

## Ann-Marie Aubrey

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**From:** Dunie Righter <dunierighter@yahoo.com>  
**Sent:** Sunday, October 18, 2020 3:55 PM  
**To:** Ann-Marie Aubrey  
**Subject:** Fw: Killingly Pond Park proposal

----- Forwarded Message -----

**From:** Dunie Righter <dunierighter@yahoo.com>  
**To:** aaubrey@killingly.gov <aaubrey@killingly.gov>  
**Sent:** Sunday, October 18, 2020, 01:45:27 PM MDT  
**Subject:** Killingly Pond Park proposal

To whom it may concern:

I am writing to vehemently oppose the proposal to turn Killingly pond into a park. Apparently this will be the second town meeting. We had absolutely NO notice of the first town meeting which in itself is criminal. This pond straddles the state line. How are you even able to make this proposal without contacting the State of Rhode Island? This would be devastating to the property values along the lake, which not only hurts your citizens, but your income as it relates to property taxes. In addition you would have the added costs of maintaining a park, infrastructure, gas, sewage etc.

This issue , however goes well beyond money. The homeowners along the lake bought their properties because they were on a lake NOT on a PARK. NO HOMEOWNERS were notified of this proposed change??

The lake is enjoyed by many in the community as a water recreational area. People swim, picnic, kayak, sail, fish, sunbathe, icefish, and hike along the lake and have for years. This site is a place for the local people to USE THE WATER as well as for the fire trucks to fill up with water. The changes that would occur to recreation, homeownership, and tax revenues would be monumental. This is NOT a change supported by the people.

In addition much of the land (and the lake water) have been designated as conservation of an historical and environmentally sensitive area by the state of Connecticut. How can you then turn it into a park where it is not being preserved in its natural state? We already battle trespassers, timber and stone thieves, hunters, noise, trash, breaking and entering, and lack of patrolling. This action would only further these types of activities.

As a private land holder of almost 400 acres surrounding the lake, I would demand MUCH more policing and monitoring of the lands around the park to ensure that my property was not being used as a public access park. This again would put a financial burden on the town of Killingly.

Please do not take this action!!! How about including the private homeowners FIRST since it directly affects them and try to come up with a solution that would make everyone more at ease??

Thank you!!

Daphne Righter  
P.O. Box 2203  
Breckenridge, CO 80424  
(970) 1-0740  
dunierighter@yahoo.com

## Ann-Marie Aubrey

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**From:** Roo Mulligan <roomulligan@hotmail.com>  
**Sent:** Sunday, October 18, 2020 5:15 PM  
**To:** Ann-Marie Aubrey  
**Subject:** Killingly pond dam

Hello,

I am a home owner on Killingly Pond but live in Seattle so I am unable to attend the town hall this evening.

I want to express my concerns and opposition to turning the dam and lands into public property (without informing the home owners I might add) The pond is part of land conservation and has springs that feed into other waterways. More people using the Lake means more pollution and trash potentially/pretty much guaranteeing damaging the ecosystem. We already experience theft, break ins, vandalism. Who is going to police the area and prevent the timber stealing and illegal hunting?

Taxes will go up for locals. They have a right to weigh in on that.

The company wants to donate the land because upkeep of the dam is extremely expensive. Now the town will have to cover those costs.

Our property is over the RI border which runs through the middle of the lake.

Has this been discussed with the town of Foster and the impact it will have on them?

Please make my concerns part of the consideration and discussion.

Sincerely,  
Tracey Mulligan

## Ann-Marie Aubrey

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**From:** Jeane M <jeanebenz@hotmail.com>  
**Sent:** Sunday, October 18, 2020 5:36 PM  
**To:** Ann-Marie Aubrey  
**Subject:** Killingly Pond, Middle Reservoir, Natl Patent Co

Dear Ms Aubrey,

My name is Jeane McCormack. I am 1 of 4 owners of 49 Dam Road, East Killingly, CT. The property is listed as Jayne Adamski ET AL, my sister.

Could you please send me any info and contacts you may have regarding the issues/concerns of our tranquil and historic properties, as my sisters and I are concerned about our and all mutual owners, interest and wildlife preservation.

