



Town of  
*North Stonington, Connecticut*

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NORTH STONINGTON, CT

May 2 2014 AT 8:06 AM

NORMA J. HOLLIDAY  
TOWN CLERK

TOWN OF NORTH STONINGTON  
NOTICE OF SPECIAL TOWN MEETING

May 12, 2014

A special town meeting of the electors and citizens qualified to vote in town meetings of the Town of North Stonington, Connecticut, will be held in the New Town Hall Conference Room on 12th day, May, 2014, at 7:00 p.m. for the following purposes:

I.

1. To consider and vote upon a resolution,

(a) to appropriate \$112,500 for costs related to the refurbishment of Volunteer Fire Company Engine 2. The appropriation may be spent for related equipment, materials, legal fees, net temporary interest and other financing costs, and other expenses related to the project and the financing thereof;

(b) to authorize the issue bonds or notes of the Town in an amount not to exceed \$112,500 to finance the appropriation; to authorize the First Selectman and the Treasurer of the Town to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes; to take such action to allow temporary advances of available funds which the Town reasonably expects will be reimbursed from the proceeds of borrowings; and to authorize the First Selectman and the Treasurer to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized by the resolution if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years; and to authorize the First Selectman and the Treasurer to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes;

(c) to authorize the First Selectman, or other proper officer and official of the Town, on behalf of the Town, to enter into contracts or agreements, apply for and accept grants for the project and take any other actions necessary or desirable to accomplish the project contemplated by this resolution; and

(d) to authorize the Board of Selectmen, the First Selectman, the Treasurer and other proper officers and officials of the Town to take all other action which is necessary or desirable to complete the project and to issue bonds and notes and obtain grants to finance the aforesaid appropriation.

2. To consider and vote upon a resolution,

(a) to appropriate \$280,000 for costs related to the improvements of the Town Hall parking lot, including repaving, repainting, stonewall improvements and related work. The appropriation may be spent for equipment, materials, legal fees, net temporary interest and other financing costs, and other expenses related to the project and the financing thereof;

(b) to authorize the issue bonds or notes of the Town in an amount not to exceed \$280,000 to finance the appropriation; to authorize the First Selectman and the Treasurer of the Town to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes; to take

such action to allow temporary advances of available funds which the Town reasonably expects will be reimbursed from the proceeds of borrowings; and to authorize the First Selectman and the Treasurer to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized by the resolution if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years; and to authorize the First Selectman and the Treasurer to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes;

(c) to authorize the First Selectman, or other proper officer and official of the Town, on behalf of the Town, to enter into contracts or agreements, apply for and accept grants for the project and take any other actions necessary or desirable to accomplish the project contemplated by this resolution; and

(d) to authorize the Board of Selectmen, the First Selectman, the Treasurer and other proper officers and officials of the Town to take all other action which is necessary or desirable to complete the project and to issue bonds and notes and obtain grants to finance the aforesaid appropriation.

3. To consider and vote upon the resolution,

(a) to appropriate \$350,000 for costs related to the repair and improvements to the Hewitt Dam which will be in addition to the \$275,000 in reserve for an aggregate appropriation of \$625,000, including repairs or replacement of retaining walls, spillway reconstruction, site improvements and related work. The appropriation may be spent for acquisition, construction, demolition, equipment, materials, legal fees, net temporary interest and other financing costs, and other expenses related to the project and the financing thereof;

(b) to authorize the issue bonds or notes of the Town in an amount not to exceed \$350,000 to finance the appropriation; to provide that the amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received by the Town for the project; to authorize the First Selectman and the Treasurer of the Town to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes; to take such action to allow temporary advances of available funds which the Town reasonably expects will be reimbursed from the proceeds of borrowings; and to authorize the First Selectman and the Treasurer to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized by the resolution if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years; and to authorize the First Selectman and the Treasurer to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes;

(c) to authorize the First Selectman, or other proper officer and official of the Town, on behalf of the Town, to enter into contracts or agreements, apply for and accept grants for the project and take any other actions necessary or desirable to accomplish the project contemplated by this resolution; and

(d) to authorize the Board of Selectmen, the First Selectman, the Treasurer and other proper officers and officials of the Town to take all other action which is necessary or desirable to complete the project and to issue bonds and notes and obtain grants to finance the aforesaid appropriation.

4. To consider and vote upon a resolution,

(a) to appropriate \$160,000 for costs related to conduct a sewer study related to the I95, Route 2, Route 49, Route 184 area of town. The appropriation may be spent for consultant fees and related costs to conducting the study, legal fees, net temporary interest and other financing costs, and other expenses related to the project and the financing thereof;

(b) to authorize the issue bonds or notes of the Town in an amount not to exceed \$160,000 to finance the appropriation; to authorize the First Selectman and the Treasurer of the Town to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes; to take such action to allow temporary advances of available funds which the Town reasonably expects will be reimbursed from the proceeds of borrowings; and to authorize the First Selectman and the Treasurer to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized by the resolution if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years; and to authorize the First Selectman and the Treasurer to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes;

(c) to authorize the First Selectman, or other proper officer and official of the Town, on behalf of the Town, to enter into contracts or agreements, apply for and accept grants for the project and take any other actions necessary or desirable to accomplish the project contemplated by this resolution; and

(d) to authorize the Board of Selectmen, the First Selectman, the Treasurer and other proper officers and officials of the Town to take all other action which is necessary or desirable to complete the project and to issue bonds and notes and obtain grants to finance the aforesaid appropriation.

II.

To hear and act upon the acceptance of the FY 2014 Comprehensive DUI Enforcement Program Grant in the amount of \$48,975.

III.

