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REFERRAL to the PLANNING AND ZONING COMMISSION

To: Russell Smith, Chairman, Planning and Zoning Commission

From: Essex Board of Selectmen

Date: January 30, 2024

Re: CGS 8-24 referral for transfer of land from the Town of Essex to the Essex Land Trust

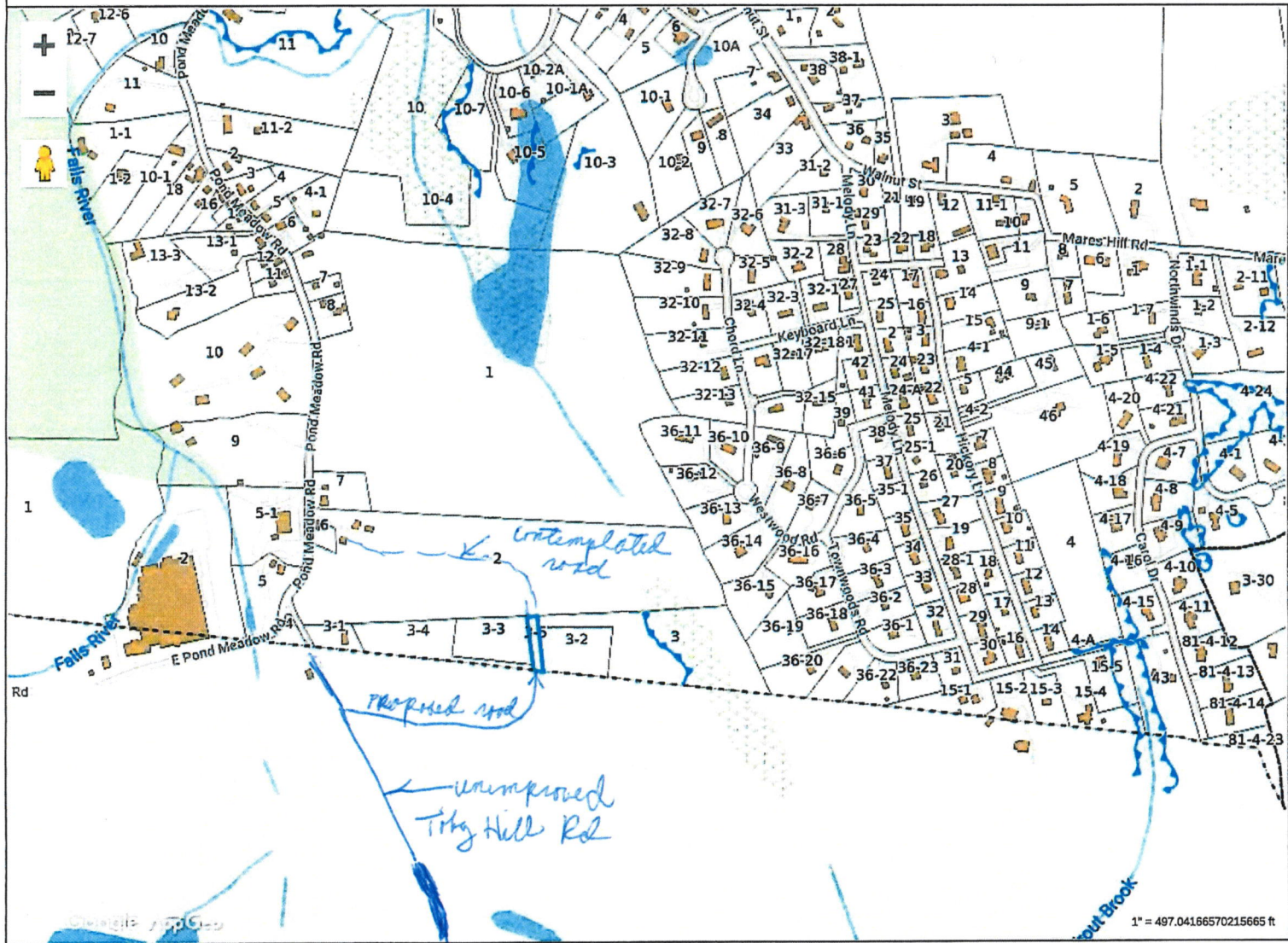
The Board of Selectmen are requesting a CGS 8-24 referral from the Planning and Zoning Commission for a report of approval or disapproval for the transfer of a 50' wide strip of land shown on Essex Assessor Map 88 as parcel 3-5 from the Town of Essex to the Essex Land Trust (ELT).

The history of the 50' wide strip is explained in the information provided below:

1. Paul Vumbaco proposed a subdivision in Westbrook, with a proposed roadway extending easterly off the unimproved portion of Toby Hill Road. See the Westbrook Assessor Map attached.
2. The northerly portion of Toby Hill Road extends, still unimproved, into Essex and merges with East Pond Meadow Road. See the Essex Assessor Map attached.
3. The Essex Vumbaco subdivision consists of Lots 3-2, 3-3 and 3-4 on Assessor Map 88. Lot 3 on Assessor Map 88 was conveyed to the ELT at about the same time as the Deed of Lot 3-5 from Paul Vumbaco to the Town of Essex on November 12, 2012, and recorded in Volume 294, Page 855.
4. The strip conveyed to the Town of Essex was to become a Town Road if and when Vumbaco acquired the property to the north shown as lot 2 on Assessor Map 88. That proposed public roadway off Toby Hill Road in Westbrook would have extended through lot 3-5 onto Lot 2 and then turned easterly to connect to East Pond Meadow Road north of Lot 6 on Assessor Map 88. Only lot 3-1 on Assessor Map 88 has a dwelling on it. That acquisition never occurred.
5. Lot 3-5 on Assessor Map 88 is a landlocked piece which should not have been conveyed to the Town. The minutes of the 2012 Town Meeting reflect there was no acceptance. The deed was apparently filed by the Vumbaco Attorney who was a witness and took the acknowledgement, or by someone acting on his behalf. The deed was returned to the attorney after recordation.

