

Janice Rockwood

From: Mary Calorio
Sent: Tuesday, October 20, 2020 8:06 AM
To: Janice Rockwood
Subject: FW: Public Comment Part 2
Attachments: SKM_C45820101907050.pdf

Importance: High

Mary T. Calorio

Mary T. Calorio
Town Manager
Town of Killingly
172 Main Street
Killingly, CT 06239
(860) 779-5335

From: Ann-Marie Aubrey <aaubrey@killinglyct.gov>
Sent: Monday, October 19, 2020 5:02 PM
To: Brian Card (brian.card@sbcglobal.net) <brian.card@sbcglobal.net>; John Sarantopolous <johnsara12@yahoo.com>; Keith Thurlow (Thurlowexc@yahoo.com) <thurlowexc@yahoo.com>; Matthew Wendorf <matthew@wendorf.co>; Milburn Stone (milburnstone@msn.com) <milburnstone@msn.com>; Patti Larrow George <plarrowgeorge@killinglyct.gov>; Virge Lorents (virge.lorents@gmail.com) <virge.lorents@gmail.com>
Cc: Mary Calorio <mcalorio@killinglyct.gov>; Jill St. Clair <jstclair@killinglyct.gov>; Jonathan Blake <jblake@killinglyct.gov>; Jo-Ann S. Perreault <JPerreault@killinglyct.gov>; JS P <funnyyettactful@icloud.com>
Subject: Public Comment Part 2
Importance: High

Ann-Marie L. Aubrey

Director, Planning and Development
Killingly Town Hall
172 Main Street
Killingly, CT 06239
(t) 860-779-5311
(f) 860-779-5381
(email) aaubrey@killinglyct.gov

From: Send 2 Email <send2email@killinglyct.gov>
Sent: Monday, October 19, 2020 8:06 AM
To: Ann-Marie Aubrey <aaubrey@killinglyct.gov>; Diane Guertin <DGuertin@killinglyct.gov>
Subject: Message from KM_C458

We understand that the town is considering taking over the dam area at Killingly Pond . There has been little notice. As owners of a cottage on the pond we are concerned about the effect this would have on property values, cost to the town in protecting the area, and more people coming there. Not good. David and Brenda Merchant

Rec'd Mon. 10/19/2020
@ 3:22 pm
via email

Ann-Marie Aubrey

From: cmsmailer@civicplus.com on behalf of Contact form at Town of Killingly CT
<cmsmailer@civicplus.com>
Sent: Monday, October 19, 2020 3:41 PM
To: Ann-Marie Aubrey
Subject: [Town of Killingly CT] The Ponds of Chestnut Hill Reservoir Co. (Sent by NICOLA LEONETTI, Nicolagillvp1639@yahoo.com)

Hello aaubrey,

NICOLA LEONETTI (Nicolagillvp1639@yahoo.com) has sent you a message via your contact form (<https://www.killingly.org/user/131/contact>) at Town of Killingly CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.killingly.org/user/131/edit>.

Message:

Hello Marie,

Hope all is well and you are well and managing ok during this pandemic. What a stressful time for all of us! I just wanted to make you aware that I literally JUST received a very concerning letter regarding the surrounding ponds here in East Killingly. I had no idea there is a meeting tonight regarding the ponds again. We are very familiar with the seriousness being I attended a meeting a few years ago being my family and I own and operate Stateline Campresort & Cabins located on Alva Chas Pond. We have owned the campground for almost 40 years now. We bring in ALLOT of revenue to the town as well. Many of our seasonal customers attended the meeting and voiced their concerns should the pond be drained etc... without the pond we will most likely have to close and try to sell the property which will obviously be of little use to anyone with the dried up wetlands behind it... people come here to fish, boat and enjoy all the nature and animals that live here... it's the most BEAUTIFUL pond ever! There is no way we could even afford to take on such a task as to maintain the dams or anything...we are only open seasonally and with Covid-19 it's been almost impossible to keep things afloat. If these ponds and reservoirs close and are drained and dams not repaired, there will be all kinds of living animals that will also die.