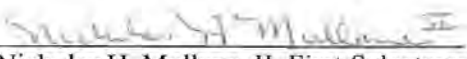
To hear, consider and vote upon the following resolutions:

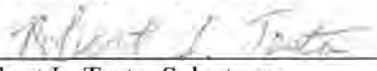
- (a) RESOLUTION NO. 1 – Resolved that Connecticut General Statutes § 7-100k, as from time to time amended, shall govern the appointment of the assessor in the Town of North Stonington. There shall be a single assessor, and the First Selectman of the Town of North Stonington is hereby authorized and empowered to: appoint the assessor; and establish the qualifications and compensation of such assessor pursuant to and/or in accordance with the applicable, if any, provisions of any then-existing and applicable collective bargaining agreement, employment agreement and/or town policies. Any assessor appointed by said First Selectman shall be sworn to the faithful performance of his or her duties by the Town Clerk of the Town of North Stonington.
- (b) RESOLUTION NO. 2 – Resolved that by virtue of the adoption of Resolution No. 1 set forth above, “Resolution No. 2” (as set forth in item number “6” of the Notice of Special Town Meeting, Town of North Stonington dated March 3, 1960) adopted by Special Town Meeting of the Town of North Stonington on March 10, 1960, shall be hereby replaced, superseded and abolished in its entirety, and rendered null and void and of no further force and effect, which replaced, superseded and abolished “Resolution No. 2” previously read as follows:

*“Resolved that the Board of Finance in the Town of North Stonington is hereby authorized and empowered to appoint a single assessor in the Town of North Stonington who shall have and exercise all rights, powers and duties as hereto for conferred upon the Board of Assessors. Said assessor shall be appointed and hold office for a period of two years from July 1, 1960; and biennially thereafter between June 1<sup>st</sup> and July 1<sup>st</sup>, the Board of Finance shall appoint a successor to the assessor whose term shall be a like period of two years commencing July 1<sup>st</sup>. Any vacancy shall be filled by the Board of Finance and the person appointed to fill such vacancy shall hold office for the unexpired portion of his predecessor.”*

- IV. To hear, consider and act upon the establishment of an Ordinance: “PROVIDING FOR APPOINTMENT OF THE MUNICIPAL OFFICE OF COLLECTOR OF TAXES BY THE BOARD OF SELECTMAN”
- V. To hear, consider and act upon the acceptance of a strip of land located in the Nardone Estates as described in a Warranty Deed, dated March 27, 2014 designated Lot 2 of the Subdivision.

Dated at North Stonington, Connecticut, this 29th day of April, 2014.

  
Nicholas H. Mullane, II, First Selectman

  
Robert L. Testa, Selectman

  
Mark S. Donahue, Selectman

  
Norma J. Holliday, Town Clerk



*Town of*  
*North Stonington, Connecticut*

Date: December 18, 2013

To: Board of Finance

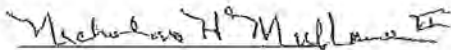
From: Board of Selectmen

Re: Authority to Borrow

The Board of Selectmen are requesting that the Board of Finance grant us authority to borrow funds for the following budgeted approved projects for FY 13/14:

Hewitt Dam Repairs	\$350,000
Engine #2 Refurbishment	\$112,500
Town Hall Wall Repairs	\$280,000
Sewer Study	\$160,000

Thank you for your attention to this matter.

  
Nicholas H. Mullane, II  
First Selectman

*Histo*  
**North Stonington Board of Finance**  
**Meeting Agenda Wednesday March 5, 2014**  
**New Town Hall**  
**North Stonington, CT**  
**@ 7:30pm**

- 1 Call to Order: Chairman Dan Spring called the meeting to order @ 8:00pm. Members present were Peter Nimirowski, Charlie Steinhart, Tom Main (8:00pm) and Mustapha Ratib (8:09pm).
- 2 Public Comments and Questions: None
- 3 EMS/Fire Complex Update: Deferred. Mark Perkins was not present due to being called up for fire duty.
- 4 BOS: First Selectman Nick Mullane reviewed the revenue estimates for budget preparation 2014-2015. Total revenue was forecasted to be lower due to loss of principle and interest reimbursement on the school bond (paid status) and less FEMA reimbursements.

Some discussion developed on loss revenue from recyclables at the transfer station that will be addressed by administration.

Capital project financing was discussed with the emphasis on the need to have projects completed and paid without placing undue drain on the General Fund. The letter from the BOS illustrating three year financing of capital projects dated February 8, 2014 was revisited.

A motion was made by Dan Spring and seconded by Charlie Steinhart to approve the capital projects, adopted in the 2013-2014 budget, to be financed over a three year period as proposed in the BOS letter dated February 8, 2014. It is noted this letter also outlined administrative costs for such financing. The motion carried 4-0-0. A skype meeting is being scheduled with Bond Counsel next week to develop the EMS/Fire Complex project financing.

- The First Selectman presented the status of Indian Tribal Recognition as is relevant to the Town of North Stonington. Moreover, the defense of such issues suggests the potential overrun of budgeted attorney's fees. The excess has not yet been determined.
- 5 BOS monthly reports: The review and narrative proved by the First Selectman illustrates that execution of the budget is proceeding as planned. Other than attorney's fees there were no material discrepancies. Inquires relative to the Highway Department and the consequence of consecutive winter storms were brought up. Particularly, overtime and sand/salt supplies. The First Selectman felt confident that the activities of the Highway Department would stay within budget.
- 6 Tax Collectors Report: It was noted that the uncollected Tax level as of March 13, 2014 was at \$609,698.91. It was emphasized that the uncollected taxes were necessarily needed by the Town of North Stonington situation is considered unacceptable. It is requested that the present administration file weekly updates. It was proposed that added attorney's fees be budgeted to accommodate the resolution of past due taxes. Moreover, the status update is to include the top

15 delinquent accounts so that the BOF has a better perspective of this critical issue.

7 Future Strategies: The BOE Budget 2014-2015 presentation will be scheduled for the next BOF meeting if it has been approved by BOE. A formal request of estimates at the close of the current fiscal year will be forwarded as of March 6, 2014.

• The BOE will begin union negotiations next month and requests a liaison from BOF.

8 Previous Minutes: The minutes of the February 19<sup>th</sup> BOF meeting were reviewed. Dan Spring made a motion to approve the minutes as amended and was seconded by Mustapha Ratib. The minutes were approved 4-0-0.

It was noted that the minutes of the BOF meeting December 4, 2013 are still delinquent. Notes of this meeting are to be shared and compiled for submission no later than March 12, 2014.

9 Adjournment: The Chair Dan Spring moved to adjourn the meeting at 10:30pm. It was seconded by Tim Main and carried 4-0-0.





Town of  
*North Stonington, Connecticut*

Date: December 4, 2013

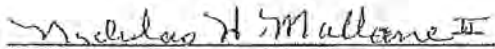
To: Board of Finance


From: Board of Selectmen

Re: FY 2013-2014

The Board of Selectmen are requesting an additional appropriation of \$48,975, to the State Police (Line Item B26.04) for the remainder of the Fiscal Year 2014 Comprehensive DUI Enforcement Program for Resident State Troopers to Towns Grant. The amount requested is the Federal/State Grant portion and the Town will be reimbursed for the funds expended, the town's portion is included in the original budget request.

