



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: June 5, 2023

TO: Mayor Jeffrey Caggiano
Board of Public Works

FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: Maple Court Reconstruction – Status of Required Easement

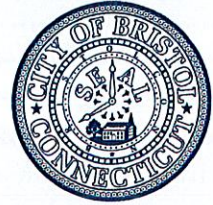
Attached please find the letter forwarded to the property owners and the residents of Maple Court. The letter was mailed to property owners and hand-delivered at the properties so the occupants of the buildings would receive a copy. The purpose of the letter is to determine if each property owner is agreeable to providing the City an easement to reconstruct Maple Court.

Maple Court is a currently an unaccepted City Street. There is no public right of way in favor of the City associated with Maple Court. Therefore, without approval from each property owner, the City cannot proceed with the project. The project was initiated based on concerns from the Maple Court residents/property owners in 2019. The Board of Finance appropriated \$190,000 (1343015-432033-20L02) pursuant to DPW's request to perform the work.

The City may have the right to condemn the easement. However, DPW is not recommending condemnation. The benefit of the Maple Court reconstruction project is limited to adjacent property owners, and if the property owners do not want to grant an easement, DPW recommends that the City not move forward with the project. DPW currently uses the roadway for solid waste collection. If the easements are not granted, property owners would be directed to leave barrels at Maple St, Grove St, and Stewart St, as DPW will cease maintaining Maple Court.

At the time of this correspondence 6 out of the 11 property owners were non-responsive to the City easement request. Since the issuance of the letter, 2 additional property owners have responded in the affirmative. 4 property owners remain non-responsive.

Please feel free to contact me with any questions or concerns at 860-584-6113.



Department of Public Works | 860.584.6125

May 30, 2023

42 Grove LLC
7 McDonald Ave.
Cromwell, CT 06416

Re: City of Bristol – Proposed Reconstruction of Maple Court

Dear Property Owner,

As previously indicated, the City of Bristol Department of Public Works is planning to reconstruct Maple Court. In order to perform the work, the City needs an easement from all property owners that access the roadway from Maple St to Stewart St. The easement is required due to the fact that the City does not own the existing right of way. The proposed work, in general, will be limited to the area of the existing pavement and will include the installation of storm drainage.

The purpose of this letter is to request that you contact the City regarding facilitating a meeting to discuss the City obtaining the easement. To date, the City has not been contacted by all affected property owners, and without permission from all the property owners, the City cannot proceed with the project.

A summary of the properties and their response provided to date is indicated below:

Property Location	Contacted/Responded to City (will provide grant City Easement)
132 – 134 Maple St	YES
126 Maple St	YES
18-20 Grove St	NO Record
28-30 Grove St	No Record
32-34 Grove St	No Record
38 Grove St	YES
42 Grove St	YES
48-50 Grove St	YES
56-58 Grove St	NO Record
130 Maple St	NO Record
21 Stewart St	NO Record

Please contact the Department of Public Works directly if the summary information above is inaccurate, and we will update our records. Also, please note that some properties have recently transferred ownership. The City will contact the new property owners to request an easement.

If the City cannot obtain permission in the form of an easement, the Department of Public Works will not be able to reconstruct the roadway. Funding for the project is currently in place, however, unless reconstruction of Maple Court moves forward, the Department will release/return the funding to complete other City projects, and Maple Court will not be reconstructed.

I would also note, that if the Department cannot reconstruct the road, consideration will be given by the Department to terminate the use of Maple Court, and the City will no longer perform snow removal and repair potholes. Solid waste collection will be relocated on Maple St, Grove St, or Stewart St.

For City record purposes, please indicated below your consent and return to the City (envelope enclosed) if you are agreeable to providing the City an easement to re-construct maple Court. Letter not returned to the City by June 16, 2023 will be considered indication that you are not in favor of the City reconstruction Maple Court.

Name: _____ (print)

Property Address: _____

Signed: _____

Contact Telephone No. _____

Dated: _____

Once/if the City receives preliminary consent from each property owner, the Department of Public Works will complete the design of the roadway reconstruction and request execution of a formal easement. This request is for preliminary purposes only.

Please contact me at 860-584-6125 to discuss the easement and/or to arrange a meeting. In addition, in addition to mailing this letter to each property owner a copy of the letter has been delivered to each property.

Thanks for your assistance.

Raymond A Rogozinski, P.E.
Director of Public Works

Maple Court Letters Sent

42 Grove LLC
7 McDonald Ave.
Cromwell, CT 06416

Bristol Neighborhood Development Corp
31 Quacker Lane
Bristol, CT 06010

EBG Holdings, LLC
1662 Old Colony Road
Plainview, NY 11803

Mary F. Esten
23 Christmas Tree Hill
Canton, CT. 06019

Falcon Homes LLC
86 Sunnydale, Ave
Bristol, CT 06010

Eric Flynn
20 Grove Street
Bristol, CT 06010

Edward Jabs
32 Grove Street
Bristol, CT 06010

Andrew Karwowski
144 Kozey Ave
East Hartford, CT 06242

38 Grove Street LLC
C/O Steven Katsman
26 Ardsley Rd
Montclair, NJ 07042

Jeffery and Rosa Melvin
Fernanda Luis
28 Grove Street
Bristol, CT 06010

Kenneth Roy
66 Westminster Rd
Bristol, CT 06010