We have snapping turtles as old as 70 in our pond! Stateline is a family campground located at 1639 Hartford Pike and is well respected within the community as you know and has caused no problems to our neighbors or town at all. We pay lots of taxes and so do our seasonal campers. They also spend in the stores locally as well as participate in local events. These ponds are also loved by our neighbors who live on it... it is crucial that these waters all be kept and maintained. Please keep me posted. I truly am saddened this is all happening again. I wish there was more I could do other than beg. Please if you can, voice my concern at tonight meeting being with such short notice I am unable to attend nor am I even shore we are allowed to with Covid

19 restrictions. Good Luck! Thank You, Nicola Leonetti Vice President and owner

Ann-Marie Aubrey

From: Frank DeFelice <fcdefelice@aol.com>
Sent: Monday, October 19, 2020 3:54 PM
To: Ann-Marie Aubrey
Subject: 5 Ponds - Testimony for Tonight's P&Z Commission Meeting
Attachments: DeFelice - Killingly Testimony.docx

Ms. Aubrey,

I am submitting the attached testimony for consideration during this evening's Planning & Zoning Commission meeting.

Regards,

Frank C. DeFelice

FRANK C. DEFELICE
32 CHERRY LANE
DURHAM, CONNECTICUT 06422
TELEPHONE: 860-690-2400
FCDEFELICE@AOL.COM

October 19, 2020

Planning & Zoning Commission
Town of Killingly, Connecticut
172 Main Street
Killingly, CT 06239

RE: Donation of East Killingly Ponds (Chestnut Hill Reservoir Company)

My name is Frank DeFelice, and I currently serve as the *Chair of the Planning & Zoning Commission* for the Town of Durham, Connecticut, as well as the *Chair of the Regional Planning Commission* for the 17 town *Lower Connecticut River Valley of Governments (RiverCOG)*. I am a DEEP-Certified Inland Wetlands & Water Courses Commissioner; and one of my early mentors was your own Linda Walden; whose advice and candor I miss greatly. My comments this evening are should not be taken as either supportive or in-opposition; but rather are intended to inform the commission and the town of the complexities and expenses surrounding this potential donation.

My background and experience on land-use commissions provides me with an excellent knowledge of statutory and case law, regarding land-use matters. Of particular relevance is, that after having spent more than two decades researching property conveyances, surveys, maps and historical documents for the properties in the vicinity of the Chestnut Hill Reservoir Company (currently referred to as the Five Ponds) I have acquired a great deal of knowledge; and hope to provide you with some insight on the complexities and expenditures associated with this potential conveyance.

My wife and I own the properties known as 90 Bear Hill Road and 65 Bear Hill Road; both of which include ownership of portions of the Bog Meadow Reservoir. The beauty of these ponds is what brought our family to East Killingly more than 50 years ago; and what continues to drive our investments in the area.

My wife and I have the unique distinction of being perhaps the only persons to have ever entered into an agreement with the company for the purchase of one of the ponds; in 2010, we entered into an agreement to purchase the Bog Meadow Pond, subject to a period of Due Diligence. When we initially entered into this agreement, it was our understanding that we would be purchasing only the pond; however, during our period of Due Diligence, we learned that the company intended to convey ownership of both the Acme Dam and Bartlett's Sawmill Pond Dam, as part of this transaction.

During our Due Diligence, we also learned that liability insurance was only available through one carrier (Lloyd's of London) at a cost of \$70k per year (in 2010) *provided the dams were not included*. As a prerequisite to obtaining this insurance, Lloyd's insisted that we construct a 6-foot tall chain link fence around the perimeter of the Bog Meadow Pond; similar to that which has been installed at Killingly Pond (which no one wants to see). *We also learned that if the dams were included in the sale, no insurance was obtainable at any price.*