Thank you for your consideration.

  
Nicholas H. Mullane, II, First Selectman

Approved  
  
12/4/2013  
5-0-0





STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546  
NEWINGTON, CONNECTICUT 06131-7546

Phone:

November 20, 2013

The Honorable Nicholas Mullane  
First Selectman  
40 Main Street  
North Stonington, CT 06359

Dear First Selectman Mullane:

Subject: Federal Highway Safety Program  
Federal Program Area Number: 2014-154-AL  
State Project Number: 0194-0722-CE

The Department of Transportation (Department) would like to notify you of the approval of the Town of North Stonington's Highway Safety project application entitled "FY 2014 Comprehensive DUI Enforcement Program for Resident Trooper Towns" effective November 21, 2013 through September 14, 2014.

Federal funds in the amount of \$ 48,975.00 are obligated to this project in accordance with the approved 2014 Fiscal Year Connecticut Highway Safety Plan.

All costs incurred under this project must be in full compliance with both federal and State regulations, policies, and procedures that govern the use of highway safety funds. Costs are subject to review by both Department Accounts Examiners and Federal Auditors.

Please note that deviations from the specifics of the approved budget must be reviewed and approved by the Highway Safety Office prior to their implementation in order for related costs to be eligible for reimbursement.

The DUI reimbursement package is now available, in digital form, on the Department's web site: <http://www.ct.gov/dot/site> under Programs and Services, Transportation Safety Programs. All final claims against this project, together with all supporting financial documentation, must be submitted to the Highway Safety Office no later than forty-five (45) days after the project period ending date.

The Honorable Nicholas Mullane

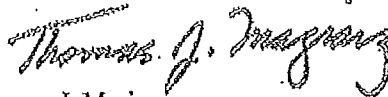
-2-

November 20, 2013

All charges against this project are to be coded to State Project Number 0194-0722-CE in accordance with established coding procedures.

If you have any additional questions or concerns regarding this program, please contact Mr. Joseph T. Cristalli, Transportation Principal Safety Program Coordinator, at 860-594-2412.

Very truly yours,



Thomas J. Maziarz  
Governor's Highway Safety Representative

cc: TFC Timothy Donahue  
Ms. Robin Roehr

NOV - 6 2013

NOV - 6 2013

STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION HIGHWAY SAFETY OFFICE	SHADED AREA FOR HSO USE ONLY		
	Project No: 0194-0782 CE	<input checked="" type="checkbox"/> Project Initiation	<input type="checkbox"/> Project Cancellation
	Program Area: 2014-15406	<input type="checkbox"/> Project Revisions	<input type="checkbox"/> Project Continuation
	Program Description: Alcohol Enforcement	D. 16 Approval	

**HIGHWAY SAFETY PROJECT APPLICATION**  
 ACCEPTANCE -- IT IS UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT FUNDS RECEIVED AS A RESULT OF THIS APPLICATION IS SUBJECT TO THE REGULATIONS GOVERNING HIGHWAY SAFETY PROJECTS. THIS AGREEMENT MAY BE TERMINATED BY EITHER PARTY IN ACCORDANCE WITH THE HIGHWAY SAFETY OFFICE POLICY. COPY OF POLICY OBTAINED UPON REQUEST.

**PROJECT TITLE:**  
 FY 2014 Comprehensive DUI Enforcement Program Resident Trooper

**GOVERNMENTAL UNIT:** North Stonington Resident State Troopers' Office  
**ADDRESS OF GOVERNMENTAL UNIT:** 40 Main St. North Stonington, CT. 06359

**APPLICANT:** North Stonington Resident State Troopers' Office  
**ADDRESS OF APPLICANT:** 40 Main St. North Stonington, CT. 06359

**FEDERAL IDENTIFICATION NUMBER (FEIN):** 06-6002055  
**ANTICIPATED PROJECT STARTUP DATE:** November 25, 2013

**APPROVED PROJECT PERIOD (mo/date/yr) FOR HSO USE ONLY:**  
 FROM: November 25, 2013 THROUGH: September 14, 2014

**PROJECT DIRECTOR:** Tfc. Timothy G. Donahue #371  
**TITLE:** State Trooper  
**TELEPHONE NUMBER:** (860) 213-0035  
**FAX NUMBER:** (860) 535-1977

**SIGNATURE:** [Signature]  
**ADDRESS & ZIP CODE:** 40 Main St. North Stonington, CT. 06359  
**E-MAIL ADDRESS:** tgd371@yahoo.com

**FINANCIAL OFFICER:** Robin D. Roohr  
**TITLE:** 1st Selectman's Secretary  
**TELEPHONE NUMBER:** (860) 535-2877 X10  
**FAX NUMBER:** (860) 535-1977

**SIGNATURE:** [Signature]  
**ADDRESS & ZIP CODE:** 40 Main St. North Stonington, CT. 06359  
**E-MAIL ADDRESS:** rroohr@northstoningtonct.gov

**AUTHORIZING OFFICIAL:** Nicholas H. Mullane  
**TITLE:** 40 Main St. North Stonington, CT. 06359  
**TELEPHONE NUMBER:** (860) 535-2877 X10  
**FAX NUMBER:** (860) 535-1977

**SIGNATURE:** [Signature]  
**ADDRESS & ZIP CODE:** 1st selectman  
**E-MAIL ADDRESS:** nmullane@northstoningtonct.gov

**APPROVAL - FOR HSO USE ONLY**

**FISCAL REVIEW COMPLETED BY:** Christine Elsko  
**PROJECT MANAGER REVIEW COMPLETED BY:** [Signature]  
**DATE:** 11/13/2013

**DATE:** 11/20/13  
**PROGRAM COORDINATOR REVIEW COMPLETED BY:** [Signature]  
**DATE:** 11/14/13

**THIS ACTION:** 948,975.00  
**GOVERNOR'S HIGHWAY SAFETY REPRESENTATIVE:** Thomas J. Mazlarz

**PREVIOUS ACTION:** 0  
**SIGNATURE:** [Signature]  
**DATE:** 11/20/13

**TOTAL OBLIGATED:** 948,975.00

PROJECT TITLE	APPLICANT
FY 2014 Comprehensive DUI Enforcement Program Resident Trooper	North Stonington Resident State Troopers' Office

