

SALISBURY AFFORDABLE HOUSING COMMISSION

SPECIAL MEETING – SUBCOMMITTEE

APRIL 26, 2024 – 2:00PM (HYBRID)

Present: Lee Sullivan, Pat Hackett, Jon Higgins and Vivian Garfein. In Attendance: John Harney and Loch Johnson.

The Agenda for the meeting: Explore Additional Properties for Affordable Housing (AH).

L. Sullivan began the meeting with a list of sites owned by the Town of Salisbury, dated 4/11/2019. (The list will be attached to the minutes.) The first task identified was to take the properties from the list and spreadsheets and put them on an actual map. P. Hackett will work on that project. As the individual properties were reviewed, it was pointed out that quite a few of the properties have deed restrictions on their possible uses, such as for park purposes only, according to the conditions attached to the properties when they were accepted by the Town. Other properties were reviewed for development feasibility issues. Some of the properties were eliminated; a few will be given further consideration when they are mapped.

There was discussion about other possible properties for the Salisbury Housing Trust (SHT). John Harney (SHT), talked about conversations with people considering donating land or a house to the Housing Trust, whether on Town sewer and water, or not. The Housing Trust is working on 40 Furnace Road, which requires new septic; testing will be done. If feasible, the one bedroom house would be donated to the SHT; they do have people interested in a small house. Another house at 145 Farnum Road has a reverse mortgage on it; the SHT is looking to make a deal with the mortgage company to purchase it. The house would be torn down and a new 2-3 bedroom modular house could be built; it has sewer. The SHT looked at 297 Millerton Road, but the lot is too narrow. The SHT works with real estate lawyers for estate possibilities and with other community members. The SHT needs to buy properties at under-market value. L. Sullivan asked if the SHT looks for land; J. Harney indicated that the SHT is trying to talk to the Salisbury Land Trust about small amounts of roadside land that could be used for AH. L. Sullivan noted that the Litchfield County Center for Housing Opportunity has a coalition of land trust associations and AH groups that are talking to each other. J. Harney commented that Salisbury is very supportive of AH.

J. Higgins mentioned an abandoned house in unknown condition; J. Harney knows the owners. J. Higgins asked J. Harney if he had any conversations with Torrington Area Health (TAHD) about constructing septic systems; J. Harney answered no. P. Hackett commented that there is a way, up to a certain size, which must meet the health code. The permitting process was briefly discussed. It was noted that there are fine examples of people who have donated land or a house for AH. P. Hackett talked about the HVA GIS maps as being a good starting point resource to use. The next Subcommittee meeting will be Friday, June 14, 2024 at 2:00pm (Hybrid). A map of potential housing sites will be reviewed.

Loch Johnson asked about the possibility of housing near the Appalachian Trail and had questions about the Historic District. Information about the Ordinance is available from Patty Williams (Town Clerk), the State Historic Preservation Office and the Salisbury HD website: <https://www.historicsalisburyct.org/>

There was a public comment from Hilary Peck asking about other incentives offered for donating land or a house. L. Sullivan pointed out that the Salisbury Housing Committee and the Housing Trust are non-profit organizations. J. Harney commented that there would be an appraisal of the property which would provide the value of the donation.

The meeting was concluded.

Salisbury Parks and Forrest Commission – List of Sites:

April 11, 2019 with Katharine Chilcoat (KC)

NOT in any special order.

DRAFT 9 Governing item used town mtg.