After going back and forth with the company regarding the possible elimination of the dams from the sale, we obtained engineering assessments regarding the condition of the dams and cost for repairs. We learned that the cost estimates to stabilize the Acme Dam ranged between \$650k and \$950k and that permits for this work would likely require 3-5 years to obtain from the Army Corps of Engineers and DEP; and that an additional \$200k-\$250k would be required for legal and engineering services to secure these permits. An additional \$200k would be required for the upgrade to the Barrett's Sawmill Pond Dam; which controls the levels of the upstream ponds. Because the company refused to convey the Bog Meadow Pond without these dams, on the final day of our Due Diligence period, we informed the company that we would not be able to proceed with the purchase. Note that this purchase would have occurred years before the enactment of the State of Connecticut's Streamflow Regulations; which would have added another layer of complexity and expense to the dam's repairs.

No accurate description exists for conveyance purposes

In many cases, the boundaries for the properties that make up the ponds and the adjacent properties are uncertain or disputed. In Connecticut, property rights cannot be transferred based on a map; they must be conveyed by deed. My research has revealed that the conveyances which created the Chestnut Hill Reservoir System are often vague and incomplete; in some cases, property was transferred in fee-simple; in other cases it was not; in some cases only flowage rights were transferred, in other cases, this was not the case. In some areas, no conveyance can be found. Some conveyances, surveys and maps are based on the high water mark; while others are not; and in such cases, the size of the abutting properties changes with changes in dam height setting. In some cases, the wording in the conveyances prohibits adjacent property owners from drawing water from their private well. Thus, a great deal of confusion exists in defining exactly what is and is not being conveyed.

Conveyance of these ponds would require that an accurate description, with the metes and bounds or coordinates of the property or flowage rights being conveyed be developed; and agreed to by all abutters. For this reason, it appears that no accurate A-2 Boundary Survey has ever been prepared for the ponds, which would facilitate the potential transfer of either land or flowage rights.

It is also conceivable that the company's claims of ownership can be disputed; since they are based upon their predecessor company (Acme Cotton) being the last surviving mill along what had been the Chestnut Hill Reservoir system. These rights may have been extinguished upon the closure and sale of the Acme Mill.

Flowage Rights vs. Land Ownership

Flowage rights must not be confused with land ownership. They are very different; flowage rights being more akin to a Right-of-Way, than actual ownership of the land.

Silt and Streamflow

The recent drought has enabled those of us in the vicinity of the ponds to observe first-hand, how much silt has accumulated in them through the years. These accumulations have reduced the water's depths by several feet, and may contribute to reduced stream flow. The restoration of these flows would

require the removal of this silt; an expensive proposition, but one that may be required in order to comply with the Streamflow Regulations passed by the State of Connecticut a few years ago.

The company continues to be a Good Neighbor

The company has been and continues to be a good neighbor. They have never erected a fence; nor have they prohibited anyone from fishing, boating or otherwise enjoying the use of these ponds. For this, they should be commended.

Final Comments

In light of the above, your commission and the town should understand this transfer would be very complex and expensive. Again, my comments should not be considered as either supportive or in-opposition. Your commission may wish to engage the assistance of the staff personnel at the Northeastern Connecticut Council of Governments (NECCOG).

Respectfully submitted,

Frank C. DeFelice

Ann-Marie Aubrey

From: cmsmailer@civicplus.com on behalf of Contact form at Town of Killingly CT
<cmsmailer@civicplus.com>
Sent: Monday, October 19, 2020 4:05 PM
To: Ann-Marie Aubrey
Subject: [Town of Killingly, CT] Alvia Chase Reservoir (Sent by Shannon Cairo, scairo72@icloud.com)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello aaubrey,

Shannon Cairo (scairo72@icloud.com) has sent you a message via your contact form (<https://www.killingly.org/user/131/contact>) at Town of Killingly CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.killingly.org/user/131/edit>.

Message:

Good afternoon Mrs. Aubrey,

My name is Shannon Cairo. I am the Assistant Park Manager at Stateline Campresort & Cabins in East Killingly, CT. The reservoir is very important to me as I enjoy going to sit down there and see the wildlife that lives in there. If there is no reservoir it is going to smell and be very nasty.

