

JACOBS, WALKER, RICE & BARRY, LLC

ATTORNEYS AT LAW

146 MAIN STREET

MANCHESTER, CONNECTICUT 06042

TELEPHONE (860) 646-0121

FAX (860) 645-6229

www.jwrb.com

MICHAEL J. RICE
DAVID M. BARRY, JR.
MARIA K. TOUGAS
GREGORY W. McCRACKEN
ALEXANDRA B. BOWEN
BRUCE P. FADER

LEONARD JACOBS (RETIRED 2017)

RONALD JACOBS
1927-2017

15 NORTH MAIN STREET
SUITE 100
WEST HARTFORD, CT 06107

February 3, 2021

Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074
Attn: Assessor's Office

Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074
Attn: Collector of Revenue

Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074
Attn: Water Pollution Control Authority

Re: 310 Nutmeg Road, South Windsor, CT

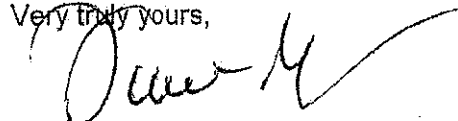
Dear Sir/Madam:

Please be advised that on December 16, 2020, 310 Nutmeg Road formerly known as Unit 310A through 310A12, 310B1 through 310B4, 310C1 through 310C15 and 310D1 through 310D4 Governor's Square Business Center Condominium (collectively, the "Property") was sold to Osprey Associates, LLC. Pursuant to the Sixth Amendment To Declaration of Governor's Square Business Center, the Property was withdrawn from the condominium. See attached.

Accordingly, the Property is no longer part of the Governor's Square Condominium and all tax and/or sewer bills should reflect this change going forward.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



David M. Barry, Jr.

DMB/mmv
Cc: Osprey Associates, LLC



Doc ID: 002785970011 Type: LAN

Appeal -Exhibit 2

BK 2821 PG 251-261

After recording, please return to:
David M. Barry, Jr.
Jacobs, Walker, Rice & Barry, LLC
146 Main Street
Manchester, CT 06042

SIXTH AMENDMENT TO DECLARATION OF GOVERNORS SQUARE BUSINESS CENTER CONDOMINIUM

This Sixth Amendment to the Declaration of **Governors Square Business Center Condominium** is made by **Osprey Associates**, a Connecticut general partnership with an office and place of business at 82 Glendale Road, South Windsor, Connecticut. Capitalized terms not defined in this Amendment are defined in Article I of the Declaration or in the Fourth and Fifth Amendments to the Declaration.

Recitals:

Whereas, Osprey Associates is the owner of Unit Nos. 310A-1 through 310A-12, 310B-1 through 310B-4, 310C-1 through 310C-16, and 310D-1 through 310D-4, inclusive (together the "310 Nutmeg Road South Units"), in Governors Square Business Center Condominium, a condominium located in South Windsor, Connecticut (hereinafter "Condominium") existing under the Common Interest Ownership Act pursuant to the Declaration of Governors Square Business Center Condominium, dated December 9, 1988 and recorded in Volume 546 at Page 1 of the South Windsor Land Records, as amended by First Amendment to Declaration dated January 11, 1989 and recorded in Volume 549 at Page 46 of the South Windsor Land Records, as amended by Second Amendment to Declaration dated April 30, 2001 and recorded in Volume 1207 at Page 184 of the South Windsor Land Records, as amended by Amended and Restated Second Amendment to Declaration dated March 29, 2005 and recorded in Volume 1702 at Page 347 of the South Windsor Land Records, as amended by Third Amendment to Declaration dated March 29, 2005 and recorded in Volume 1702 at Page 349 of the South Windsor Land Records, as amended by Supplemental Amendment to Amended and Restated Second Amendment to the Declaration dated September 6, 2019 and recorded in Volume 2763 at Page 35 of the South Windsor Land Records, as amended by Fourth Amendment to Declaration dated April 20, 2020 and recorded in Volume 2764 at Page 162 of the South Windsor Land Records, and as amended by Fifth Amendment to Declaration dated November 30, 2020 and recorded in Volume 2821 at Page 251 of the South Windsor Land Records; and

Whereas, the foregoing Units are all the 310 Nutmeg Road South Units; and

Whereas, Osprey Associates is the owner of Supplemental Development Rights and Special Declarant Rights created pursuant to the Fifth Amendment to the Declaration.

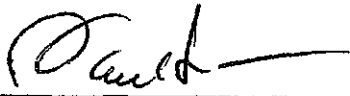
Now, therefore, Osprey Associates hereby amends the Declaration and declares the following.