*** *DRAFT review of documents is subject to correction / change.* ***

Bold Black from Salisbury Assoc Timeline

<u>Assessor Map</u>	<u>NAME</u>	<u>Donated By:</u>	<u>Map (s)</u>	<u>Deed & Recorded Date</u>	<u>Town Meeting Date</u>	<u>Comments:</u>
2-30 2-55	Mary V. Peters Memorial Park, 34.35 + 0.868 = 35.22 acres 12/31/1972 +21.01 ac?	“Gifts from two friends of the Town” 10/31/1972 Anthony Peters and Marilyn Oshmon Ysrnell and Better Oshmon Stratton	1035, 1302	110/518-524 01/05/1973 207/839-943 and beyond 10/23/2005	10/31/1972 p 310-311. 07/28/2005 , p 135-136	10/31/1972 p 310-311 Town Meeting: “1. Resolved: That the Town accepts with gratitude a gift to it of \$100,000 in memory of Mary V. Peters, and a further gift of \$60,000 from a friend of the Town, to be used for the purchase of premise...”. “4. Resolved, That by acclamation, the Town expresses its unbounded gratitude for the generous gifts from two friends of the Town which provide means for acquiring land on Lake Wononpakook.” “... Attorney for Anthony Peters, presented the following statement: “In providing the Town of Salisbury with the funds to purchase the Long Pond property in memory of my wife, it is not my intention to place any limitation on the Town of Salisbury with regards to the property and in the event the Town should dispose of the property, I would hope that the Town would dedicate some other suitable capital project in memory of my wife, Mary V. Peters.”” <u>Deed 110/518-524 (Recorded 01/05/1973)</u> states “1 st parcel of 34.352 acres, 2 nd parcel of 0.868 acres and a perpetual easement for a sewer pipe line and the right to use of a sewer line pump house and equipment therein...” Per KC: Marilyn Oshman Yarnell and Betty Oshman Strattman donated the land around the dam. Entrance Sign states (10/2015): “Mary V. Peters Park, donated to Salisbury by Anthony J. Peters in loving memory of his wife 1972.” Per Matt K. (08/25/2015) – 2005 repair of dam; if town owned can get grants and lower cost to fix vs if privately held. 1.01 ac NOT part of Park. 2010 The colonial era dam at the outlet of Long Pond is rebuilt.
3-18	Wack Forest, 55.32 acres 10/02/1950 (50.32 acres) 06/16/1970 (5.0 acres)	Henry Wellington Wack 10/02/1950 (50.32 acres) Charlotte Landon Miner 06/16/1970 (5.00 acres)	769C (Formerly noted as 769)	58/220, 11/16/1950. 102/354-356 06/22/1970	10/02/1950, p 120-123 06/19/1970, p 245-246	10/02/1950 p 120-123 Town Meeting: 6. Resolved, “that the Town of Salisbury will accept gratefully as a gift from Henry Wellington Wack, approximately <u>48 acres of woodland on the south side of Route 112 near Lime Rock</u> to be used for public purposes, when and if he wishes to tender a deed therefor.”... “Whereas: That the Town ownership of Park and Forest area are a desirable asset to our community and that the offer of Mr. Henry Wellington Wack to give to the Town a 50-acre tract of woodland remarkably suited for development as a public nature trail. Be it therefor Resolved: That we, the citizens of Salisbury assembled in Town Meeting do hereby express our sincere thanks to Mr. Wack for his splendid gift to the town...” <u>Deed 58/220 (Recorded 11/16/1950)</u> “...the two pieces together are thought to contain 50.32 acres...” 06/19/1970 p 245-246 Town Meeting: “Resolved, That the town accept a deed from Charlotte L. Miner for five acres, more or less, of woodland adjoining the Salisbury Wack Forest. “ Be it Hereby Resolved, Whereas, Charlotte L. Miner has had the perception to make a gift to the Town of Salisbury of five acers of woodland which adjoins the Salisbury Wack Forest: and Whereas, this tract of land will make the Wack Forest more attractive for the use of our Girl and Boy Scouts organization and will also complement the Town’s objective of land acquisitions outlined by the Town Parks Commission, Therefore, we the citizens of Salisbury, in Town Meeting assembled, do hereby express our appreciation to Mrs. Miner for her thoughtfulness in presenting this land to the Town in memory of her husband George N. Miner...” <u>Deed 102/354-356 (Recorded 06/22/1970).</u>