**BUDGET SUMMARY**

Federal Share	75.00%
State/Local Share	25.00%

**BUDGET SUMMARY SUBMITTAL**

COST CATEGORY	AMOUNT	SOURCE OF FUNDS	
PERSONNEL SERVICES	\$65,300.00	FEDERAL FUNDS (75%)	\$48,975.00
CONTRACTUAL SERVICES	XXXXXXXXXX	NON-FEDERAL FUNDS (25%)	\$16,325.00
OPERATING COSTS	XXXXXXXXXX	TOTAL FUNDS (100%)	\$65,300.00
EQUIPMENT	XXXXXXXXXX		
INDIRECT COSTS	XXXXXXXXXX		
TOTAL BUDGETED	\$65,300.00		

**BUDGET SUMMARY APPROVAL (HSO USE ONLY)**

COST CATEGORY	AMOUNT	SOURCE OF FUNDS	
PERSONNEL SERVICES	\$65,300.00	FEDERAL FUNDS (75%)	\$48,975.00
CONTRACTUAL SERVICES	XXXXXXXXXX	NON-FEDERAL FUNDS (25%)	\$16,325.00
OPERATING COSTS	XXXXXXXXXX	TOTAL FUNDS (100%)	\$65,300.00
EQUIPMENT	XXXXXXXXXX		
INDIRECT COSTS	XXXXXXXXXX		
TOTAL BUDGETED	\$65,300.00		

OLD

RESOLUTION No. 1. Resolved that the Board of Assessors be abolished and terminated; said abolishment and termination to be effective as of July 1, 1960 and a single assessor appointed who shall have and exercise all powers, duties and rights conferred upon the said Board of Assessors.

OLD

RESOLUTION No. 2. Resolved that the Board of Finance in the Town of North Stonington is hereby authorized and empowered to appoint a single assessor in the Town of North Stonington who shall have and exercise all rights, powers and duties as heretofore conferred upon the Board of Assessors. Said assessor shall be appointed and hold office for a period of two years from July 1, 1960; and biennially thereafter between June 1<sup>st</sup> and July 1<sup>st</sup>, the Board of Finance shall appoint a successor to the assessor who term shall be a like period of two years commencing July 1<sup>st</sup>. Any vacancy shall be filled by the Board of Finance within thirty (30) days after the occurrence of such a vacancy and the person appointed to fill such vacancy shall hold office for the unexpired portion of this predecessor.

(Passed at Town Meeting on March 10, 1960)

NEW

NOTICE OF SPECIAL TOWN MEETING

A special town meeting of the electors and citizens qualified to vote in town meetings of the Town of North Stonington, Connecticut, will be held on the date indicated at the time and location noted below for the following purposes:

LOCATION: New Town Hall Conference Room

DATE: / \_\_\_\_\_, 2014

TIME: \_\_\_\_\_ p.m.

1. To hear, consider and vote upon the following resolutions:
  - (a) RESOLUTION NO. 1 -- Resolved that Connecticut General Statutes § 7-100k, as from time to time amended, shall govern the appointment of the assessor in the Town of North Stonington. There shall be a single assessor, and the First Selectman of the Town of North Stonington is hereby authorized and empowered to: appoint the assessor; and establish the qualifications and compensation of such assessor pursuant to and/or in accordance with the applicable, if any, provisions of any then-existing and applicable collective bargaining agreement, employment agreement and/or town policies. Any assessor appointed by said First Selectman shall be sworn to the faithful performance of his or her duties by the Town Clerk of the Town of North Stonington.
  - (b) RESOLUTION NO. 2 -- Resolved that by virtue of the adoption of Resolution No. 1 set forth above, "Resolution No. 2" (as set forth in item number "6" of the Notice of Special Town Meeting, Town of North Stonington dated March 3, 1960) adopted by Special Town Meeting of the Town of North Stonington on March 10, 1960, shall be hereby replaced, superseded and abolished in its entirety, and rendered null and void and of no further force and effect, which replaced, superseded and abolished "Resolution No. 2" previously read as follows:

*"Resolved that the Board of Finance in the Town of North Stonington is hereby authorized and empowered to appoint a single assessor in the Town of North Stonington who shall have and exercise all rights, powers and duties as heretofore conferred upon the Board of Assessors. Said assessor shall be appointed and hold office for a period of two years from July 1, 1960; and biennially thereafter between June 1<sup>st</sup> and July 1<sup>st</sup>, the Board of Finance shall appoint a successor to the assessor whose term shall be a like period of two years commencing July 1<sup>st</sup>. Any vacancy shall be filled by the Board of Finance and the person appointed to fill such vacancy shall hold office for the unexpired portion of his predecessor."*

2. To hear, consider and act upon the establishment of an Ordinance: "PROVIDING FOR APPOINTMENT OF THE MUNICIPAL OFFICE OF COLLECTOR OF TAXES BY THE BOARD OF SELECTMAN"

Dated at North Stonington, Connecticut, this \_\_ day of \_\_\_\_\_, 2014.

BOARD OF SELECTMEN

Nicholas H. Mulane, II, First Selectman

Robert Testa, Selectman

Mark S. Donahue, Selectman

Received for record \_\_\_\_\_, 2014.

ATTEST: \_\_\_\_\_, Town Clerk



**Sec. 2-24. Tax Collector.**

(a) *Appointment of Municipal Collector of Taxes.* The Board of Selectmen of the Town of North Stonington is hereby authorized and empowered to appoint a Municipal Collector of Taxes for the Town of North Stonington who shall have and exercise all rights, powers and duties as conferred upon Municipal Collector of Taxes under the Connecticut General Statutes as amended from time to time. The appointment of the Municipal Collector of Taxes shall be made by the Board of Selectmen within 14 days after the date that said Board of Selectmen takes office after each biennial municipal election. The term of office of said Municipal

Collector of Taxes shall be coterminous with that of the Board of Selectmen pursuant to G.S. § 9-187(a), as amended from time to time. Each successor Municipal Collector of Taxes shall be appointed by the Board of Selectmen for like period for each successive term of the Board of Selectmen. Any vacancy in the office of Collector of Taxes shall be filled by the Board of Selectmen within 30 days after the occurrence of such a vacancy and the person appointed to fill such vacancy shall hold office for the unexpired portion of the term of his or her predecessor.

(b) *Qualifications.* The position shall be a full-time salaried position based on an average of 35 hours per week with the hours of the office to be determined and set by the Board of Selectmen. The Board of Selectmen is hereby authorized and empowered to establish the job description and qualifications of the Municipal Collector of Taxes as may be amended from time to time.