Regards,  
Jeane

Jeane McCormack  
19 Applesauce Lane  
Wappingers Falls, NY 12590-3815  
[845 632 3608](tel:8456323608)  
[Jeanebenz@hotmail.com](mailto:Jeanebenz@hotmail.com)

Sent from my Verizon, Samsung Galaxy smartphone

## Ann-Marie Aubrey

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**From:** Amy Righter <alrighter@gmail.com>  
**Sent:** Monday, October 19, 2020 12:41 AM  
**To:** Ann-Marie Aubrey  
**Subject:** Killingly Pond

To Ms. Aubrey, Director, and members of the Planning and Zoning Commission,

Please read these remarks into the record of the meeting on 10/19/2020. I only found out about this meeting through word of mouth today, Sunday the 18th of October 2020.

I am writing as a homeowner on Killingly Pond and trustee/owner of over 300 acres along Hartford Pike, Riley Chase, and Pond Road in the counties of Gloucester and Foster. Frankly, I am appalled that the town of Killingly would initiate a plan for the lands and waters affecting Killingly Pond without proactively seeking public opinion, particularly from the private residents and homeowners along the Pond who will be impacted not only in the state of Connecticut but also in the state of Rhode Island.

As you know Killingly Pond is at the head of the watershed. While I laud the intent to conserve and preserve these lands and waters for their historic and environmental value, my concern lies with further opening up broad access to the public. As we all know the worst impact on environmentally sensitive areas is human impact. There already is a public launch and public access to the Pond. And Killingly already does not provide adequate policing and management of the crowds and trash at the boat ramp or dam. I have yet to see anyone control the use or horsepower of gas motors on what should be maintained as pristine waters or the size of the wake behind motorized watercraft that can destroy the natural habitat of fish and birds. No one stops massive drinking and fireworks parties or illegal hunting. People race down and tear up our private road. Campers have left behind trash and fire pits. Our lands have been subject to trespassers, timber and stone (from historic ruins) thieves and our houses burglarized and vandalized. What is Killingly going to do to protect the safety of our properties and the quiet enjoyment of our private property? How will you protect the environment and waterways from the impact of human use and overuse? How do you plan to maintain the dams?

The Pond and surrounding lands contain historic Native American and early colonial sites. The dams tell the 200 year old story of the milling history in the area. The waters and wetlands teem with life. These sites should be preserved as historic sites and nature preserves and limit public use and human impact.

Thank you,

Amy Righter, Esq.  
134 Dam Road

## Ann-Marie Aubrey

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**From:** Bukk Carleton <bgsarleton@gmail.com>  
**Sent:** Monday, October 19, 2020 10:07 AM  
**To:** Ann-Marie Aubrey  
**Subject:** Public comment for tonight's meeting Killingly Pond Dam

Dear Members of the Planning & Zoning Commission:

As a landowner on Killingly Pond, I am deeply concerned that I was not advised of tonight's meeting as to the possible transfer of the ownership of the Killingly Pond dam and the water rights to some entities such as the Town of Killingly or the State of Connecticut.

Further, I am even more upset that a prior meeting was apparently held earlier this year with no dissemination of material or notice of meeting to abutting property owners.

Accordingly, one would hope that no final decision will be made tonight as I am certain there are other landowners like myself who had little or no notice that this meeting was being held and therefore, no time to absorb and intelligently respond.

To my mind, questions on the proposal from Wright Investors Service (formerly National Patent Development Corp) need to be made to understand their intent along with the below considerations:

- 1) Has Wright Investors provided to you their annual costs for maintaining the properties proposed to be donated? This would include their annual costs of maintenance, repair, insurance both liability and otherwise, etc.
- 2) I am certain that if a new organization opens the dam and its land to the public, all these costs will increase.
- 3) At the moment, the pond is used by Killingly Pond residents in a modest way and in a manner which the lake can absorb. Opening the pond up to the public would create all sorts of problems including the following
  - A) only 2 parking spaces are provided at the dam. Who is going to police illegal parking?
  - B) Who will enforce no trespassing by non-residents? Or enforcing the pond's limit on boat sizes?
- 4) Has The town considered what tax revenue it will lose by putting this property under its ownership which in turn raises everyone else's tax rate?
- 5) With the public using the lake and likely impacting its beauty, cleanliness, and serenity- this will no doubt devalue the properties around it again resulting in abatements being filed and additional lost revenue to Killingly.
- 6) Has the Town and State considered the fact that the water rights provided involve both RI and CT?
- 7) Is permission necessary to be obtained from the State of RI as to any change in this property that would result from a donation of Wright Investors?
- 8) In that regard, would it be acceptable for the State of RI to be utilizing the lake even though the only access to the lake would be on CT land?
- 9) Finally, ownership of the land in its present status has been successfully maintained through Wright Brothers and its predecessor for over 200 years. When they bought the properties, they understood that they were taking on the costs involved. Now they want to have their cake and eat it which is to dump the property which has no doubt has significant cost and liability to another organization to absolve themselves from their obligation.

Appreciate your taking the above comments under advisement and if this matter is to be further considered, host another meeting for all interested parties who are adequately notified and with information in hand as to the costs to maintain the dam.

Thank you,

Bukk Carleton

Property Owner

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Bukk G. Carleton President  
Landtect Corporation  
21 Technology Drive Suite 6  
West Lebanon, NH 03784  
603-298-9999  
603-298-5065 (fax)  
[bgcarleton@gmail.com](mailto:bgcarleton@gmail.com)

Good morning. With reference to the WISH proposal to donate their 561 acres (Killingly Pond, Middle Reservoir, etc.) please note I support "that these properties are perpetually preserved in the park systems of either the Town of Killingly or State of Connecticut".

This part of the "Last Green Valley" is a most precious and delicate ecosystem and must be conserved for future generations (wildlife, botanical, clean water and, of course, human).

Please note, I am a property owner of 49 Dam Road. East Killingly CT

Thank you

Joyce McCormack Goff

REC'd 10/19/2020  
@ 10:48 AM  
via email

## **Ann-Marie Aubrey**

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**From:** Jacob Gadbois <jakegadbois@outlook.com>  
**Sent:** Monday, October 19, 2020 11:04 AM  
**To:** Ann-Marie Aubrey  
**Subject:** Public comment for tonights meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

My name is Jacob Gadbois, I am a board member for the Killingly conservation commission.

I am writing in contingent support of the town of Killingly taking over the five ponds dams and property. Given the landscape, habitat, and open space of these great properties adjacent to a State park that is Killingly Pond, I feel it is best to turn management of the areas to our town, rather than an out of state company.

I understand there are financial concerns about the dams, and am looking forward to the presentation to see how these issues will be ameliorated.

The Conservation Commission as a whole has expressed interest in these properties and discussed possible open space use of the lands as well. While I cannot speak for the entire board in this capacity, I, myself, are in support of exploring these various ideas.

Best  
Jacob Gadbois

Sent from my iPhone



## Ann-Marie Aubrey

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**From:** KARRIE DEMERS <sendjokes2@aol.com>  
**Sent:** Monday, October 19, 2020 1:35 PM  
**To:** Ann-Marie Aubrey  
**Subject:** RE: (WISH) presentation. Property owner ...  
**Attachments:** staples\_scan.pdf; staples\_scan (3).pdf

10/19/2020

Dear Ann Marie Aubrey,

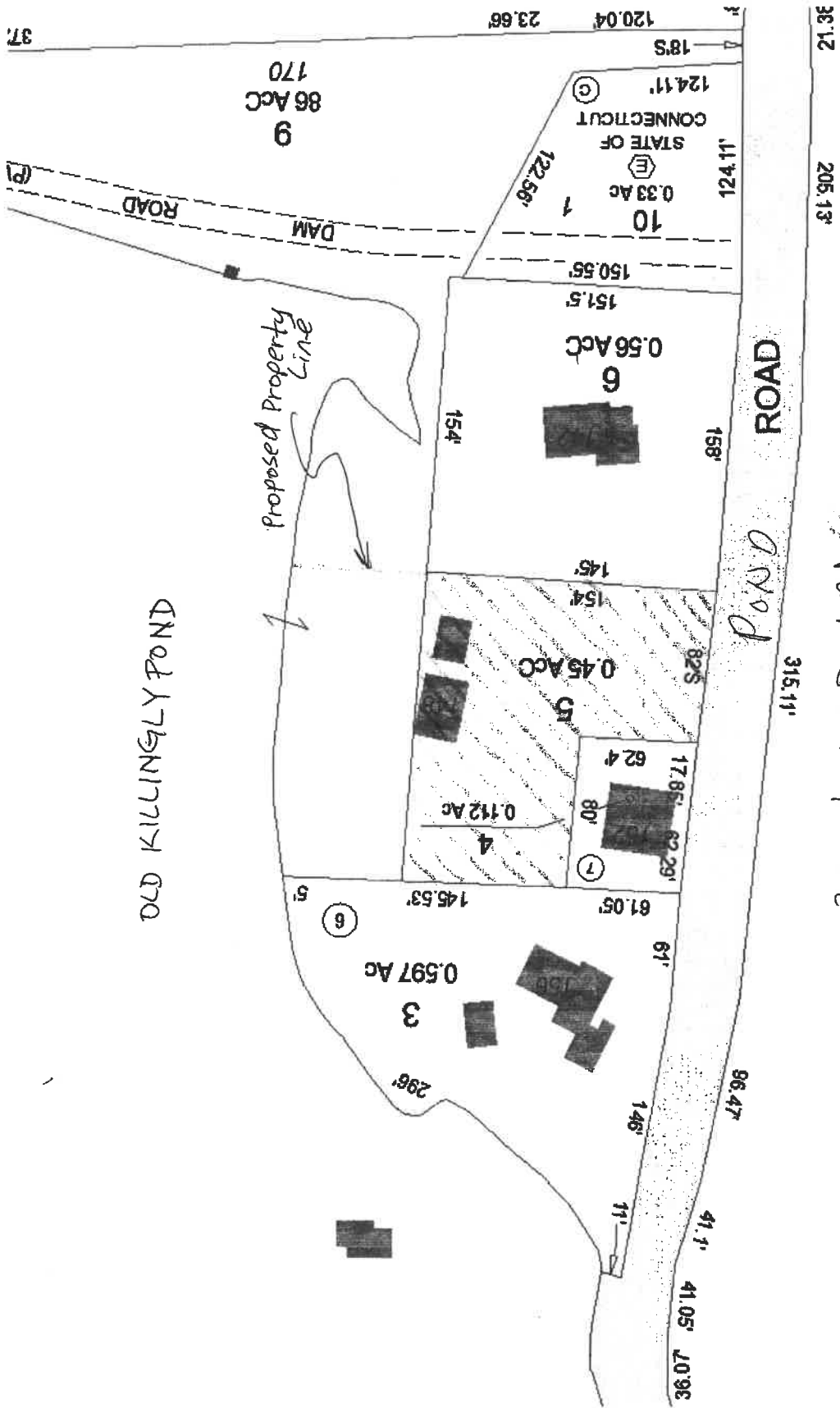
We would like these documents / map entered into public record. With regard to the (WISH) presentation Monday 10/19/2020.

We are still interested in acquiring the small lot indicated by the map attached. This lot abuts our property / residence on Old Killingly Pond.

We support the town's acquisition of the Chestnut Hill company property.  
We are available for any further questions or assistance.

Sincerely,  
Alfred and Karrie Dufresne  
148 Pond Rd  
East Killingly, CT 06241

860-412-9560



OLD KILLINGLY POND

Proposed Property Line

Property 148 Pond Rd //  
 Property wanting to purchase  
 New Boundary line /  
 water



**ST. ONGE & BROUILLARD**  
ATTORNEYS AT LAW

Fifty Route 171, Woodstock, Connecticut 06281

Mailing Address:  
P.O. Box 550  
Putnam, CT 06260-0550

William H. St. Onge  
[WHS@bsblaw.net](mailto:WHS@bsblaw.net)  
Mark R. Brouillard  
[MRB@bsblaw.net](mailto:MRB@bsblaw.net)  
Douglas J. Williams  
[DJW@bsblaw.net](mailto:DJW@bsblaw.net)  
Tracie L. Molinaro  
[TLM@bsblaw.net](mailto:TLM@bsblaw.net)

Phone: (860) 928-0481  
Fax (860) 928-9950

December 6, 2018

VIA FAX: 914-242-5798

Ira J. Sobotko  
Wright Investors' Service Holdings, Inc.  
177 West Putnam Avenue  
Greenwich, CT 06830

RE: Purchase of Property

Dear Mr. Sobotko:

Thank you for your positive response to my client's request. If you have a copy of the KWP survey it would be most helpful. My clients have authorized me to make you an offer of Five Thousand Dollars (\$5,000.00) for the small parcel adjacent to their property outlined in my previous correspondence. My clients would be willing to accept responsibility for the tree issue and the cost of survey which makes their offer effectively worth significantly more than Five Thousand Dollars (\$5,000.00) from their point of view. The offer will be contingent upon execution of a simple contract subject to their receipt of a Warranty Deed with clear title free and clear of any encumbrances.

Please advise if the foregoing is acceptable to you and I look forward to working with you in this matter.

Very truly yours,

William H. St. Onge.

cc: Mr. & Mrs. Dufresne

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# WRIGHT

INVESTORS' SERVICE HOLDINGS, INC.

177 West Putnam Avenue  
Greenwich, CT 06830

11/20/18



William St. Onge  
St Onge & Brouillard  
PO Box 550  
Putnam, CT 06250-0550

November 15, 2018

Dear Mr. St. Onge:

Thank you for your letter communicating your client's interest in acquiring certain property in East Killingly, CT now owned by Wright Investors' Service Holdings, Inc. (successors in ownership to Chestnut Hill Reservoir Company/National Patent Development Corp.). We would be pleased to consider a bona fide cash offer from your client and are happy to provide you with any information you may require to facilitate such an offer, including any survey information now in our possession. If your client's believe that a formal property survey is required, we would suggest that they bear the cost of any such survey.

We look forward to hearing further from you with respect to this matter.

Sincerely,

Ira J. Sobotko



**ST. ONGE & BROUILLARD**  
**ATTORNEYS AT LAW**

**Fifty Route 171, Woodstock, Connecticut 06281**

Mailing Address:  
P.O. Box 550  
Putnam, CT 06260-0550

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Phone: (860) 928-0481  
Fax (860) 928-9950

November 9, 2018

Chestnut Hill Reservoir Company  
National Patent Development Corp.  
177 West Putnam Avenue  
Greenwich, CT 06830  
ATTN: Chief Executive Officer

RE: Purchase of Property Adjoining the Pond

Dear Sir or Madam:

The undersigned represents Alfred R. Dufresne and Kerrie Demers-Dufresne who own property at 148 Pond Road in East Killingly, Connecticut adjacent to property that we believe is owned by your corporation. I enclose herewith a sketch drafted by my clients which shows their existing property as well as your adjoining property. The property my clients are interested in acquiring is property that directly abuts theirs and is located between their property line and the westerly boundary of Old Killingly Pond and is marked by yellow diagonal stripes. It appears that the property my clients wish to acquire would be approximately 160 feet more or less on the common property line between my clients' property and your property. It appears to be roughly 50 to 60 feet from my clients' easterly property line to the westerly boundary of the pond.

My clients in acquiring this property have a two-fold goal. One, it would clarify their access to the pond and secondly, it would allow them to deal with an ancient oak tree that appears to be in poor condition and potentially hazardous to their home. What my clients are not interested in is acquiring any portion of the dam or the liability for maintaining the dam. If an equitable price could be arranged, my clients would be willing to incur a portion of the cost of a formal survey and they would hope to have a simple purchase and sale agreement on a cash basis.

Hopefully, you are the appropriate person to whom this letter should be directed and I look forward to hearing from you with a constructive response to my clients' request. If for any reason you are not the appropriate individual to have approached, please so advise me or forward my request to the appropriate individual. I thank you for your consideration and courtesy.

Very truly yours,

  
William H. St. Onge

cc: Alfred R. Dufresne and Kerrie Demers-Dufresne

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