<u>Assessor Map</u>	<u>NAME</u>	<u>Donated By:</u>	<u>Map (s)</u>	<u>Deed & Recorded Date</u>	<u>Town Meeting Date</u>	<u>Comments:</u>
6-30	Ore Hill Park, 4.55 acres 05/06/1940	Robert E. Speer and George H. Milne 05/06/1940	769, 136 (Formerly noted as 769A)	61/575-556, 05/06/1940	04/30/1940 p 374	04/30/1940 p 374 Town Meeting: "Resolved, that the Town accept the offer of Messrs. Robert E. Speer and George H. Milne to donate to the Town a parcel of land at Ore Hill owned by them upon the terms and conditions set forth in their letter to Mr. A. S. Martin dated Dec 21/39 on file in the office of the Town Clerk and submitted to the meeting." (Mentioned letter not found; incorporated into the Deed). Deed 61/575-576 (recorded 05/05/1940): "...containing 4.55 acres, be the same more or less..." "Said land is conveyed subject to the following perpetual restrictions; that there shall never be maintained thereon any refuse dump or arrangement for the disposal of refuse, garbage, and other debris, or any gas filling station, or eating place, or restaurant, or amusement center, but said land shall be kept by the said Town as a simple approach to said Town and the Village of Lakeville, with such planting as may seem desirable, but without artificial development." 1917 The Barnum and Richardson Company closes the Ore Hill Mine.
15-20 *	Cobble Park, 3.12 acres 04/03/1917	Mary Benson and Thyrsa Benson Flagg, heirs and devisees of Arthur W Benson and Frank S Benson 4/03/1917	769D (Formerly noted as 769)	46/433-435, 04/03/1918	03/17/1917, p 160-161	03/17/1917 p 160-161 Town Meeting: "Voted. That the town accept with the fullest appreciation the offer of the heirs and devisees of Arthur W. Benson and Frank S. Benson to convey to it the "Cobble" property so-called, situated in the Village of Salisbury, as and for a public park." Deed 46/433-434 (recorded 04/03/1918): "Mary Benson... and Thyrsa Benson Flagg... forever Quit Claim unto the said Town of Salisbury..." "...containing 3 12/100 acres... known as the "Cobble"..." "It is hereby understood and agreed that said premises are hereby conveyed to said Town of Salisbury and accepted by it as and for a public park." *Assessors map 15-20 says 3.24 acres, Map 769D says 3.12 acres; deed 4/3/1918 says 3 12/100 acres. Should Assessors map be corrected?
15-34	Barack Matiff, 27 ac Or 12 acr? on map Or 17 acres	George Coffing Warner 10/02/1905 John B Ball Deed 11/11/1905	769E (Formerly noted as 769A) (acreage question)	39/648-650 (10 ac) 09/02/1905; 41/21-23, (5&12 ac). 11/11/1905. Release: 58/41 05/19/1941	10/02/1905, p 51-53	10/02/1905 p 51-53 Town Meeting: "Noted: That the town will accept the offer of George Coffing Warner to convey to the town the lands in said town situated on Barack Matiff, so called... containing in the whole about 17 acres, more or less... to be held by the Town in perpetuity for the benefit of the public and enforce the condition that none of the trees, shrubs or vines on said lands shall be cut or trimmed except under the direction and supervision of the State Forester of Connecticut. This land is being given to the town and to the public as a memorial to the late Maria Birch Coffing Warner, deceased, one who passed the greater part of her life in the town and who loved its great natural beauties and was deeply interested in their care and preservation." Supported by Deed 41/21-23 (recorded 11/11/1905) by George Coffing Warner: Refers to 2 parcels via deeds 40/120 for 12+- acres and 40/121 for 5++ acres. Also contains conditions noted in 12/02/1905 Town Meeting. The deed references these lands bordering on the lands formerly of John B Ball now belonging to said town. Deed 58/41 (recorded 09/19/1941) by George Coffing Warner releases the certain conditions contained in the deed 41/21-23, recorded 11/04/1905 regarding "...trees, shrubs or vines on said land shall be cut or trimmed...". NOTHING NOTED IN Town Mtg about --- Supported by Deed 39/648 (09/02/1905) of John B Ball: "... certain parcel of woodland in said Town of Salisbury on Barrackmatiff Mountain, so called... supposed to contain ten acres more or less..." Acreage: 17 (12 +5) acres + 10 (Ball land) = 27 acres. Map dated 8/15/1955 says 12 acres. Bill Morrell: SWAP of land for Lavender Lovells house on Undermountain Road Map 769A is wrong. 769E says Barackmatiff Town Forest dated 8/15/1955... but it says 12 acres, not the expected 27 acres. CHECK Acreage. 3 parcels from 2 donors. Stipulations on Warner deed (5 + 12 ac) released in 1941 (58/41). SPELLING – Barrack (town report) or Barack (maps, online, etc) *NOTE: ANY CHANGE DUE TO APPALACHIAN TRAIL by Feds? 08/1961 Note from a John Briscoe report says acreage discrepancy and adj to 12 acres...