There are turtles in there that have been there for many, many years. We have many people who pass thru and just love the reservoir and ponds around here. My family has been at the campground for 16 years the reservoir has been were our family has had many family gatherings. If the reservoir is drained it will hurt the campground tremendously, the family who owns it, the countless families who visit the campground and the future families who are going to visit. Please reconsider all the impacts this is going to have the most important one is the WILDLIFE who have lived there a long time!!

Thank you,

Shannon Cairo

Ann-Marie Aubrey

From: Risa <risa113@ymail.com>
Sent: Monday, October 19, 2020 4:37 PM
To: Ann-Marie Aubrey
Subject: Regarding tonights meeting
Attachments: Regarding Wright Investor's Service Holdings.docx

I would like to have the attached comments read into the record at the meeting of the Planning and Zoning commison this evening.

Thank you
Risa Gerrish

Regarding Wright Investor's Service Holdings, Inc desire to donate 561 acres of land including the Killingly Pond, Middle Reservoir, Bog Meadow Reservoir, Alva Chase Reservoir, Acme Pond and Eddy Pray Reservoir.

Wright Investor's Service Holdings, Inc (WISH) has no interest in the conservation of land, water or wildlife. WISH has no care for the best interests of the Town of Killingly or its residents. In fact in the past, WISH suggested that they would remove the dams that create the reservoirs. Removing the dams (though it is unclear if this is even legal) would cause irreparable damage to the ecosystems currently in place. My point being, WISH doesn't care what happens here in Killingly, but as a resident I do.

The reservoirs and ponds owned by WISH support migrating and breeding birds, such as ring-necked ducks, osprey and eagle. WISH doesn't care.

The reservoirs and surrounding areas support local wildlife as well as fish. WISH doesn't care

The reservoirs provide scenic beauty and passive recreation, including paddling, fishing, bird watching and photography. WISH doesn't care

Why leave this land in the hands of those that do not care about the residents of Killingly or their enjoyment of natural beauty and resources?

I propose that the interests of the Killingly residents will be best served by the town taking ownership of this 561 acres of undeveloped land and waters and maintaining its natural beauty and resource for generations to come.

**Sincerely,
Risa Gerrish
Resident of East Killingly**

Ann-Marie Aubrey

From: Harold Kahn <hkahn@wishholdings.com>
Sent: Saturday, October 17, 2020 1:49 PM
To: Ann-Marie Aubrey
Subject: Dam Properties/Water Access

Ann -Marie - - Member of the Commission may also find this useful for background information. When you get a chance, kindly send me the WebEx info so that I can join at 7 on Monday.

Harold

PREPARED BY ULRICH LAFOSSE, PRINCIPAL, GEODESIGN, INC.

This summary brief was prepared is in response to questions regarding access to the Ponds/Reservoirs from the Dam Properties that WISH is proposing to deed to the Town of Killingly.

Killingly Pond Dam

There is good access for fishing from Pond Road right off of the upstream crest of the Dam. Parking is somewhat limited but there is parking for a few cars at the beginning of Pond Road.

North Alvia Chase Reservoir Dam

This dam is very small and is located at the northerly end of a long dike which belongs to the Town; there is parking along the road to access the dike for fishing in the reservoirs on either side.

Bear Hill Road Dam

From Bear Hill Road one can walk down a gently inclined grassed access to the Dam's right abutment. One can fish in the pond above the Dam from this area. There is

limited parking on Bear Road immediately across from the Dam, however a few hundred feet to the south there is space on the side of the road to park a few cars (this is in the area where WISH is providing an easement to the Town in order to modify the culverts).

Acme Pond Dam

There is space for about a half a dozen cars just downstream of the masonry wall on the Dam's right abutment. From this parking area, one can walk up to the right abutment and fish in the pond (this is the area where there is a standpipe that has historically been used for fire protection).

Eddy Pray Reservoir Dam

There is parking on the north side of Quinn's Hill Road and, for many years, the Dam's embankment has been accessed by fishermen to fish in the pond to the north.