- A. Each of the 310 Nutmeg Road South Units and all Limited Common Elements appurtenant to these Units are hereby converted into and shall be Common Elements of the Condominium.
- B. In accordance with Section 47-206 and Subsection 47-229(c)(1) of the Act, the Allocated Interests of the remaining Units in the Condominium shall be as set forth in Schedule A-2 to the Declaration, which is attached to this Amendment and made a part of it. Schedule A-2 to the Declaration is hereby deleted and replaced by Schedule A-2 attached to this Amendment.
- C. The land and Improvements shown on the Supplemental Survey, on file in the South Windsor Town Clerk's Office as Map No. ~~4422~~, which is more particularly described in Exhibit A as attached to this Amendment and made a part of it, is hereby withdrawn from the Condominium. The said 310 Nutmeg Road South Parcel – Withdrawable Land shall no longer be included as part of the Property constituting the Condominium and shall be owned as a separate and independent parcel of land by Osprey Associates, LLC.
- D. Schedule A-1 to the Declaration is hereby deleted and replaced by Schedule A-1 attached to this Amendment, which eliminates the 310 Nutmeg Road South Parcel – Withdrawable Land as part of the Property subject to the Declaration.
- E. Schedule A-3 to the Declaration is amended to delete Sheet 2 of 3 of the Survey, as "enclosed" and recorded with the Declaration in Volume 546 at Page 47 of the South Windsor Land Records and as on file in the South Windsor Town Clerk's Office as Map No. 1975B.
- F. Schedule A-4 to the Declaration is amended to delete Sheets 2 through 6 of 6 of the Plans, as recorded with the Declaration in Volume 546 at Pages 50 through 54 of the South Windsor Land Records. Schedule A-4-250 in the Third Amendment to the Declaration Supplements Sheet 1 of 6 of the Plans, and to the extent Sheet 1 and Schedule A-4-250 are inconsistent, Schedule A-4-250 shall prevail.
- G. This Amendment is effective upon recording in the South Windsor Land Records.

In Witness Whereof, this Sixth Amendment to Declaration of Governors Square Business Condominium has been executed by John N. Filloramo, Partner of Osprey Associates and on its behalf, this 16th day of December, 2020.

Signed, Sealed and Delivered
in the Presence of

OSPREY ASSOCIATES




David M. Barry, Jr.

By:



John N. Filloramo
Its Partner



Michele M. Villanueva

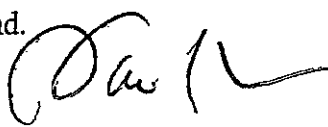
STATE OF CONNECTICUT)

) ss: Manchester

COUNTY OF HARTFORD)

On this 16th day of December, 2020, before me, the undersigned officer, personally appeared John N. Filloramo, who acknowledged himself to be a Partner of Osprey Associates, a general partnership, signer and sealer of the foregoing instrument, and that he as such partner, being authorized to do so, acknowledged the execution of the same to be his free act and deed and as such partner the free act and deed of said partnership.

IN WITNESS WHEREOF, I hereunto set my hand.



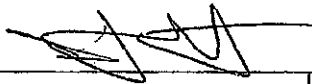
David M. Barry, Jr.
Commissioner of the Superior Court
Notary Public
My commission expires _____

Confirmation by Association of Unit Owners

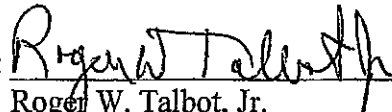
Governors Square Business Condominium Association, Inc., the association of unit owners of Governors Square Business Center Condominium, a condominium existing pursuant to the Declaration of Governors Square Business Center Condominium dated December 9, 1988 and recorded in Volume 546 at Page 1 of the South Windsor Land Records, as amended, in accordance with Section 47-206 of the Connecticut Common Interest Ownership Act, confirms the description of the property subject to the Declaration as set forth in Schedule A-2, as attached to this Amendment and made a part of it, and to the reallocation of allocated interests as set forth in Schedule A-2, as attached to this Amendment and made a part of it.

Signed, Sealed and Delivered
in the Presence of

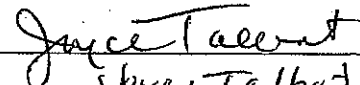
**GOVERNORS SQUARE BUSINESS
CONDOMINIUM ASSOCIATION, INC.**



Jeffrey Talbot

By: 

Roger W. Talbot, Jr.
Its President



Joyce Talbot


STATE OF FLORIDA)
) ss: Sarasota
COUNTY OF SARASOTA)

On this 7th day of December, 2020, before me, the undersigned officer, personally appeared Roger W. Talbot, Jr., who acknowledged himself to be the President of Governors Square Business Condominium Association, Inc., a nonstock corporation, signer and sealer of the foregoing instrument, and that he/she as such officer, being authorized to do so, acknowledged the execution of the same to be his/her free act and deed and as such officer the free act and deed of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand.