(c) *Authority.* The salary or rate of compensation for said Municipal Collector of Taxes shall be set by the Board of Selectmen. The Board of Selectmen, by majority vote, shall have the authority to dismiss the Municipal Collector of Taxes pursuant to the provisions of the employment agreement, Tax Collector's Personnel Policy, Town policies and Connecticut General Statutes as amended from time to time,  
(Ord. of 5-27-1997, §§ 1-3; Ord. of 8-27-2001(4))

State law reference—Authority to provide for appointed Collector of Taxes, G.S. § 9-185.

**Secs. 2-25—2-53. Reserved.**

**TOWN OF NORTH STONINGTON  
ORDINANCE**

**ORDINANCE PROVIDING FOR APPOINTMENT OF THE MUNICIPAL  
OFFICE OF COLLECTOR OF TAXES BY THE BOARD OF SELECTMAN**

**WHEREAS**, the office of collector of taxes is of paramount importance to the Town of North Stonington for the proper and efficient collection of revenue on behalf of the Town; and

**WHEREAS**, the Town of North Stonington deems it necessary to insure that the collector of taxes is a certified municipal collector for the State of Connecticut; and

**WHEREAS**, Connecticut General Statutes §§ 9-185 and 9-189, as amended, allow any town, by ordinance, to provide for the appointment of the municipal collector of taxes by its chief executive authority; and

**BE IT ORDAINED** by the electors of the Town of North Stonington and those entitled to vote at a duly warned Town Meeting:

**SECTION 1. APPOINTMENT OF MUNICIPAL COLLECTOR OF  
TAXES; TERM OF OFFICE.**

(a) The Board of Selectmen of the Town of North Stonington is hereby authorized and empowered to appoint a municipal collector of taxes, who shall have and exercise all rights, powers and duties as conferred upon municipal collector of taxes under the Connecticut General Statutes as amended from time to time. The Board of Selectman shall appoint the municipal collector of taxes, which appointment shall be effective as of April 1 of the calendar year immediately following the year that the Board of Selectmen takes office pursuant to each biennial municipal election.

(b) The term of office of each municipal collector of taxes shall terminate on the second anniversary of said April 1 appointment date, and shall not be coterminous with that of the Board of Selectmen. Each municipal collector of taxes shall be appointed or reappointed by the Board of Selectmen for a like period in accordance with the same procedure. Any vacancy in the office of collector of taxes shall be filled by the Board of Selectmen within thirty (30) days after the occurrence of such a vacancy and the person appointed to fill such vacancy shall hold office for the unexpired portion of the term of his or her predecessor.

**SECTION 2. QUALIFICATIONS; TERMS AND CONDITIONS OF  
EMPLOYMENT**

(a) The Board of Selectmen are hereby authorized and empowered to

establish the job description and qualifications of the municipal collector of taxes, as may be amended from time to time, pursuant to and/or in accordance with the applicable, if any, provisions of any then-existing collective bargaining agreement, employment agreement and/or Town policies.

(b) Subject to Section 3 of this Ordinance, the Board of Selectmen are authorized and empowered to set the terms and conditions of employment (inclusive of wages and hours), pursuant to and/or in accordance with the applicable, if any, provisions of any then-existing collective bargaining agreement, employment agreement and/or Town policies.

**SECTION 3. DISCIPLINE, TERMINATION, REAPPOINTMENT AND NON-REAPPOINTMENT**

During the term of office, the First Selectman shall have the authority to discipline and/or terminate the employment of the municipal collector taxes pursuant to and/or in accordance with the applicable, if any, provisions of any then-existing and applicable collective bargaining agreement, employment agreement, Town policies and/or Connecticut General Statutes, as amended from time to time. The Board of Selectmen retains all rights and authority to reappoint and/or non-reappoint any municipal collector of taxes for a successor term; the Board of Selectmen's reappointment and/or non-reappointment of a municipal collector of taxes shall not be subject to the terms of any collective bargaining agreement, employment agreement and/or Town policies, and shall not be arbitrable under, nor subject to the just cause standards, set forth in any collective bargaining agreement, employment agreement and/or Town policy.

**SECTION 4. EFFECTIVE DATE; REPEAL OF PRIOR ORDINANCES.**

This ordinance shall take effect and be enforced fifteen (15) days after publication in accordance with Connecticut General Statutes § 7-157, as amended. Simultaneously upon this Ordinance taking effect as set forth above, Ordinances nos. 5-27-1997, §§ 1-3 and 8-27-2011(4) of the Code of Ordinances of the Town of North Stonington shall be hereby deemed repealed in their entirety.

Passed and approved by the legal voters of the Town of North Stonington in Town Meeting on the \_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST: \_\_\_\_\_, Town Clerk

Published: New London Day, \_\_\_\_\_, 2014

Effective: \_\_\_\_\_, 2014

*HELLER, HELLER & McCOY*  
*Attorneys at Law*  
*736 Norwich-New London Turnpike*  
*Uncasville, Connecticut 06382*

*Sidney F. Heller (1903-1986)*  
*Harry B. Heller*  
*William E. McCoy*

*Telephone: (860)-848-1248*  
*Facsimile: (860)-848-4003*

*Mary Gagne O'Donal*

April 1, 2014

Town of North Stonington  
Attention: Ms. Juliet Leeming, Zoning Enforcement Officer / Planner  
New Town Hall  
40 Main Street  
North Stonington, Connecticut 06359

Re: Nardone Estates

Dear Juliet:

Our office is representing a purchaser of a building lot located on the northerly side of Wyassup Road in the Town of North Stonington, Connecticut. The lot is shown and designated as Lot 2 on a certain map or plan entitled "Nardone Estates Plan Showing Subdivision of Land Belonging To - Nelda S. Nardone -- Assessor's Plat 285/A Portion of Lot 15 - Wyassup Road & Conn. Route 49 North Stonington, Connecticut Scale: 1" = 40'; Date: April 30, 1992 Revised: June 5, 1992 Town Requirements & Set Iron Pipes Revised: Aug. 17, 1992/Test Hole Data, Setbacks, Notes... Revised: Oct. 1, 1992/ Town Zoning, Sheet 2 of 2 Revised: Oct. 19, 1992/ 10' Wide Conservation Easement Revised: Oct. 26, 1992/ Added Monumentation Revised: Dec. 4, 1992/Easmt. Nelda S. & Charles A. Nardone 629 Wyassup Road - North Stonington, Connecticut -- 06359 Job No. 1362 Dwg. No. 1362-1 By: A.N.S." Prepared by Joseph P. Toscano, Jr. The subdivision plan is filed as Map Number 1251 in the North Stonington Town Clerk's Office. The Nardone Estates subdivision is located at the northwesterly intersection of Wyassup Road with Connecticut Route 49 (Pendleton Hill Road).