In summary Lot 88-3-5 ought to be conveyed to the ELT and the deed reflect that Lot 88-3-5 is being merged with the contiguous ELT land and be maintained as open space only.





Property Information
 Property ID 883-5
 Location POND MEADOW RD
 Owner ESSEX TOWN OF



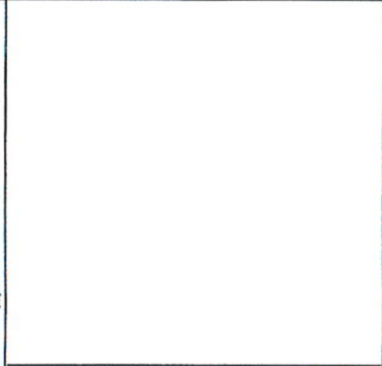
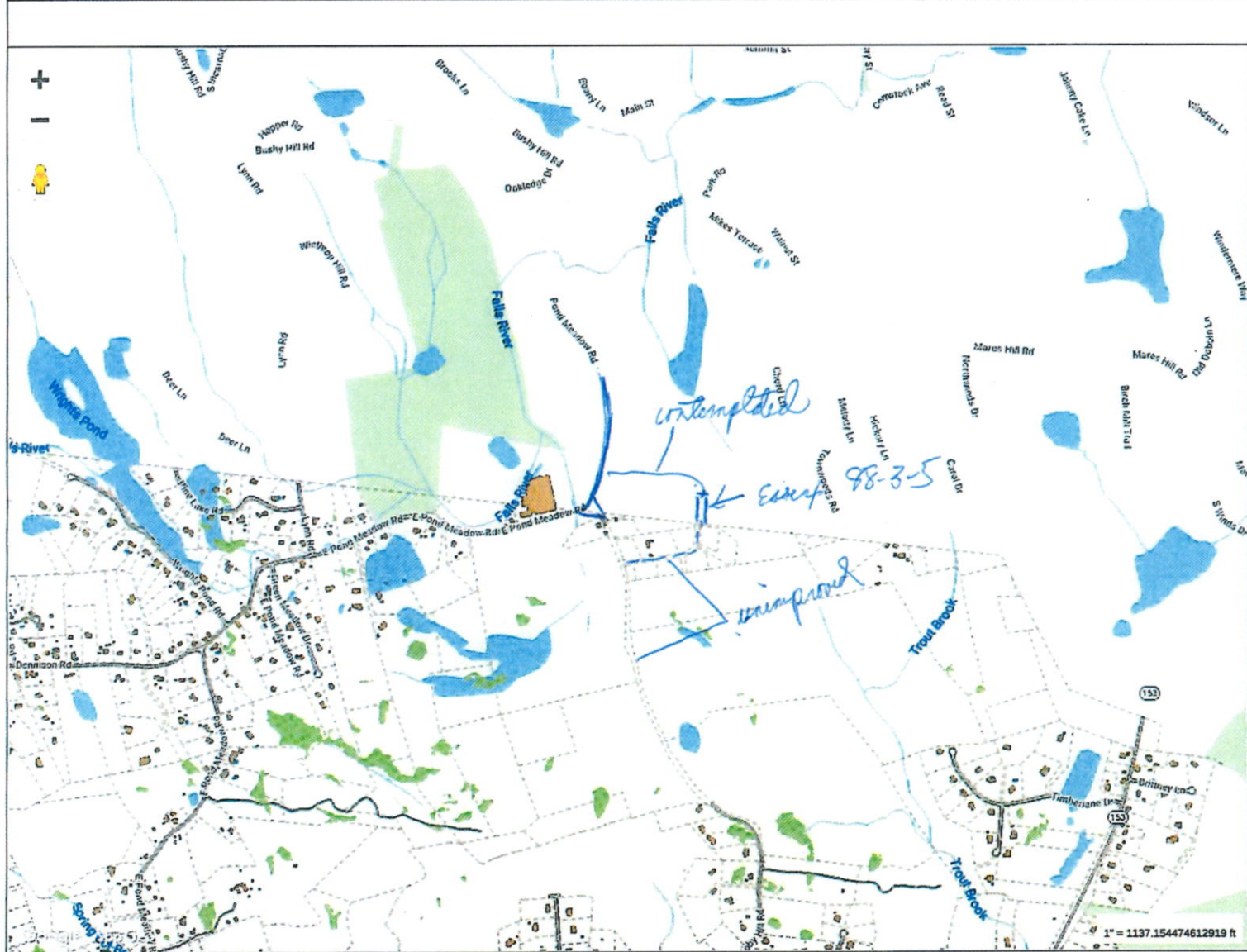
**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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Geometry updated 4/13/2021
 Data updated daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1" = 497.04166570215665 ft



**MAP FOR REFERENCE ONLY
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Town of Westbrook, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated October 25, 2021.
Data updated daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1" = 1137.154474612919 ft