Heidi Young
State of Florida
My Commission Expires 11/30/2021
Commission No. GG 164572



Notary Public
My commission expires 11/30/2021

SCHEDULE A-1

LEGAL DESCRIPTION

250 Nutmeg Road South, South Windsor, Connecticut

A certain piece or parcel of land situated in the Town of South Windsor, County of Hartford, State of Connecticut as shown on the map referenced: Survey Schedule A-3 To Declaration of Nutmeg Road Business Condominium Nutmeg Road Business Condominium 250 Nutmeg Road South, South Windsor, Connecticut Prepared for: Nutmeg Road Associates, LLC Manchester, CT 06040 Date: 04/29/15 Scale 1"=40' Revision Date: 8/26/2015 by Design Professionals, Inc. Piece or parcel of land more particularly described and bounded as follows:

Beginning at a point in the southerly street line of Nutmeg Road South. Said point being the northwesterly corner of land now or formerly K.F. Realty, LLC;

Thence S02°36'03"E along the westerly property line of land now or formerly K. F. Realty, LLC a distance of 100.18 feet to a point;

Thence S65°07'20"E along the southerly property line of land now or formerly K.F. Realty, LLC a distance of 333.23 feet to an iron pin found, said point being the southerly corner of land now or formerly Nutmeg Road South, LLC and the westerly corner of land now or formerly Hale Realty, LLC;

Thence S65°07'14"E along the southwesterly property line of land now or formerly Hale Realty, LLC a distance of 156.01 feet to a point being the northwesterly corner of land now or formerly Hale Realty, LLC;

Thence S24°52'42"W along the westerly property line of land now or formerly Hale Realty, LLC a distance of 191.57 feet to a point;

Thence S58°28'32"W along the westerly property line of land now or formerly Hale Realty, LLC a distance of 142.00 feet to a point in the northerly street line of Connecticut Avenue;

Thence S58°25'29"W along the northerly street line of Connecticut Avenue a distance 100.01 feet to a point;

Thence is a southwesterly direction along the northerly street line of Connecticut Avenue on a curve to the left having the Delta of 15°37'57", a radius of 456.22 feet, a length of 124.47 feet, a long chord of S50°45'05"W a length of 124.09 feet to a point, said point being the northeasterly corner of land now or formerly Body Cote Hooven, Inc.;

Thence N65°07'18"W along the northeasterly property line of land now or formerly Body Cote Hooven, Inc. a distance of 344.99 feet to a point being the southeasterly corner of land now or formerly Hale Realty, LLC;

Thence N24°52'43"E along the easterly property line of land now or formerly Hale Realty, LLC a distance of 459.21 feet to a point;

Thence N02°36'03"W along the easterly property line of land now or formerly Hale Realty, LLC a distance of 120.57 feet to a point in the southerly street line of Nutmeg Road South;

Thence in a northeasterly direction along the southerly street line of Nutmeg Road South on a curve to the left having a delta of 10°25'58", a radius of 330.00 feet, a length of 60.09 feet, a long chord of N87°23'55"E a length of 60.01 feet to the point and place of beginning.

Parcel contains 242,906 sq. ft. or 5.576 acres.

The above-described property is subject to the following encumbrances:

1. Sewer Easement Agreement by and between Savin Brothers, Inc. and the Town of South Windsor, dated December 18, 1970 and recorded January 20, 1971 at 8:35 a.m. in Volume 134, Page 487 of the South Windsor Land Records;
2. Electric distribution easement in favor of The Connecticut Light and Power Company granted by Savin Brothers, Inc., dated March 26, 1970 and recorded April 25, 1971 at 9:40 a.m. in Volume 136, Page 222 of the South Windsor Land Records;
3. Real Estate Development Easement in favor of The Southern New England Telephone Company granted by Savin Brothers, Inc., dated June 8, 1981 and recorded June 10, 1981 at 2:00 p.m. in Volume 299, Page 350 of the South Windsor Land Records;
4. Easement in favor of the Town of South Windsor to maintain, operate, construct, use, alter, repair and replace a highway granted by Savin Brothers, Inc., dated May 13, 1985 and recorded July 17, 1985 at 11:00 a.m. in Volume 410, Page 309 of the South Windsor Land Records (to expire upon completion of Nutmeg Road South to Savin Drive);
5. Gas Distribution Easement in favor of The Connecticut Light and Power Company granted by Savin Brothers, Inc., dated October 9, 1986 and recorded November 26, 1986 at 2:25 p.m. in Volume 459, Page 11 of the South Windsor

Land Records;

