRYVILLE, CT 06786

Sale Price \$1,001
 Certificate
 Book & Page 0243/0801
 Sale Date 06/18/2014
 Qualified U

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
DAY DONALD	\$1,001		0243/0801	06/18/2014
HARWINTON TOWN OF	\$0		0233/1023	05/10/2012
B H H REALTY	\$3,000		0096/0288	10/03/1986

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Photo

 [Building Photo](https://images.vgsi.com/photos/harwintonctPhotos/default.jpg)
<https://images.vgsi.com/photos/harwintonctPhotos/default.jpg>

Building Layout

[\(ParcelSketch.aspx?pid=96&bid=96\)](#)

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
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 Rooms:	
Fireplace	
Basement Garage	

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

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 5-1
Description VAC LAND
Zone CR2
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 5.12
Frontage
Depth
Assessed Value \$27,060
Appraised Value \$38,660

Outbuildings⁸

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$30,930	\$30,930

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$21,650	\$21,650

1200

Vol. 243 PAGE 801

Return to:

LIMITED WARRANTY DEED

The TOWN OF HARWINTON, a municipal corporation organized and existing under the laws of the State of Connecticut, with an address of 100 Bentley Drive, P.O. Box 66, Harwinton, Connecticut 06791, (hereafter referred to as the "Grantor") in consideration of the sum of **ONE THOUSAND ONE (\$1,001.00) DOLLARS**, received to its full satisfaction of **DONALD DAY**, of 654 Plymouth Road, Harwinton, Connecticut 06791 (hereafter referred to as the "Grantee") hereby gives, grants, bargains, sells and conveys unto the said Grantee, all that certain piece or parcel of land, situated in the Town of Harwinton, County of Litchfield and State of Connecticut, known as **Plymouth Road, Whyte "Four Acre" Piece**, and being more particularly described on Schedule A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises hereby conveyed, with the appurtenances thereof, unto Grantee, and his heirs, successors and assigns forever, to his and their own proper use and behoof.

AND ALSO, Grantor, for itself, its successors and assigns, does hereby covenant with Grantee and his heirs, successors and assigns, that Grantor has not done or suffered anything whereby the premises have been encumbered, except as may be set forth herein.

AND FURTHERMORE, Grantor, its, successors and assigns, does hereby covenant with Grantee and his heirs, successors and assigns, to warrant and defend the premises hereby conveyed to the Grantee, and his heirs, successors and assigns, against the claims and demands of any and all persons claiming by, through or under the Grantor, but against no others.

IN WITNESS WHEREOF, these presents have been executed on this the 18th day of June, 2014.

Witnessed by:

Michael D. Rybak
Michael D. Rybak

Both J. Hamel
Both J. Hamel

TOWN OF HARWINTON
by Michael R. Criss
Michael R. Criss
First Selectman

No Conveyance Tax collected

Dorica A. Sedwick
Asst. Town Clerk of Harwinton

VOL 233 PAGE 803

SCHEDULE A

Whyte 'Four Acre' Piece
PLYMOUTH ROAD
HARWINTON, CT
ASSESSOR'S MAP NO. D2/02/0015

A certain piece or parcel of land in the Town of Harwinton, County of Litchfield and State of Connecticut, being known as the "Whyte 'Four Acre' Piece", more particularly bounded and described as follows:

BOUNDED:

- NORTHERLY: 517 feet, more or less, by land now or formerly of James Ronald Bamford and Dorothy Bamford;
- EASTERLY: 480 feet, more or less, by land of the City of Bristol;
- SOUTHERLY: 416 feet, more or less, by land of the City Bristol;
- WESTERLY: 455 feet, more or less, by land formerly of the American Brass Company and now or formerly of Raymond J. and Rose R. Pouech.

Together with all such rights of way formerly owned by Fowler S. Fenn, his heirs or assigns, as appears of record.

And also together with all rights of way that may run with the land on account of not butting on a public highway. See Warranty Deed from Joseph D. Whyte and Mable H. Whyte to Eagle Lock Company, dated April 25, 1925, and recorded April 25, 1925 in Volume 32, at Page 252 of the Harwinton Land Records.

The above described piece appears on a map or plan entitled, "Map showing portion of Whyte Farm owned by The Eagle Lock Company, Plymouth, Terryville, Conn... April 1925, Scale 1" = 100' Sperry & Buell, Inc.", which map or plan is on file on the Office of the Town Clerk of the Town of Harwinton, as Map No. 44.