<u>Assessor Map</u>	<u>NAME</u>	<u>Donated By:</u>	<u>Map (s)</u>	<u>Deed & Recorded Date</u>	<u>Town Meeting Date</u>	<u>Comments:</u>
19-9	Edith Scoville Forest, 275.9 acres	Francis Warner Davis, Orlena F Gignoux, Donald Ticknor Warner, Lois Warner Beer, Herbert Scoville, Jr, Marguerite Scoville O'Dwyer 12/18/1973	1212, 1313	<u>Easements:</u> 113/402-405, 113/406-09, 113/410-13, 113/414-17, 113/418-21, 113/422-25 With Restrictions. 12/18/1973 <u>Warranty Deeds:</u> 113/426-30, 113/431-35, 113/436-40, 113/441-45, 113/446-50, 113/451-55 With Restrictions. 12/18/1973	12/14/1973, p 345-346	12/14/1973 p 345-346 Town Meeting: "RESOLVED: That the Town of Salisbury hereby accepts with gratitude the generous gift of 275.9 acres of land on Taconic Road, subject to restrictions as contained in the proposed deed ..." "AND IT WAS FURTHER VOTED, that such parcel of land shall be named, <u>"The Edith Scoville Forest."</u> Deeds 113/426-455 (recorded 12/18/1973): Each donor gave "...One-Sixth (1/6) undivided interest in and to a certain piece or parcel of land..." "said parcel designated as Parcel A on Map entitled, "Topographic Map of Land Owned by Estate of Edith Scoville, Town of Salisbury-Connecticut Scale 1"= 200ft. March 1970 Revised Oct. 1972"... "Said premises are subject to:" "3. A conservation easement (113/402-425 recorder 12/18/1973)) to The Salisbury Association, Incorporated of even date herewith." "4. The following restrictions... assigns forever to abide by and perform [See Easements 113/402-425 and Warranty Deeds 113/426-455 (section 4) for full detail of restrictions]: "a. Grantee shall preserve the natural state of the herein described premise and shall not use, nor suffer to be used said premises except in a manner consistent with the preservation of such natural state and for conservation purposes. As used herein, "conservation" and "natural state" shall, without limiting the generality of the terms, mean that there shall be no:" a1. Erection of buildings, billboards, fences, recreation facilities or any other structures except for the purpose of regulating access to said premises, except that a few picnic tables may be erected thereon. a2 Filling, excavating, removing top soil, sand, gravel, rocks or minerals, building roads or parking areas [typo; see NOTE] the opening and maintenance of foot trails, hiking trails and cross-country skiing. NOTE: The Easements (113/404, etc item 2) state "(2) Filling, excavating,... parking area or altering the topography in any manner, except the opening and maintenance of foot trails, hiking trails and cross-country skiing trails." a3. Killing of wildlife (other than game birds by residence of the Town of Salisbury...), cutting trees or plants (whether dead or alive), spaying with pesticides, grazing domestic animals except on existing pastures or disturbing or changing the natural state of the premises in any way, except where such activities are essential to the conservation and protection of the flora and fauna thereon; provide, however, that the opening and clearing of trails and selective timbering operations to enhance or improve the growth of the other trees and the health of the forest may be undertaken under the supervision of a competent professional forester. a4. Vehicular traffic of any kind except where essential to the conservation and protection of said premises "Vehicular traffic" shall include skimobiles, wheeled vehicles, and aircraft, all whether self-propelled or not. b. Grantee may permit the public to enter upon the land, reasonably to observe and study nature, make scientific observations, for recreational purposes, and to carry out the conservation and protection of said premises, provided, however, that Grantee shall limit the entry of such persons at any one time to a number consistent with the obligations of the Grantee herein described."... "Provided... if Grantee fails to perform and abide by the restrictions... shall vest in the Salisbury Association..." Map 19-9 says Edith Scoville "Sanctuary" not Edith Scoville Forest. Change 19-9? 12/14/1973 Town Mtg "...shall be named "The Edith Scoville Forest."
53-3 54-1 54-2 55-32 *	Reynolds Rockwell Park, 7.49 acres	Reynolds G. Rockwell 12/31/1973	1229 lots 4,5,6 & 7	113/488-489 12/31/1973	12/14/1973, p 345-346	12/14/1973 p 345-346 Town Meeting: "Resolved: ...accepts with gratitude the gift from Reynolds Rockwell of certain lots of land..." Deed 113/488-489 (recorded 12/31/1973) of Reynolds G. Rockwell stating "...and motivated particularly by my love and affection of said town,..." "and being lots 4, 5, 6 and 7... shown on Map #1229..." No restrictions. Various lots of lands are on Assessors Maps 53-3, 54-1, 54-2 and 55-32. Map 1229 acreage (Assessors Map #): Lot 4 (54-1) = 54,799 sf or 1.37 ac; Lot 5 (54-2) = 49,369 sf or 1.13 ac; Lot 6 (53-3) = 2.21 ac; and Lot 7 (55-32) = 2.78 ac. Total = 7.49 acres. Deed total says 7.4 acres more or less.