In conjunction with the approval of the Nardone Estates subdivision, the North Stonington Planning and Zoning Commission required a strip of land containing 4,562 square feet to be conveyed to the Town of North Stonington to accommodate the future widening of Wyassup Road. However, our title search indicates that the required conveyance was never made. The strip of land is located between the existing northerly line of Wyassup Road and the southerly lines of Lots 1 and 2 and a portion of the property designated as "This property to be added to Charles A. & Nelda S. Nardone Property" on the Nardone Estates subdivision plan. Since no easements were ever granted over this strip of land, Lots 1 and 2 are technically landlocked.

M:L to Leeming encl. deed.doc

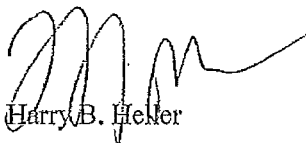
Town of North Stonington  
Attention: Ms. Juliet Leeming, Zoning Enforcement Officer / Planner  
April 1, 2014  
Page 2 of 2

Upon discovering this situation, our office required that a warranty deed be obtained from Nelda S. Nardone thereby conveying this strip of land to the Town of North Stonington, as should have occurred at or near the time that the Planning and Zoning Commission approved the Nardone Estates subdivision in 1992. Our efforts were successful, I forward herewith an executed Warranty Deed from Nelda S. Nardone thereby conveying this strip of land to the Town of North Stonington as required by the subdivision approval. I also enclose herewith a State of Connecticut Conveyance Tax Return for this conveyance to the municipality.

I would therefore request that you place this matter on the next agenda of the Board of Selectmen of the Town of North Stonington to recommend acceptance and thereafter place the acceptance of this parcel of real property on the next available agenda of the town meeting of the Town of North Stonington for acceptance and thereafter record the Warranty Deed in the North Stonington, Connecticut Land Records in order to resolve this deficiency.

Should you have any questions whatsoever, please feel free to call me.

Very truly yours,



Harry B. Heller

HBH/dj  
Enclosures

## WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT, NELDA S. NARDONE, of the Town of Georgetown, County of Williamson and State of Texas for the consideration of good and valuable considerations received to her full satisfaction of the TOWN OF NORTH STONINGTON, a municipal corporation organized and existing pursuant to the laws of the State of Connecticut with an office and place business at 40 Main Street in the Town of North Stonington, County of New London and State of Connecticut does give, grant, bargain, sell and confirm unto the said TOWN OF NORTH STONINGTON:

A certain strip or parcel of land, for road widening purposes, situated on the northwesterly side of Wyassup Road in the Town of North Stonington, County of New London and State of Connecticut and being more particularly shown and designated as "(See Note 'A') - Area = 4,562 S.F. or 0.107 +/- AC." on a certain map or plan entitled " 'Nardone Estates' Plan Showing Subdivision of Land Belonging To - Nelda S. Nardone - Assessor's Plat 285/A Portion of Lot 15 - Wyassup Road & Conn. Route 49 North Stonington, Connecticut Scale: 1" = 40'; Date: April 30, 1992 Revised: June 5, 1992/Town Requirements & Set Iron Pipes Revised: Aug. 17, 1992/Test Hole Data, Setbacks, Notes... Revised: Oct. 1, 1992/Town Zoning, Sheet 2 of 2. Revised: Oct. 19, 1992/10' Wide Conservation Easement Revised: Oct. 26, 1992/Added Monumentation Revised: Dec. 4, 1992/Easement. Prepared By: Joseph P. Toscano, Jr. - Registered Land Surveyor - and William D. Dowdell - Professional Engineer - Tel. (401) 364-1027 - Prepared For: Nelda S. & Charles A. Nardone 629 Wyassup Road - North Stonington, Connecticut - 06359 Job No. 1362 Dwg. No. 1362-1 By: A.N.S." which strip or parcel of land is more particularly bounded and described as follows:

Beginning at an iron pipe found in the face of a stone wall in the existing northwesterly street line of Wyassup Road as shown on Detail "D" on the above referenced plan at the southwesterly corner of the herein described strip of land and on the dividing line between said strip and land now or formerly of McCracken as shown on the above referenced plan; thence running in a northeasterly direction for a distance of 7.62 feet bounded northwesterly by land now or formerly of Kenneth H. McCracken and Linda G. McCracken as shown on the above referenced plan to a point at the southwesterly corner of Lot 2 as shown on the above referenced plan; thence turning an interior angle of 121°52'41" and running in an easterly direction for a distance of 250.00 feet bounded northwesterly by Lot 2 as shown on the above referenced plan to a granite bound set in a pile of stones; thence turning an interior angle of 180°00'00" and continuing in an easterly direction for a distance of 250.00 feet bounded northwesterly by Lot 1 as shown on the above referenced plan to an iron pin set; thence turning an interior angle of 180°00'00" and continuing in a northeasterly direction for a distance of 107.48 feet bounded northwesterly in part by a parcel of land shown and designated as "This Property to be Added to Charles A. & Nelda S. Nardone Property" and in part by land now or formerly of Charles A. & Nelda S. Nardone, as shown on the above referenced plan, to an iron pipe set in the existing northwesterly street line of Wyassup Road; thence turning an interior angle of 06°15'44" and running in a southwesterly direction for a distance of 58.67 feet to a drill hole found in a stone wall corner; thence turning an interior angle of 174°01'57" and running in a southwesterly direction for a distance of 291.60 feet along the face of a stone wall, in part, to a drill hole set in a boulder; thence turning an interior angle of 269°42'19" and running in a southerly direction for a distance of 1.92 feet to a drill hole set in a boulder; thence turning an interior angle of 89°56'34" and running in a southwesterly direction for a distance of 169.95 feet along the face of a stone wall to a drill hole set; thence turning an interior angle of 178°04'30" and running in a southwesterly direction for a distance of 91.70 feet, in part along the face of a stone wall, to the iron pipe found at the point and place of beginning, the last five courses being bounded generally southeasterly by the existing northwesterly street line of Wyassup Road.