Being the same premises conveyed by Warranty Deed of J. A. Gorski to B.H.H. Realty, dated October 1, 1983, and recorded in Volume 96 at Page 288 of the Harwinton Land Records and thence by Tax Collector's Deed to the Town of Harwinton dated November 23, 2011 and recorded in Volume 233, at Page 1023.

Said premises are conveyed SUBJECT TO:

1. Any and all provisions of any municipal ordinance or regulation, any federal, state or local law, including, but not limited to, the provisions of any zoning, building, planning, or inland wetlands rules and regulations governing the subject property.
2. Real estate taxes due the Town of Harwinton on the Grand List of October 1, 2013, which taxes the grantee herein assumes and agrees to pay as part consideration for this conveyance.
3. Notes and legends as shown on the above referenced map as on file as Map No. 44.

NOTE: The above described Lot predates current subdivision, zoning, wetlands and State Health Code regulations and is conveyed in "AS IS" condition.

RECEIVED FOR RECORD AT HARWINTON CT
ON 6-18-14 AT 5:22 pm
ATTEST NANCY E. ELDRIDGE TOWN CLERK



Property For Sale

Res. #2



City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut
(860)584-6200

January 10, 2024

Mr. Robert Longo
Superintendent Water and Sewer Department
119 Riverside Avenue
Bristol, Connecticut 06010

Dear Mr. Longo:

At a meeting of the City Council on January 9, 2024 it was voted to refer Map 30, Lot R4-1 Prospect Street to the Planning Commission for a C.G.S. §8-24 Report. It was also voted to refer this matter to the Water and Sewer Department and Public Works to see if there is a need for the property. It was further voted to refer this matter to the Corporation Counsel to prepare and/or review any necessary documents and that the Mayor or acting Mayor be authorized to execute any necessary documents to effectuate the same.