Assessor Map	NAME	Donated By:	Map (s)	Deed & Recorded Date	Town Meeting Date	Comments:
53-4 *	Lois Church Warner Park or Washinee Park 3.0 acres 2.5 ac??	George Coffing Warner 12/27/1919 George W Cowdrey 08/14/1920 Lois Church Warner 02/26/1948	769A, 131, 604	47/72-74 12/27/1919 40/550 08/14/1920, 58/112 02/16/1948	10/06/1919 p188-189 Cowdry & Warner 2 ac. 02/26/1948 p 70-71 LCWarner Granted town 1 acre.	10/06/1919 p 188-189 Town Meeting: "Resolved: That we deeply appreciate the generous offer of Messrs George W Cowdrey and George Coffing Warner to convey certain lands, about two acres, ... for the purpose of establishing a public park, wherein to plant a grove of trees as to a memorial to those who participated in the world war." Deed 47/72-74 (recorded 12/27/1919) from George Coffing Warner "small parcel", "contiguous to old cemetery westerly of town hall, and bounded northerly by an old highway" and "westerly by land of George W Cowdrey". Deed 40/550 (recorded 08/14/1920) from George W Cowdrey which noted "containing three quarters of an acre". And "upon the express condition that the said premises are to be and forever remain a public park...". 02/26/1948 p 70-1 Town Meeting and: Lois Church Warner 1.0 ac which stated "...Easterly by land of said Town of Salisbury, which was conveyed to it by George W Cowdrey for park purposes..." "Said deed is upon the express condition that the conveyed premises are to be and forever remain a public park..." this land was conveyed to her from George Cowdrey on 8/14/1920 40/551 (copy in folder). Deed 58/112 (recorded 02/16/1948) from Lois Church Warner which noted "...This deed is upon the express condition that the premises above described are to be and forever remain in a public park,..." Acreage: 2.00 ac + 1.00 = +3.00 acres. Assessor Map 53-4 shows 4.3 acres but includes cemetery and town hall. Most documents call it "Washinee Park" Map 769A dated 08/15/1955 by Kiefer & Quaille shows "Lois Church Warner Park" (change name?). Old lists acreage of 2.50, 4.75, 4.30 (includes cemetery). GK 09/14/15: Originally the Washinee Woolen Company was on Factory St; name changed to Washinee St but back to Factory St.
55-21, 55-31 *	Hanging Rock Haven 3.61 Acres	Dorothy Haven 10/05/1936	131, 604, 769B (Formerly noted as 769)	57/126-127, 10/05/1936; 58/293, 06/06/1953	10/05/1936, p 336-337, 06/03/1953 p 197-199; Resolution: 10/02/1950 P 120-123	10/05/1936 p 336-337 Town Meeting item 5 "Resolved: That the Town of Salisbury accepts the gift of Dorothy Haven of about three and on half acres of land for park purposes only, and expresses its appreciation of her generosity." Deed 57/126-127 (recorded 10/05/1936) of Dorothy Haven showing 3.5 acres and "This deed is upon the express condition that said premises are to be and forever remain a public park, and if they are ever used for any other purpose, then they shall revert to the save Haven, her heirs or assigns...", 10/20/1950 p 120- 123 Town Meeting page 123 "Resolve that the town picnic park used mostly by the children of Community Center be called and is named, "Hanging Rock Haven"." 06/03/1953 p 197-8 Town Meeting item 4 "Resolved: ...accepts as a gift a deed from Elsie O Reed for a parcel of land containing .110 of an acre..." Deed 58/293 (recorded 06/06/1953): Elsie O Reed gift of 0.110 ac to connect park to Grove St. Acreage 3.50 + 0.11 = 3.61 ac. Map 769B says 3.50 acres but deeds state other; was 3.5 prior to 06/03/1953 gift.
56-34	Civil War Memorial Park, 0.20 acres	04/28/1880	183	36/200-203, 04/28/1880 05/06/1880 36/204-206, 06/04/1880		Deed 36/204-206 (recorded 06/04/1880) states "...that said Trustees and their successors shall always keep said land and premises as a Village park or green..." "...may erect or permit to erect thereon a Soldiers Monument in memory of all the Soldiers enlisting from Salisbury in the late war." [36/200-203 says the same as 36/204-206]. NOTE: Map 56-34 and Map 183 say 0.2 acres. 36/200 and 36/205 from 1880s say "...containing one half acre more or less." "165' x 93')/2 = 7673 sf/43,560 sf = 0.18 acres. Therefore 0.20 acres appears correct. Map 183 says "Village Park Assoc." There was discussion in 1989 and earlier that the park is larger than noted here. 1891 Civil War Soldiers Monument is dedicated to the 53 Salisbury citizens who died in the Civil War
69-13	Taconic Chapel Park 0.30 acres	10/02/1961	No known map. On 69-13 as 0.30 ac	No known Deed	10/02/1961, p 59-61; 10/05/1964, p 107-108	Assessors Map 69-13 shows 0.30 acres. A prior note referenced a 1853 map shows "Methodist Church" (aka Union Chapel); triangle intersection in center of Taconic at Taconic and Twin Lakes Road 10/02/1961 p 59-61 Town Meeting: 2. Resolved, that following the recommendation of the Board of Finance there be appropriated from the Park Reserve Fund the sum of Five Hundred Dollars for the Development of Taconic Chapel Park (Budget Item #208),..." 10/05/1964 p 107-108 Town Meeting: from the Park Reserve Fund \$100.

