

memo



Town of Coventry Land Use Office

To: John Elsesser, Town Manager
From: Eric Trott, Director of Planning and Development EMT
CC:
Date: 2/3/2021
Re: 8-24 donation of land to Town – Anderson – Evergreen Trail

The Coventry Planning and Zoning Commission recommends that the Town Council pursue the donation of land owned by the Estate of Sylvia Anderson on Evergreen Trail (Pine Lake Shores), pursuant to 8-24 of the CT General Statutes.

Reason for the decision: The conveyance would be in the interest of the Town for roadway and connectivity purposes.

Date
January 16, 2021

Mr. John A. Elsesen
Town Manager
Town of Coventry
1712 Main St.
Coventry, Ct. 06238

RE: Estate of Sylvia Anderson

Dear Mr. Elsesen:

Thank-you for your letter of December 28, 2020.

Please be advised that I would be very happy to locate the property that belonged to my Aunt, Sylvia Anderson.

Please let me know what you will need from me in order to get this completed.

You can reach me by phone at 860-346-8128 or by email at sbrownanderson@comcast.net.

I will look forward to talking with you.

Sincerely yours,

Walter J. Anderson
Walter J. Anderson

8-24 – Evergreen Trail – Estate of Sylvia Anderson

The Estate wishes to sell lot 10 on Evergreen Trail to the Town. Please see the attached handwritten letter from the Estate as well as the memo from the Town Manager on the situation.

The lot is vegetated and possesses some sloping topography. The lot does not directly abut Evergreen Trail, but is separated by another private lot that the Town would need to acquire to have the connection.

The lot is of interest to the Town for road purposes in the future as it could provide a snow plow turnaround or physical access to the abutting land of White. The Town and the Pine Lake Shores Association have been in ongoing dialogue regarding the conveyance of interest with some of the roads in the Association.

DATE: December 14, 2020

TO: Todd Penney, Engineer; Mark Owen, Superintendent of Operations; Eric Trott, Director of Planning and Development;

FROM: John Elsesser, Town Manager

SUBJECT: Purchasing Evergreen Trail Property for Town Use

The Town of Coventry has recently been contacted by Walter Anderson (letter enclosed), on behalf of the Estate of Sylvia Stepina Anderson, regarding his interest in selling this property. This property is no longer of interest to Mr. Anderson and would like the town to purchase or accept the donation of this piece of land located on Evergreen Trail. The property is residential vacant land and is 0.14 acers.

In an effort to pursue Mr. Anderson's request, I would like see if this property is feasible for either a possible connector from Evergreen Trail to White Hill Road, which could double as an emergency access way, or for potential snow plow turnaround.

Please note this also abuts the land of the Fredrick White Trust. Several years ago we had discussions with Mr. White and his nephew of the possible donation of a portion of his land. This could become a good connection to this parcel depending on whether this happens or how the donation is configured.

Also the Town Council needs to acquire rights to Lot 9 unless Evergreen Trail extends to Lot 10 (which needs to be reviewed on the subdivision map) (enclosed).

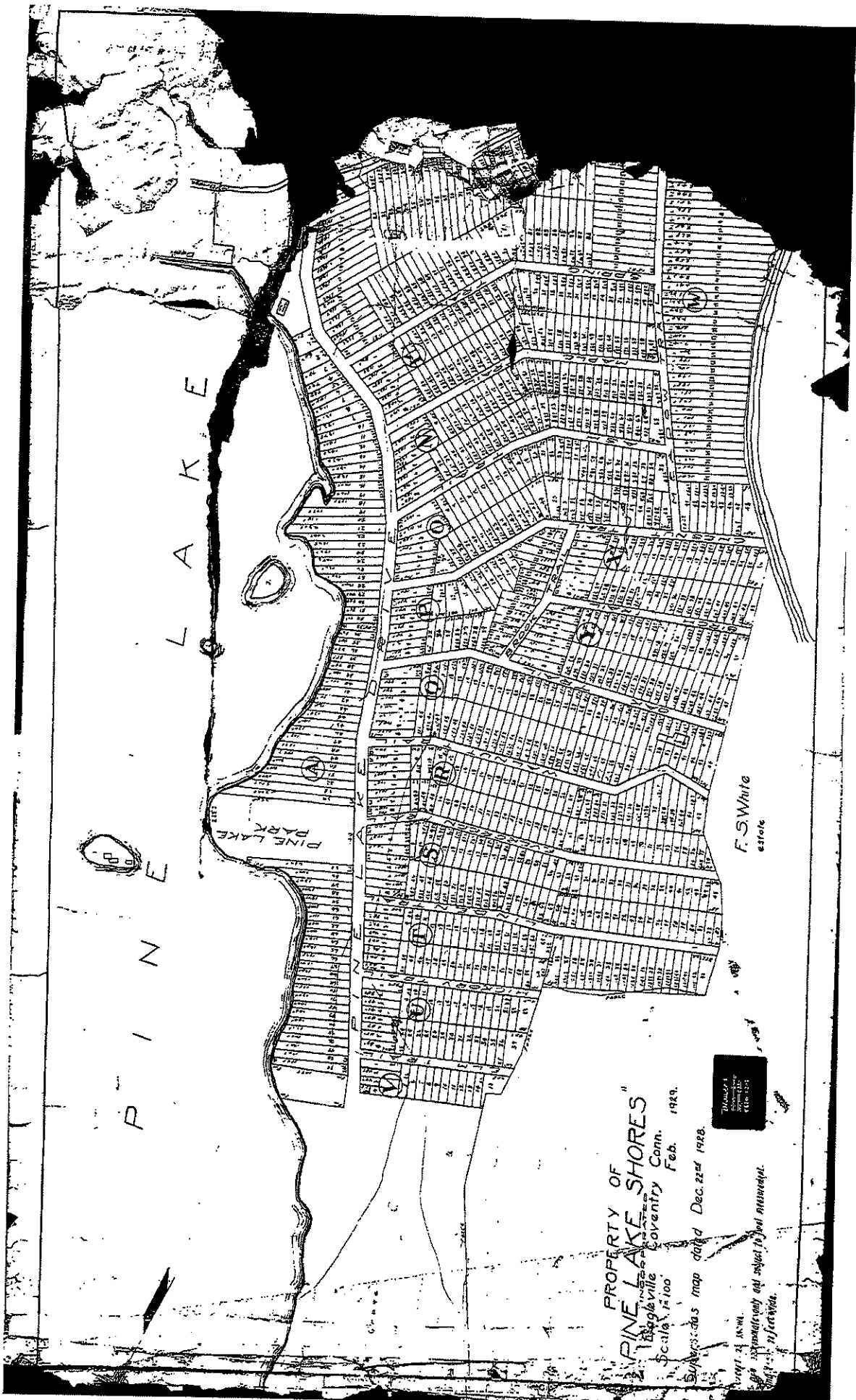
To accomplish this task, wetlands, topography and any other additional mapping needs to be reviewed to see if this is a practical venture. I will be calling on each one of you to assist in undertaking this task and may pursue other avenues of expertise if necessary.

I've attached the Assessor's Map S, Block R, Lot 78 for quick reference.

If you have any questions or concerns regarding this request, please contact my office at jelsesser@coventry.org or (860) 742-6324.

Thank you,

John Elsesser
Town Manager, Town of Coventry



PROPERTY OF
PINE LAKE SHORES
 a
 Coveyville
 Coveyville
 Feb. 1928.
 Section 100

Surveyor's map dated Dec. 22nd 1928.



Not a warranty of any kind.
 This is a plat map and subject to local amendments.
 See references.