Ulrich LaFosse, P. E.

Ann-Marie Aubrey

From: RICHARD OKEEFE <builderd@yahoo.com>
Sent: Monday, October 19, 2020 1:08 PM
To: Ann-Marie Aubrey; Ann-Marie Aubrey
Subject: WISH
Attachments: Killingly Dam Recurring Expenses v2.xlsx; CT DEEP Dam Certification-KPD.pdf

Hi Ann-Marie,

I am not sure if you have this, so I am attaching the DEEP Certificate of Compliance for the Killingly Pond Dam. The Certificate of Compliance for the Acme Pond Dam never made it to WISH, and I have made a formal request to DEEP to re-send certified copies to WISH and to the town clerks office.

Harold Kahn represents that their annual carrying costs are about \$25,000, which seems to tie out to the attached spreadsheet of costs that he had sent to me recently. Please let me know if I can assist further.

Thanks...Rick

Ulrich - Geo Design update reports and actions plans
inspections

Estimate of \$ 5,000.00 a year (per Harold)



79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

May 22, 2020

Wright Investors' Service Holdings, Inc.
118 North Bedford Road
Suite 100
Mt. Kisco, NY 10549

Attn: Harold Kahn, Chairman and Chief Executive

Subject: Killingly Pond Dam, Killingly (CT DEEP # 6912 & Consent Order DSCO-2016-1014-V)
Class B, Significant Hazard

Dear Mr. Kahn:

The Department of Energy and Environmental Protection (DEEP) received the Operation and Maintenance Plan ("the Plan") electronically via email on February 6, 2018 in accordance with paragraph B.1.b.i. of Consent Order DSCO-2016-1014-V ("the Order"). The Plan dated October 19, 2016 revised through February 6, 2018 prepared by Ulrich LaFosse, P.E. of GeoDesign, Inc. was approved by DEEP on May 14, 2020.

The Emergency Action Plan dated November 20, 2017 was submitted on December 5, 2017 and approved in a letter from DEEP dated March 29, 2018. Please continue providing two-year updates to the EAP if applicable.

Please be aware that the dam must be operated and maintained in accordance with the Regulations of Connecticut State Agencies, Section 22a-409. Based on observations made during our site visit on January 17, 2020, DEEP has the following recommendations:

1. Continue monitoring the bulge in the downstream wall on an annual basis.
2. Continue with animal and vegetation control.

Since the requirements of the Order stated above have been met to the satisfaction of the Commissioner under the Order, this enforcement matter is closed, as stated in the attached Certificate of Compliance.

As the dam owner, you are required by law to record this certificate in the land records of the town in which the structure is located. After filing with land records, please submit a certified copy of the recorded certificate to the Dam Safety Program, Water Planning & Management Division, DEEP, 79 Elm Street, Hartford, CT 06106.

If you have any questions pertaining to this matter, please contact Ivonne Hall at 860-424-3754 or Ivonne.Hall@ct.gov.

Sincerely,


Charles Lee
Assistant Director
Water Planning and Management Division

Enclosure: Certificate of Compliance

cc: GEO Design, Inc., 984 Southford Road, Middlebury, CT 06762, attn.: Ulrich La Fosse, P.E.



79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

CERTIFICATE OF COMPLIANCE FOR CONSENT ORDER

Subject: Killingly Pond Dam, Killingly (CT DEEP # 6912 & Consent Order DSCO-2016-1014-V)

Dear Wright Investors' Service Holdings, Inc.:

Pursuant to Section(s) 22a-6 of the Connecticut General Statutes, the Commissioner of Energy and Environmental Protection ("the Department") hereby certifies that:

Wright Investors' Service Holdings, Inc. is in compliance with the Department of Energy and Environmental Protection (Consent) Order No. DSCO-2016-1014-V issued on July 27, 2017 for violation of Section 22a-402 of the Connecticut General Statutes.

Nothing in this certificate shall affect the Department's authority to institute any proceeding, or take any action, to prevent or abate hazard and/or risk to public health and the environment, to recover costs and natural resource damages, and to impose penalties for violations of law. If at any time the Department determines that the actions taken pursuant to this Order have not fully characterized the extent and degree of hazard or have not successfully abated or prevented hazard and/or risk to public health and the environment, the Department may institute any proceeding to require further investigation or further action to prevent or abate hazard and/or risk to public health and the environment.

In addition, nothing in this certificate shall relieve any person of his or her obligations under applicable federal, state or local law. As the owner of Killingly Pond Dam, you are required to operate and maintain the dam in accordance with the Regulations of Connecticut State Agencies, Section 22a-409.

If you have any questions pertaining to this matter, please contact Ivonne Hall at 860-424-3754 or Ivonne.Hall@ct.gov.

Sincerely,

Graham J. Stevens
Bureau Chief
Bureau of Water Protection & Land Reuse

May 27, 2020

Date

cc: Certified copy to Killingly Town Clerk, Killingly Town Hall, 172 Main Street, Killingly, CT 06239

Mary Calorio

From: Ann-Marie Aubrey
Sent: Monday, October 19, 2020 10:19 AM
To: Mary Calorio
Subject: FW: Killingly Pond Park proposal

Ann-Marie L. Aubrey
Director, Planning and Development
Killingly Town Hall
172 Main Street
Killingly, CT 06239
(t) 860-779-5311
(f) 860-779-5381
(email) aaubrey@killinglyct.gov

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

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

From: Dunie Righter <dunieright@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

Mary Calorio

From: Ann-Marie Aubrey
Sent: Monday, October 19, 2020 10:19 AM
To: Mary Calorio
Subject: FW: Killingly pond dam

Ann-Marie L. Aubrey
Director, Planning and Development
Killingly Town Hall
172 Main Street
Killingly, CT 06239
(t) 860-779-5311
(f) 860-779-5381
(email) aaubrey@killinglyct.gov

-----Original Message-----

From: Roo Mulligan <roomulligan@hotmail.com>
Sent: Sunday, October 18, 2020 5:15 PM
To: Ann-Marie Aubrey <aaubrey@killinglyct.gov>
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

Mary Calorio

From: Ann-Marie Aubrey
Sent: Monday, October 19, 2020 10:18 AM
To: Mary Calorio
Subject: FW: Killingly Pond, Middle Reservior, Natl Pattent Co

Ann-Marie L. Aubrey
Director, Planning and Development
Killingly Town Hall
172 Main Street
Killingly, CT 06239
(t) 860-779-5311
(f) 860-779-5381
(email) aaubrey@killinglyct.gov

From: Jeane M <jeanebenz@hotmail.com>
Sent: Sunday, October 18, 2020 5:36 PM
To: Ann-Marie Aubrey <aaubrey@killinglyct.gov>
Subject: Killingly Pond, Middle Reservior, Natl Pattent 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

Sent from my Verizon, Samsung Galaxy smartphone

Mary Calorio

From: Ann-Marie Aubrey
Sent: Monday, October 19, 2020 10:18 AM
To: Mary Calorio
Subject: FW: Public comment for tonight's meeting Killingly Pond Dam

Ann-Marie L. Aubrey
Director, Planning and Development
Killingly Town Hall
172 Main Street
Killingly, CT 06239
(t) 860-779-5311
(f) 860-779-5381
(email) aaubrey@killinglyct.gov

From: Bukk Carleton <bgcarleton@gmail.com>
Sent: Monday, October 19, 2020 10:07 AM
To: Ann-Marie Aubrey <aaubrey@killinglyct.gov>
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 noticed and with information in hand as to the costs to maintain the dam.

Thank you,

Bukk Carleton

Property Owner

--

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

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

Mary Calorio

From: alrighter@gmail.com
Sent: Monday, October 19, 2020 12:34 PM
To: Mary Calorio
Subject: Killingly Pond, water shed and dams

Ms. Calorio,

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. I write in direct response to WISH's desire to donate the dams, lands and wetlands (offload their costs and responsibilities) to the town of Killingly and out of concern for any action the Town Council may take affecting home owners and residents in both Rhode Island and Connecticut.