<u>Assessor Map</u>	<u>NAME</u>	<u>Donated By:</u>	<u>Map (s)</u>	<u>Deed & Recorded Date</u>	<u>Town Meeting Date</u>	<u>Comments:</u>
46-7 46-7-1	Town Grove, 7.94 + .599 ac	1950	530A, 416, 1032, 901, 1010	69/341-344, 11/29/1950 84/367-369, 03/12/1962 89/320-322, 06/13/1965 89/404-406, 03/16/1965 89/406-408, 03/16/1965 209/31-32, 12/19/2005	12/19/1950 P 128-132 11/10/2005, p 165	11/20/1947 p 65-67 Town Meeting: "(3) Resolved, That the Town appoint a committee to investigate and report back the possibilities of acquiring for the Town the Holley Grove Property on Lake Wononscopomac." Resolution 4 "...appoint such a committee consisting of... and to report not later than May 31, 1948 at a Town Meeting." 12/19/1950 Special Town Meeting: Resolved: "...an appropriation of the sum of \$65,000 me made for the purchase by the Town of the so-called "Holley Grove" property... from Francis Cantine de Sabla..." 1951 Annual Report: Town received donations to purchase the Holley Grove Property and 800' of lake frontage. The "most outstanding" gift was from \$45,000 from Mrs. Ward C Belcher. "In the gift offer, Mrs. Belcher's principle stipulations was that the Grove should always be operated for the happiness of the children of residents of the town..." See the 1951 for additional stipulations. There is a great deal of additional information in the folder. 1950 The Holley Grove, now Town Grove, is acquired by the Town for recreational purposes.
45-1 ? Error. part of 49-27-1	Factory Pond, 0.82 ac "Bauer Park"?	Frederick R. Bauer gift for town to purchase from Local Industries 12/29/1947	416, 546A	67/65-67, 12/29/1947	11/20/1947 P 65-67	11/20/1947 p 65-67 Town Meeting: "(1) Resolved, That the Town herby accept as a gift from Frederick R. Bauer, a deed for a parcel of land in the Village of Lakeville..." Deed 67/65-67 (recorded 12/29/1947): "Know ye, Local Industries, Incorporated..." gave the land (0.82 acres) to the town stating "...privilege of controlling the water in said pond and lake and making any reactions or repairs upon said dam...". It appears there are no deed or town meeting restrictions. *** Bauer Park? Check Assessors Map 45-1... while deed says 0.82 ac, it also says bounded on the easterly edge of sidewalk which runs along the easterly side of Holley Street.. not Ethan Allen Street... MAP 416 shows it on east side of Factory Pond and 0.82 acres or noted as 49-27-1 which says 4.5 acres. Which may include the RR Station... which is shown on 49-27-1 as 4.5 ac. See RR Row acreage of 3.65 + 0.05 = 3.70 plus the .82 here = 4.52 acres...
45-1	Bicentennial Park (aka Holley Block and Furnace Village Park), 0.26 ac ?	Ella Moore Belcher donated funds for town to purchase Holley Block from Fiorello C. Segalla 01/08/1968	2103	94/290-293, 01/08/1968	12/28/1967, p 178-179	12/28/1967 p 178-179 Town Meeting: "I. RESOLVED, That the Town accept the gift to it toward the purchase of the so-called Holley Block property on Main Street in Lakeville, Connecticut and the demolition of the building thereon,..." "The provisions and conditions which are contained in a letter of December 20, 1967 from the donor's agent... ..are as follows" Relevant details include: "2...if a building is not constructed within one year after acquiring title, the site will be cleared, graded and landscaped for a Town park, or properly landscaped for a parking area, and will be maintained in a neat and attractive fashion." "3. <u>The Town of Salisbury agrees that if any buildings are ever erected on the cleared land, such building shall have exterior design in keeping with the Federal or early Eighteenth Century image of our villages...</u> " "BE IT FURTHER RESOLVED,... II. The Town hereby records its sincere appreciation for the generosity of the donor in making possible this improvement to the physical assets of the Township of Salisbury as a quiet, charming, <u>early Eighteenth Century image of our villages.</u> " Deed 94/290-292 (recorded 01/08/1968): parcel of Fiorello C. Segalla "with building known as "The Holley Block" and the building known as "The Meat Market,..." transferred to the Town of Salisbury. Stone plaques in the park states "Bicentennial Park, Dedicated July 4, 1976" There is an additional memorial stone plaque that states "Montgomery Lodge # 13, A.F. & A.M, Bicentennial 1783 – 1983". There are 2 time capsules within the park: 7/4/1976 by Town to be opened in 2076; and Montgomery Lodge No 13 to honor 200 th anniversary of the Lodge in June 1983 to be opened in 2083. *Letter dated 12/20/1967 from B. M. Belcher referencing gift from Ella Moore Belcher; Also 3/26/1970 memo noting that a "...more restrained and simple planting was decided upon." NAME: Was earlier called Furnace Village Park and later Holley Block; now Bicentennial Park. 1847 Furnace Village is renamed Lakeville, reflecting the change from iron forges to water-powered industry. 1968 The Holley Block is razed, and today's Bicentennial Park created on the site.