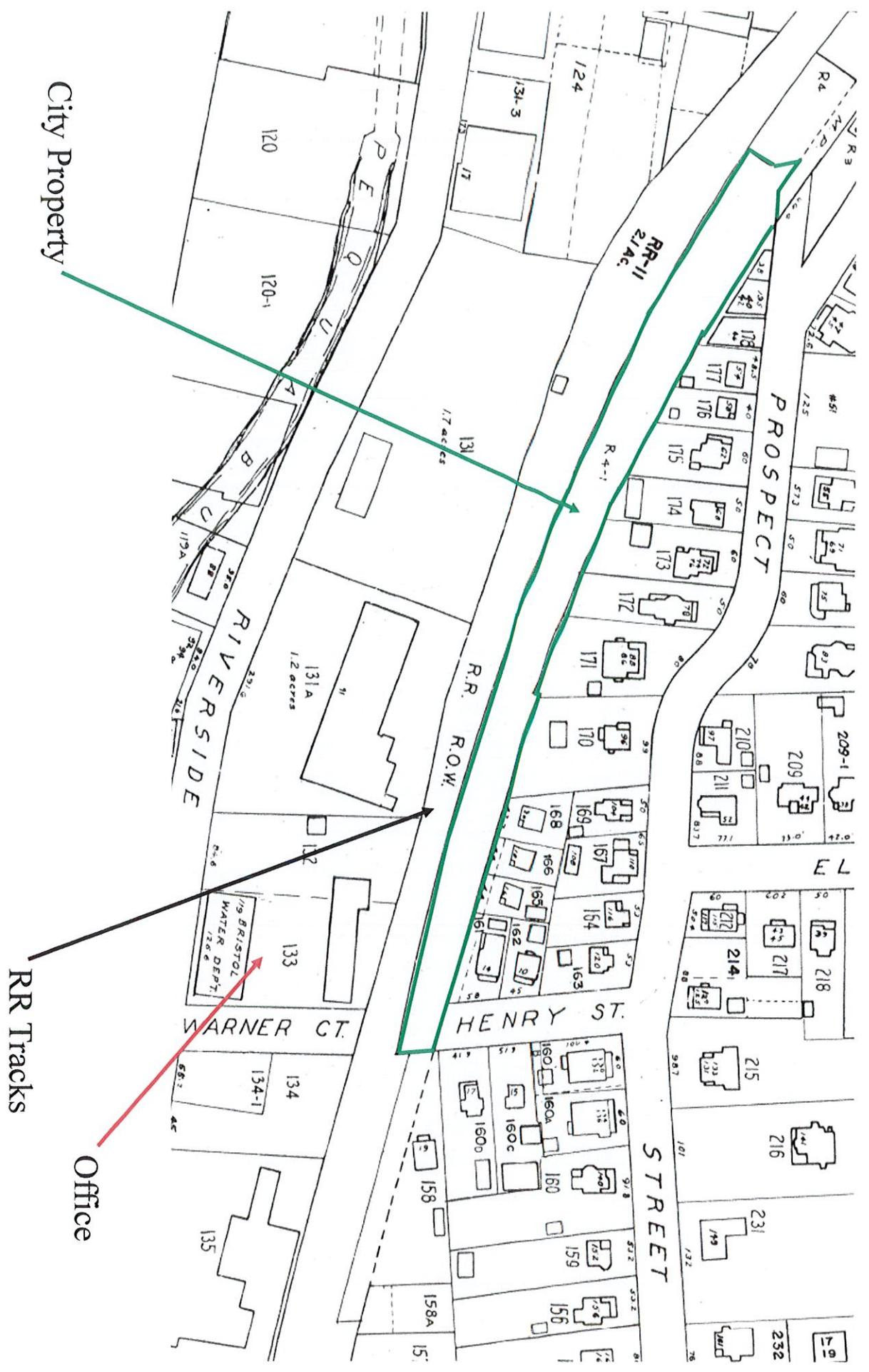
Very truly yours,

A handwritten signature in cursive script that reads "Erica Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