Said premises is conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances including planning, zoning and inland wetland and coastal area management regulations of the Town of North Stonington, public or private law and taxes to the Town of North Stonington, Connecticut on the list of October 1, 2013 and thereafter coming due.

Reference is hereby made to a Warranty Deed from Charles H. Cottrell to Maurice W. Fox, Jr. and Nelda S. Fox dated November 16, 1972 and recorded in Volume 42, Page 339 of the North Stonington Land Records, a Tax Certificate for the Land Records relative to the Estate of Maurice W. Fox, Jr. dated December 18, 1980 and recorded in Volume 55, Page 865 of the North Stonington Land Records and a Certificate of Change of Name from Nelda S. Fox to Nelda S. Nardone dated December 20, 1984 and recorded in Volume 62, Page 618 of the North Stonington Land Records.

**TO HAVE AND TO HOLD** the above granted and bargained premises, with the appurtenances thereof, unto it, the said grantee, its successors and assigns forever, to it and their own proper use and behoof.

**AND ALSO**, she, the said grantor, does for herself, and her heirs and assigns, covenant with it, the said grantee, its successors and assigns, that at and until the ensembling of these presents, she is well seized of the premises, as a good indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

**AND FURTHERMORE**, she, the said grantor, does by these presents bind herself and her heirs and assigns forever to **WARRANT AND DEFEND** the above granted and bargained premises to it, the said grantee, its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

**IN WITNESS WHEREOF**, Nelda S. Nardone has hereunto set her hand and seal this 27 day of March, 2014 in the year of our Lord two thousand and fourteen.

Signed, Sealed and Delivered in  
the Presence of:

[Signature]  
[Signature]

Nelda S. Nardone (L.S.)  
Nelda S. Nardone

STATE OF TEXAS )

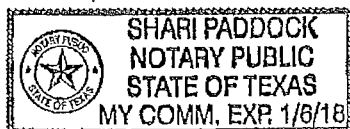
COUNTY OF WILLIAMSON )

) ss: Georgetown

March 27, 2014

Personally appeared NELDA S. NARDONE, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



[Signature]  
Notary Public  
My commission expires:



Department of Revenue Services  
 State of Connecticut  
 PO Box 5035  
 Hartford CT 06102-5035  
 (Rev. 07/13)

## OP-236 Real Estate Conveyance Tax Return

For Town Clerk Use Only			
Town Code		Land Record	
▶		▶ Vol.	Page

Complete Form OP-236 in blue or black ink only.

Check here if this is an amended return.

1. Town ▶ North Stonington		2. Location of property conveyed (number and street) ▶ Northerly side of Wyassup Road		3. If more than two grantors/sellers, check here. ▶ <input type="checkbox"/> Attach OP-236 Schedule A to provide required information.	
4. Grantor/seller #1 (last name, first name, middle initial) ▶ Nardone, Nelda S.			5. Taxpayer identification number ▶ <input type="checkbox"/> SSN <input type="checkbox"/> FEIN		
6. Grantor/seller address after conveyance ▶ 201 Orion Road		7. City or town ▶ Georgetown		State ZIP code TX 78633-5056	
8. Grantor/seller #2 (last name, first name, middle initial) ▶			9. Taxpayer identification number ▶ <input type="checkbox"/> SSN <input type="checkbox"/> FEIN		
10. Grantor/seller address after conveyance ▶		11. City or town ▶		State ZIP code	
12. Is grantor a partnership, S corporation, LLC, estate, or trust? See instructions. ▶ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		13. Is this conveyance between spouses? ▶ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		14. If this conveyance is for no consideration or less than adequate consideration, will federal and state gift tax returns be filed? ▶ <input type="checkbox"/> Federal only <input type="checkbox"/> State only <input type="checkbox"/> Both <input checked="" type="checkbox"/> Not applicable	
15. Grantee/buyer (last name, first name, middle initial) If more than one grantee/buyer, see instructions. ▶ Town of North Stonington			16. Taxpayer identification number ▶ <input type="checkbox"/> SSN <input type="checkbox"/> FEIN		
17. Grantee/buyer address after conveyance ▶ 40 Main Street		18. City or town ▶ North Stonington		State ZIP code CT 06359	
19. Date conveyed ▶ 3/27/2014	20. Date recorded ▶ / / 2014	21. Type of instrument ▶ <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Quitclaim <input type="checkbox"/> Easement <input type="checkbox"/> Other _____			

22. The grantor claims no tax is due because: (If applicable, check one.) See instructions.

- ▶ 22a.  Conveyance was for no consideration or consideration was less than \$2,000.
- ▶ 22b.  Conveyance is exempt under Conn. Gen. Stat. §12-498. See list of all exemption codes on reverse and enter exemption code here. 03
- ▶ 22c. If 22b exemption code is 01 or 09, enter citation or docket number. \_\_\_\_\_

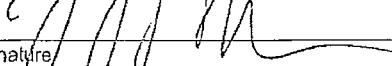
### Computation of Tax Enter consideration for conveyance on the appropriate line.

▶ 23. Consideration for unimproved land: See Line Instructions.	\$ _____	x 0.0075 =	\$ _____
▶ 24. Total consideration for residential dwelling: See Line Instructions.	\$ _____		
▶ 24a. Portion of Line 24 that is \$800,000 or less: See Line Instructions.	\$ _____	x 0.0075 =	\$ _____
▶ 24b. Portion of Line 24 that exceeds \$800,000: See Line Instructions.	\$ _____	x 0.0125 =	\$ _____
▶ 25. Residential property other than residential dwelling	\$ _____	x 0.0075 =	\$ _____
▶ 26. Nonresidential property other than unimproved land	\$ _____	x 0.0125 =	\$ _____
▶ 27. Property conveyed by a delinquent mortgagor: See instructions.	\$ _____	x 0.0075 =	\$ _____
▶ 28. Total State of Connecticut tax due: Add Lines 23, 24a through 27.			= \$ _____

**Declaration:** I declare under penalty of law that I have examined this return (including any accompanying schedules and statements) and, to the best of my knowledge and belief, it is true, complete, and correct. I understand the penalty for willfully delivering a false return to the Department of Revenue Services (DRS) is a fine of not more than \$5,000, or imprisonment for not more than five years, or both. The declaration of a paid preparer other than the taxpayer is based on all information of which the preparer has any knowledge.