<u>Assessor Map</u>	<u>NAME</u>	<u>Donated By:</u>	<u>Map (s)</u>	<u>Deed & Recorded Date</u>	<u>Town Meeting Date</u>	<u>Comments:</u>
49-27-1	RR ROW, Station, 0.50 ac S/B 3.70 ac Bauer Park?	Ruth and Frederick R. Bauer 02/01/1951	980, 530, 530A	69/373-376, recorded 02/01/1951; 12/19/1950	10/2/1950 not 12/19/1950 , p 120-123	10/02/1950 p 120-123 Town Meeting: "5. Resolved, That the Town of Salisbury hereby gratefully accepts as a gift from <u>Frederick R. Bauer</u> securities, the proceeds from the sale of which are to be used for the purchase... of the right of way of The New York, New Haven and Hartford Railroad Company extending westerly from Montgomery Street in Lakeville and including the station thereon standing and a small triangle of land lying easterly of Montgomery Street..." A resolution was passed stating "...do hereby express our sincere thanks to Mr. and Mrs. Bauer...". <u>Deed 69/373-376 (recorded 02/01/1951):</u> Parcel 1: Being triangular in shape and containing 0.05 acres. Parcel 2: portion of right of way and other land containing 3.65 acres. Quit-Claim Deed: It appears there are no deed or town meeting restrictions. George K info CORRECT on acres, etc – 0.05? triangle at Montgomery St and 3.65 ac station and into town grove *** Bauer Park? Deed 69/ starts on 373 not 374. Recorded 02/01/1951 (not 12/16/1950) 1927 The last CNE passenger train runs through town. Freight service ends in 1938 and the tracks are removed in 1957.
49-102	Cannon Park (Rt 41/44) 0.50 ac	William C. Cannon 09/29/1966	66 (formerly noted as 56)	91/555-559, 09/29/1966	09/08/1966, p 146-147	Map 56 in error (shows Twin Lakes property). Map 66 shows property. 09/08/1966 p 146-147 Town Meeting: (1) RESOLVED That the Town of Salisbury accepts with gratitude the gift from <u>William C. Cannon</u> of 800 shares of Sears, Roebuck & Co made on August 10, 1966. (2) RESOLVED That the sum of \$32,700. out of the proceeds of such gift be... for the acquisition of all the real property on the corner of the junction of Routes 41 and 44 in Lakeville belonging to the Estate of Elizabeth H. Dufour... subject to the reservation by William Raymond Dufour of the life occupancy of the apartment on the second floor of the so-called Hub Building in which he presently lives." "...We...record our gratitude to William C. Cannon for his generous gift enabling the Town to acquire the Dufour corner on the Main Street in Lakeville, and to convert it to a park, and we reciprocate with all our individual and collective hearts the affection which he expressed in making the gift." In letter to the Board of Selectmen, Mr. Cannon states "...make a gift... as a token of my affection for said Town,..." "...for the demolition of buildings... and for converting the area into a Town park (not a parking area)." <u>Deed 91-555-559 (recorded 09/29/1967):</u> shows transfer of land to the Town of Salisbury.

***Note: In Salisbury the current Factory Street was called Washinee Street into the mid 1950s, but now is considered Factory Street.**

1 acre = 43,560 sf **Town Meeting Books: 1841-1897; 1898-1942; 1943-1957; 1958-1982; 1983-2003; 2004---**

? The town report lists 14, here there are 16 or more.... Review above... possibly combine some, or expand some OR add to the town report and other lists?

2015 Annual Report – status of printing info by 10/1 but some extra time. Perhaps we can update the SPFC report to include all parks...

***Areas in Lakeville by Bauer's – 45-1 = 0.773, 45-7-1 = 0.6, 45-27-1 = 0.5, etcetera.

Suggest having one park for each page in final report... the following note, and other notes, would appear on all pages (for each park).

NOTE: A number of deeds state "...conveyed subject also to any and all conditions or reservations contained in the several deeds of acquisition..." referring to the original deeds years before (some back to 1869 and 1870).

Rachel Lamb and Pattie Williams were very helpful in showing me where things are located. Sherry Newkirk and Katharine Chilcoat have been very helpful in reviewing this info.

The Salisbury Parks & Forest is a Commission. The original "charge" of the SPFC - SEE Ordinance 33 dated 10/1/1973 in folder.

PK 8/3, 8/20, 9/10: 9/14, 9/17, 10/04, 10/12, 10/19, 10/26/2015, 4/11/2019