As you know Killingly Pond is at the head of the watershed. While I laud the proposal to conserve and preserve the lands and waters for their historic and environmental value, my concern lies with a) breaching the dams out of some idea to "restore" the original wetlands of 200 years ago (destroy the existing water, wetlands and habitats, and b) with further opening up access to public use.

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 natural preserves and restrict public use and 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? How will you absorb or levy the cost of liability, maintenance and preservation?

My hope is to see these ponds and waterways remain intact, under responsible stewardship, and to preserve the historic character of the area.

Thank you,

Amy Righter, Esq.
134 Dam Road

Mary Calorio

From: Bukk Carleton <bgcarterton@gmail.com>
Sent: Monday, October 19, 2020 1:08 PM
To: Mary Calorio
Subject: Fwd: Public comment for tonight's meeting Killingly Pond Dam

Dear Ms. Calorio,

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 noticed and with information in hand as to the costs to maintain the dam.

Thank you,

Bukk Carleton

Property Owner

Ann-Marie Aubrey

From: RICHARD OKEEFE <buildend@yahoo.com>
Sent: Monday, October 19, 2020 1:08 PM
To: Ann-Marie Aubrey; Ann-Marie Aubrey
Subject: WISH
Attachments: Killingly Dam Recurring Expenses v2.xlsx; CT DEEP Dam Certification-KPD.pdf

Hi Ann-Marie,

I am not sure if you have this, so I am attaching the DEEP Certificate of Compliance for the Killingly Pond Dam. The Certificate of Compliance for the Acme Pond Dam never made it to WISH, and I have made a formal request to DEEP to re-send certified copies to WISH and to the town clerks office.

Harold Kahn represents that their annual carrying costs are about \$25,000, which seems to tie out to the attached spreadsheet of costs that he had sent to me recently. Please let me know if I can assist further.

Thanks...Rick

Ulrich - Geo Design update reports and actions plans
inspections

Estimate of \$ 5,000.00 a year (per Harold)



79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

May 22, 2020

Wright Investors' Service Holdings, Inc.
118 North Bedford Road
Suite 100
Mt. Kisco, NY 10549

Attn: Harold Kahn, Chairman and Chief Executive

Subject: Killingly Pond Dam, Killingly (CT DEEP # 6912 & Consent Order DSCO-2016-1014-V)
Class B, Significant Hazard

Dear Mr. Kahn:

The Department of Energy and Environmental Protection (DEEP) received the Operation and Maintenance Plan ("the Plan") electronically via email on February 6, 2018 in accordance with paragraph B.1.b.i. of Consent Order DSCO-2016-1014-V ("the Order"). The Plan dated October 19, 2016 revised through February 6, 2018 prepared by Ulrich LaFosse, P.E. of GeoDesign, Inc. was approved by DEEP on May 14, 2020.

The Emergency Action Plan dated November 20, 2017 was submitted on December 5, 2017 and approved in a letter from DEEP dated March 29, 2018. Please continue providing two-year updates to the EAP if applicable.

Please be aware that the dam must be operated and maintained in accordance with the Regulations of Connecticut State Agencies, Section 22a-409. Based on observations made during our site visit on January 17, 2020, DEEP has the following recommendations:

1. Continue monitoring the bulge in the downstream wall on an annual basis.
2. Continue with animal and vegetation control.

Since the requirements of the Order stated above have been met to the satisfaction of the Commissioner under the Order, this enforcement matter is closed, as stated in the attached Certificate of Compliance.

As the dam owner, you are required by law to record this certificate in the land records of the town in which the structure is located. After filing with land records, please submit a certified copy of the recorded certificate to the Dam Safety Program, Water Planning & Management Division, DEEP, 79 Elm Street, Hartford, CT 06106.

If you have any questions pertaining to this matter, please contact Ivonne Hall at 860-424-3754 or Ivonne.Hall@ct.gov.

Sincerely,


Charles Lee
Assistant Director
Water Planning and Management Division

Enclosure: Certificate of Compliance

cc: GEO Design, Inc., 984 Southford Road, Middlebury, CT 06762, attn.: Ulrich La Fosse, P.E.



79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

CERTIFICATE OF COMPLIANCE FOR CONSENT ORDER

Subject: Killingly Pond Dam, Killingly (CT DEEP # 6912 & Consent Order DSCO-2016-1014-V)

Dear Wright Investors' Service Holdings, Inc.:

Pursuant to Section(s) 22a-6 of the Connecticut General Statutes, the Commissioner of Energy and Environmental Protection ("the Department") hereby certifies that:

Wright Investors' Service Holdings, Inc. is in compliance with the Department of Energy and Environmental Protection (Consent) Order No. DSCO-2016-1014-V issued on July 27, 2017 for violation of Section 22a-402 of the Connecticut General Statutes.

Nothing in this certificate shall affect the Department's authority to institute any proceeding, or take any action, to prevent or abate hazard and/or risk to public health and the environment, to recover costs and natural resource damages, and to impose penalties for violations of law. If at any time the Department determines that the actions taken pursuant to this Order have not fully characterized the extent and degree of hazard or have not successfully abated or prevented hazard and/or risk to public health and the environment, the Department may institute any proceeding to require further investigation or further action to prevent or abate hazard and/or risk to public health and the environment.

In addition, nothing in this certificate shall relieve any person of his or her obligations under applicable federal, state or local law. As the owner of Killingly Pond Dam, you are required to operate and maintain the dam in accordance with the Regulations of Connecticut State Agencies, Section 22a-409.

If you have any questions pertaining to this matter, please contact Ivonne Hall at 860-424-3754 or Ivonne.Hall@ct.gov.

May 27, 2020

Date

Sincerely,

Graham J. Stevens
Bureau Chief
Bureau of Water Protection & Land Reuse

cc: Certified copy to Killingly Town Clerk, Killingly Town Hall, 172 Main Street, Killingly, CT 06239

Ann-Marie Aubrey

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

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

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
jeanebenz@hotmail.com

Sent from my Verizon, Samsung Galaxy smartphone

Ann-Marie Aubrey

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

From: Bukk Carleton <bucarleton@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 noticed and with information in hand as to the costs to maintain the dam.

Thank you,

Bukk Carleton

Property Owner

--
Bukk G. Carleton President
Landtect Corporation
21 Technology Drive Suite 6
West Lebanon, NH 03784
603-298-9999
603-298-5065 (fax)
bgearleton@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

RECD 10/19/2020
@ 10:48 AM
via email

Ann-Marie Aubrey

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, am in support of exploring these various ideas.

Best
Jacob Gadbois

Sent from my iPhone

Ann-Marie Aubrey

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



ST. ONGE & BROUILLARD
ATTORNEYS AT LAW

Fifty Route 171, Woodstock, Connecticut 06281

Mailing Address:

P.O. Box 550

Putnam, CT 06260-0550

Phone: (860) 928-0481

Fax (860) 928-9950

William H. St. Onge
WHS@sbblaw.net

Mark R. Brouillard
MRB@sbblaw.net

Douglas J. Williams
DJW@sbblaw.net

Tracie L. Molinaro
TLM@sbblaw.net

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

Shared/Real Estate Closings - WHS/Dufresne, Alfred E. & Kerrie Dufresne - Purchase of Property/Sobotko 12-6-18.doc

WRIGHT

INVESTORS' SERVICE HOLDINGS, INC.

177 West Putnam Avenue
Greenwich, CT 06830

11/26/18



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



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

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
Mark R. Brouillard
MRB@bsblaw.net
Douglas J. Williams
DJW@bsblaw.net
Tracie L. Molinaro
TLM@bsblaw.net

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

S:\shared\Real Estate\Chestnut Hill Reservoir\Alfred R. & Kerrie Demers-Dufresne - Purchase of Property\Chestnut Hill Reservoir 11-9-18.doc