Indicate by checking a box who is signing this return:  Grantor  Grantor's attorney  Grantor's authorized agent

Harry B. Heller, Esquire  
 Name of person signing the return (type or print)

  
 Signature

4/1/2014  
 Date

Harry B. Heller, Heller & McGov 027155 (860) 848-1248

Return To:  
Town of North Stonington  
40 Main Street  
North Stonington, CT 06359

## WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT, NELDA S. NARDONE, of the Town of Georgetown, County of Williamson and State of Texas for the consideration of good and valuable considerations received to her full satisfaction of the TOWN OF NORTH STONINGTON, a municipal corporation organized and existing pursuant to the laws of the State of Connecticut with an office and place business at 40 Main Street in the Town of North Stonington, County of New London and State of Connecticut does give, grant, bargain, sell and confirm unto the said TOWN OF NORTH STONINGTON:

A certain strip or parcel of land, for road widening purposes, situated on the northwesterly side of Wyassup Road in the Town of North Stonington, County of New London and State of Connecticut and being more particularly shown and designated as "(See Note 'A') - Area = 4,562 S.F. or 0.107 +/- AC." on a certain map or plan entitled " 'Nardone Estates' Plan Showing Subdivision of Land Belonging To - Nelda S. Nardone - Assessor's Plat 285/A Portion of Lot 15 - Wyassup Road & Conn. Route 49 North Stonington, Connecticut Scale: 1" = 40'; Date: April 30, 1992 Revised: June 5, 1992/Town Requirements & Set Iron Pipes Revised: Aug. 17, 1992/Test Hole Data, Setbacks, Notes... Revised: Oct. 1, 1992/Town Zoning, Sheet 2 of 2. Revised: Oct. 19, 1992/10' Wide Conservation Easement Revised: Oct. 26, 1992/Added Monumentation Revised: Dec. 4, 1992/Easmt. Prepared By: Joseph P. Toscano, Jr. - Registered Land Surveyor - and William D. Dowdell - Professional Engineer - Tel. (401) 364-1027 - Prepared For: Nelda S. & Charles A. Nardone 629 Wyassup Road - North Stonington, Connecticut - 06359 Job No. 1362 Dwg. No. 1362-1 By: A.N.S." which strip or parcel of land is more particularly bounded and described as follows:

Beginning at an iron pipe found in the face of a stone wall in the existing northwesterly street line of Wyassup Road as shown on Detail "D" on the above referenced plan at the southwesterly corner of the herein described strip of land and on the dividing line between said strip and land now or formerly of McCracken as shown on the above referenced plan; thence running in a northeasterly direction for a distance of 7.62 feet bounded northwesterly by land now or formerly of Kenneth H. McCracken and Linda G. McCracken as shown on the above referenced plan to a point at the southwesterly corner of Lot 2 as shown on the above referenced plan; thence turning an interior angle of 121°52'41" and running in an easterly direction for a distance of 250.00 feet bounded northwesterly by Lot 2 as shown on the above referenced plan to a granite bound set in a pile of stones; thence turning an interior angle of 180°00'00" and continuing in an easterly direction for a distance of 250.00 feet bounded northwesterly by Lot 1 as shown on the above referenced plan to an iron pin set; thence turning an interior angle of 180°00'00" and continuing in a northeasterly direction for a distance of 107.48 feet bounded northwesterly in part by a parcel of land shown and designated as "This Property to be Added to Charles A. & Nelda S. Nardone Property" and in part by land now or formerly of Charles A. & Nelda S. Nardone, as shown on the above referenced plan, to an iron pipe set in the existing northwesterly street line of Wyassup Road; thence turning an interior angle of 06°15'44" and running in a southwesterly direction for a distance of 58.67 feet to a drill hole found in a stone wall corner; thence turning an interior angle of 174°01'57" and running in a southwesterly direction for a distance of 291.60 feet along the face of a stone wall, in part, to a drill hole set in a boulder; thence turning an interior angle of 269°42'19" and running in a southerly direction for a distance of 1.92 feet to a drill hole set in a boulder; thence turning an interior angle of 89°56'34" and running in a southwesterly direction for a distance of 169.95 feet along the face of a stone wall to a drill hole set; thence turning an interior angle of 178°04'30" and running in a southwesterly direction for a distance of 91.70 feet, in part along the face of a stone wall, to the iron pipe found at the point and place of beginning, the last five courses being bounded generally southeasterly by the existing northwesterly street line of Wyassup Road.

Said premises is conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances including planning, zoning and inland wetland and coastal area management regulations of the Town of North Stonington, public or private law and taxes to the Town of North Stonington, Connecticut on the list of October 1, 2013 and thereafter coming due.

Reference is hereby made to a Warranty Deed from Charles H. Cottrell to Maurice W. Fox, Jr. and Nelda S. Fox dated November 16, 1972 and recorded in Volume 42, Page 339 of the North Stonington Land Records, a Tax Certificate for the Land Records relative to the Estate of Maurice W. Fox, Jr. dated December 18, 1980 and recorded in Volume 55, Page 865 of the North Stonington Land Records and a Certificate of Change of Name from Nelda S. Fox to Nelda S. Nardone dated December 20, 1984 and recorded in Volume 62, Page 618 of the North Stonington Land Records.

**TO HAVE AND TO HOLD** the above granted and bargained premises, with the appurtenances thereof, unto it, the said grantee, its successors and assigns forever, to it and their own proper use and behoof.

**AND ALSO**, she, the said grantor, does for herself, and her heirs and assigns, covenant with it, the said grantee, its successors and assigns, that at and until the ensembling of these presents, she is well seized of the premises, as a good indefeasible estate in **FEE SIMPLE**, and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

**AND FURTHERMORE**, she, the said grantor, does by these presents bind herself and her heirs and assigns forever to **WARRANT AND DEFEND** the above granted and bargained premises to it, the said grantee, its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, Nelda S. Nardone has hereunto set her hand and seal this 27 day of March, 2014 in the year of our Lord two thousand and fourteen.

Signed, Sealed and Delivered in the Presence of:

B. Ellison  
John A. Glass

Nelda S. Nardone (L.S.)  
Nelda S. Nardone

STATE OF TEXAS                    )  
  ) ss: Georgetown                    March 27, 2014  
COUNTY OF WILLIAMSON )

Personally appeared NELDA S. NARDONE, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Shari Paddock  
Notary Public  
My commission expires: