Town of Coventry Land Use Office

To: John Elsesser, Town Manager
From: Eric Trott, Director of Planning and Development
CC:
Date: 2/11/2020
Re: 8-24 Sale of Town Property – Hinkle Mae Drive

The Coventry Planning and Zoning Commission recommends that the Town Council approve the sale of Town property located on Hinkle Mae Drive (Assessor’s Map Q, Block K, Lot 43) to the abutter Duhamel, pursuant to CT General Statutes 8-24.

Reason for the decision: The conveyance will make the Duhamel property more conforming to the Zoning Regulations.
REFERRAL FORMS
SECTION 8-24

COUNCIL/PLANNING & ZONING COMMISSION

☐ Town Purchase of Land                      Date Referred to PZC 2.10.20
☐ Town Sale of Land                           PZC Action Date
☐ Town Capitol Improvement                    Council Action Date
☐ Donation to Town

DESCRIPTION

OWNER T. O. C.                                    ADDRESS HILDE MAE VA.
STREET                                          ZONE LN
MAP Q BLOCK K LOT 43
ASSOCIATION A.C.M.S. OWNER APPROXIMATE SIZE 1.5 A.

ROAD STATUS: ☐ Town ☐ Association ☐ Private ☐ Unknown

IMPROVEMENT PRIORITY UNKNOWN

ASSESSED VALUE TAXES MARKET VALUE

FEATURES

☐ MAP                                           ☐ PHOTO

TOPOGRAPHY: ☐ Flat ☐ Hilly ☐ Other

WETLANDS: ☐ Yes ☐ No ☐ Comment NOT NOBOAL GIS

VEGETATION: ☐ Tread ☐ Brush ☐ Clear ☐ Other

ABUTS TOWN LAND: ☐ Yes ☐ No

ENVIRONMENTAL SIGNIFICANCE NO SPECIAL SIGNIFICANCE

ZONING SIGNIFICANCE NONCONFORMAL LOT

ABUTTING LOT CONFORMANCE LOT TO BE COMBINED WITH 462

HILDE MAE DL TO MAKE IT LARGER, MORE CONFORMAL

GENERAL COMMENTS

________________________________________________________________

PLANNER’S COMMENTS

________________________________________________________________

PLANNING/ZONING COMMISSION COMMENTS

________________________________________________________________

COUNCIL ACTION
Eric Trott

From: John Elsesser
Sent: Thursday, January 30, 2020 4:54 PM
To: Eric Trott
Subject: FW: [EXTERNAL] Interested in buying unused town land
Attachments: 20200118_113743.jpg

Here is the original e-mail. See also his ownership question of the next lot

From: Dylan Duhamel <dyduhamel@gmail.com>
Sent: Tuesday, January 28, 2020 9:29 AM
To: John Elsesser <jelsesser@coventryct.org>
Subject: [EXTERNAL] Interested in buying unused town land

Hello John,

My name is Dylan Duhamel and I live at 462 Hinkel Mae Dr. There are 2 small lots of undeveloped land immediately next to my property. According to the town GIS website, one of them is owned by the town of Coventry.

At some point during this spring or summer I'm interested in buying this land, and merging it into my property at 462 Hinkel Mae Dr.

I was hoping for information on

A) Whether the town would be interested in selling the land to me
B) What the price/process would be to do so

The property I'm interested in would be MBL : 00Q 000K 0043

I'm also interested in MBL : 00Q 000K 0045, which is immediately next to it, but that appears to be owned privately. However, I looked up the name of the owner listed on the GIS, and found an obituary, so I'm not exactly sure what the status of that would be.

Thank you,
Dylan Duhamel
DyDuhamel@gmail.com
(860) 670-7790 (Cell)

Attached is a picture of the area.
Hi – I am following up on your recent inquiry about town owned land that abuts yours at 462 Hinkel Mae Drive. We can begin the process of considering your request to purchase the town lot which will start with a review by the Planning and Zoning Commission. If the Commission recommends that the conveyance occur, then it would proceed to the Town Council for their decision. I will place the matter on a Commission agenda this month.

In regard to your question about the other lot that is next to the town lot, it may be necessary to do some additional research in the Coventry Land Records to determine the current status of the lot in question. For example, if you found an obituary for the suspected owner, then the lot may be part of an estate that is being administered. You are welcome to visit the Town Clerk’s Office to dig a little deeper, but you may need to do more of an extensive search, which may be better served by a real estate attorney or professional title searcher.

I have attached a copy of the Town Ordinance that covers the sale of town owned land for your reference.

Please let me know if you have any questions in the meantime. Thanks!

Eric M. Trott
Coventry Director of Planning and Development
(860) 742-4062
Town of Coventry
Geographic Information System (GIS)

Date Printed: 2/3/2020

MAP DISCLAIMER - NOTICE OF LIABILITY
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Coventry and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 100 feet