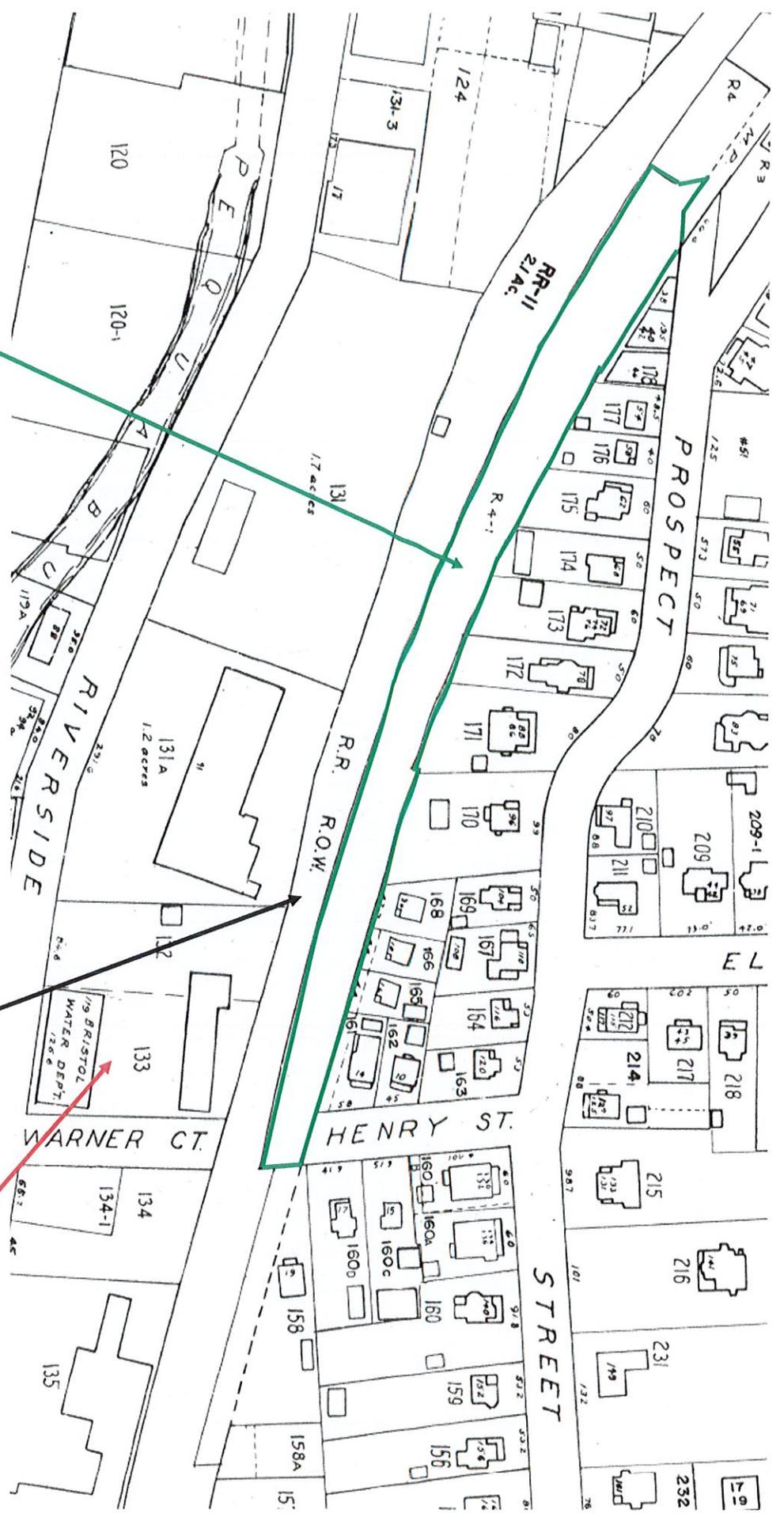
cc: Dawn LaBella, Office Manager



City Property

RR Tracks

Office



RR-11 2 1/4 AC.
R-4-1
R.R. R.O.W.
PROSPECT
RIVERSIDE
WARNER CT.
HENRY ST.
STREET
120
120-1
124
1/34-3
17
131
17 acres
131A
1.2 acres
133
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134-1
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158A
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160c
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Property Revaluation

Town of Harwinton – Assessor’s Office
100 Bentley Drive
Harwinton, CT 06791
PID: 317

December 7, 2023

*****AUTO**ALL FOR AADC 060 8612|27|1
BRISTOL CITY OF
WATER DEPT
PO BOX 58
BRISTOL CT 06011-0058

TOWN OF HARWINTON

NOTICE OF ASSESSMENT CHANGE

Prop Loc: 209 WOODCHUCK LA ✓
Map/Lot/Unit: E8 /01 /0130 / ✓
Class R or C: Residential
PID #: 317 ✓

D. LADELLA
DEC 14 2023

Dear Harwinton Property Owner:

In accordance with Connecticut General Statutes, the Town of Harwinton has completed a Revaluation of all Real Property for the October 1, 2023 Grand List. Pursuant to section 12-55 of the Connecticut General Statutes, you are hereby notified of your property's October 1, 2023 assessment (shown at bottom) as established by the Office of the Assessor and Vision Government Solutions.

Your assessment represents 70% of October 1, 2023 market value, unless it is classified in whole or in part under P.A. 490 as farm or forest land. Farm and Forest assessments are reflected in the new assessment. Assessment exemptions (for example: Veteran's exemptions) are not reflected in the new assessment shown below but will be applied to the final assessments.

Do not apply the current tax (mill) rate to your new assessment, as doing so will result in an inaccurate calculation. The new mill rate will be determined by the the Board of Finance with the adoption of the 2024/2025 budget.

You may review your new assessment on the Vision Government Solutions web site: <http://gis.vgsi.com/Harwintonct> This site will allow inquiry access to the Assessor's database, including value summary, property data, and general revaluation information.

Property owners wishing to have their new assessments reviewed through an informal **phone hearing** with a representative of Vision Government Solutions may do so by scheduling an appointment online at: www.vgsi.com/schedules and follow the instructions. **You will need the Parcel ID number (PID#) at the top of this letter in order to book your appointment.** If you have more than two parcels to discuss, or do not have access to a computer, please call Vision Government Solutions toll free at 1-888-844-4300 between the hours of 9:00 AM and 4:00 PM Monday-Friday excluding public holidays.

The deadline to schedule a hearing will be December 27th, 2023.
All hearings will be conducted via telephone, by appointment only.
Do not call the Assessor's Office to schedule appointments.

If you wish to appeal your assessment after the informal hearing process is complete, you must file a written appeal to the Board of Assessment Appeals on the prescribed appeal form no later than February 20th, 2024. Appeal applications can be found on the Town of Harwinton website located at www.harwinton.us or by emailing assessor@harwinton.us to request an application.

Sincerely,
Michele DaSilva, CCMA I
Town Assessor

****New Assessment**

***Old Assessment**

90580 acre
\$202,900

\$155,950

@ 6962 acre
22.4 acres

*Old Assessment based on 70% of October 1, 2018 market value
**New Assessment based on 70% of October 1, 2023 market value

289 860

Property Revaluation

Town of Harwinton – Assessor’s Office
100 Bentley Drive
Harwinton, CT 06791
PID: 318

TOWN OF HARWINTON

NOTICE OF ASSESSMENT CHANGE

Prop Loc: TERRYVILLE RD ✓
Map/Lot/Unit: E2 /01 /0001 / —
Class R or C: Residential
PID #: 318 ✓

December 7, 2023

*****AUTO**ALL FOR AADC 060 8613|27|1
BRISTOL CITY OF
WATER DEPT
PO BOX 58
BRISTOL CT 06011-0058

D.LABELLA
DEC 14 2023

improved farm land

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All hearings will be conducted via telephone, by appointment only.
Do not call the Assessor's Office to schedule appointments.

If you wish to appeal your assessment after the informal hearing process is complete, you must file a written appeal to the Board of Assessment Appeals on the prescribed appeal form no later than February 20th, 2024. Appeal applications can be found on the Town of Harwinton website located at www.harwinton.us or by emailing assessor@harwinton.us to request an application.

Sincerely,
Michele DaSilva, CCMA I
Town Assessor

****New Assessment**

\$16,150,370

***Old Assessment**

\$12,920,290

= @ 5041

*Old Assessment based on 70% of October 1, 2018 market value
**New Assessment based on 70% of October 1, 2023 market value

6301

2563 acres

\$91000 acre

23,000,000

Property Revaluation

Town of Harwinton – Assessor’s Office
100 Bentley Drive
Harwinton, CT 06791
PID: 576

December 7, 2023

*****AUTO**ALL FOR AADC 060 8614|27|1
BRISTOL CITY OF
WATER DEPT
PO BOX 58
BRISTOL CT 06011-0058

TOWN OF HARWINTON

NOTICE OF ASSESSMENT CHANGE

Prop Loc: TERRYVILLE RD ✓
Map/Lot/Unit: E2 /01 /0002 ✓
Class R or C: Residential
PID #: 576 ✓

Feb-20
Appeal
on
web page

D.LABELLA
DEC 14 2023

E 2-02-0001 HAR

Dear Harwinton Property Owner:

In accordance with Connecticut General Statutes, the Town of Harwinton has completed a Revaluation of all Real Property for the October 1, 2023 Grand List. Pursuant to section 12-55 of the Connecticut General Statutes, you are hereby notified of your property's October 1, 2023 assessment (shown at bottom) as established by the Office of the Assessor and Vision Government Solutions.

Your assessment represents 70% of October 1, 2023 market value, unless it is classified in whole or in part under P.A. 490 as farm or forest land. Farm and Forest assessments are reflected in the new assessment. Assessment exemptions (for example: Veteran's exemptions) are not reflected in the new assessment shown below but will be applied to the final assessments.

Do not apply the current tax (mill) rate to your new assessment, as doing so will result in an inaccurate calculation. The new mill rate will be determined by the the Board of Finance with the adoption of the 2024/2025 budget.

You may review your new assessment on the Vision Government Solutions web site: <http://gis.vgsi.com/Harwintonct> This site will allow inquiry access to the Assessor's database, including value summary, property data, and general revaluation information.

Property owners wishing to have their new assessments reviewed through an informal **phone hearing** with a representative of Vision Government Solutions may do so by scheduling an appointment online at: www.vgsi.com/schedules and follow the instructions. **You will need the Parcel ID number (PID#) at the top of this letter in order to book your appointment.** If you have more than two parcels to discuss, or do not have access to a computer, please call Vision Government Solutions toll free at 1-888-844-4300 between the hours of 9:00 AM and 4:00 PM Monday-Friday excluding public holidays.

The deadline to schedule a hearing will be December 27th, 2023.
All hearings will be conducted via telephone, by appointment only.
Do not call the Assessor's Office to schedule appointments.

If you wish to appeal your assessment after the informal hearing process is complete, you must file a written appeal to the Board of Assessment Appeals on the prescribed appeal form no later than February 20th, 2024. Appeal applications can be found on the Town of Harwinton website located at www.harwinton.us or by emailing assessor@harwinton.us to request an application.

Sincerely,
Michele DaSilva, CCMA I
Town Assessor

	**New Assessment	*Old Assessment	
	\$119,070	\$95,260	
<u>63,000</u> acres			<u>5040</u> @ acre
			18.9

*Old Assessment based on 70% of October 1, 2018 market value
**New Assessment based on 70% of October 1, 2023 market value

110,000