6. Variance granted by the Town of South Windsor Zoning Board of Appeals to allow the calculation of acres for development to include twenty-five (25%) percent of wetland areas to Elio Capuano, dated January 9, 1987 and recorded January 22, 1987 at 10:30 a.m. in Volume 465, Page 109 of the South Windsor Land Records;
7. Gas Distribution Easement in favor of The Connecticut Light and Power Company granted by Paul Capuano and Elio Capuano, dated December 3, 1987 and recorded December 7, 1987 at 10:50 a.m. in Volume 509, Page 477 of the South Windsor Land Records. Said Easement was corrected by virtue of a Corrective Electric Distribution Easement, dated January 21, 1988 and recorded February 26, 1988 at 2:10 p.m. in Volume 517, Page 163 of the South Windsor Land Records; and
8. Variance granted by the Town of South Windsor Zoning Board of Appeals to allow construction of three (3) business signs and allow the signs larger than regulations permit to Capuano Builders & Developers, dated September 6, 1988 and recorded September 13, 1988 at 1:15 p.m. in Volume 538, Page 447 of the South Windsor Land Records.

SCHEDULE A-2**TABLE OF INTERESTS**

<u>UNIT NO.</u>	<u>PERCENTAGE SHARE OF OWNERSHIP OF COMMON ELEMENTS AND LIABILITY FOR COMMON EXPENSES</u>	<u>WEIGHTED VOTE IN THE AFFAIRS OF THE ASSOCIATION</u>	<u>PARKING SPACES*</u>
250A	8	8	1
250B	8	8	1
250C	8	8	1
250D	8	8	1
250E	8	8	1
250F	8	8	1
250G	6	6	1
250H	8	8	1
250I-A	4	4	2
250I-B	2	2	0
250J	4	4	1
250K	6	6	1
250L	6	6	1
250M	8	8	1
250N	8	8	1
Total	100	100	

*See Schedule A-3 to Declaration (Survey) for specific parking spaces assigned to each Unit.

Exhibit ALEGAL DESCRIPTION OF 310 NUTMEG ROAD SOUTH

A certain piece or parcel of land situated in the Town of South Windsor, County of Hartford, State of Connecticut as shown on the map referenced: "Property Survey Osprey Associates, LLC 310 Nutmeg Road South South Windsor, CT 06074 PREPARED FOR: John N. Filloramo, Member, Osprey Associates, LLC 82 Glendale Road South Windsor, CT 06074 PROJECT NO.: 0142.F DATE: 2/19/19 DESIGN BY: --- DRAWN BY: RMB CHECKED BY: LRG SCALE: 1" = 30' by Design Professionals Capuano Developers South Windsor, Connecticut Date: 07-09-87 Scale 1 inch = 30 feet by design professionals INC. CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS / GIS ANALYSTS / LANDSCAPE ARCHITECTS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 - T 860-291-8757 - F www.designprofessionalsinc.com" SHEET V-1, which is being recorded contemporaneously with the Sixth Amendment to the Declaration. Said piece or parcel of land is no longer subject to the Declaration of Governors Square Business Center Condominium, dated December 9, 1988 and recorded in Volume 546 at Page 1 of the South Windsor Land Records, and it is no longer part of Governors Square Business Center Condominium. Piece or parcel of land more particularly described and bounded as follows:

Beginning at a point in the easterly street line of Nutmeg Road South, said point being the northwesterly corner of land now or formerly Hale Realty, LLC;

Thence N16°25'12"E along the easterly street line of Nutmeg Road South a distance of 300.00 feet to a point being the southwesterly corner of land now or formerly Nutmeg Road Associates, LLC;

Thence S73°34'48"E along the southerly property line of land now or formerly Nutmeg Road Associates, LLC a distance of 200.00 feet to a point;

Thence N16°25'12"E along the easterly property line of land now or formerly Nutmeg Road Associates, LLC a distance of 136.59 feet to a point being the southwesterly corner of land now or formerly Harris Real Estate South Windsor, LLC;

Thence S66°48'56"E along the southerly property line of land now or formerly Harris Real Estate South Windsor, LLC a distance of 225.69 feet to a point being the northwesterly corner of land now or formerly Suri Realty, LLC;

Thence S23°11'04"W along the westerly property line of land now or formerly Suri Realty, LLC a distance of 100.00 feet to a point;

Thence S66°48'56"E along the southerly property line of land now or formerly Suri Realty, LLC a distance of 20.00 feet to a point;

Thence S23°11'04"W along the westerly property line of land now or formerly Suri Realty, LLC a distance of 397.09 feet to a point in the northerly property line of land now or formerly Hale Realty, LLC;

Thence N65°07'18"W along the northerly property line of land now or formerly Hale Realty, LLC a distance of 108.56 feet to a point in the easterly property line of land now or formerly Hale Realty, LLC;

Thence N24°52'42"E along the easterly property line of land now or formerly Hale Realty, LLC a distance of 28.35 feet to a point;

Thence N65°07'18"W along the northerly property line of land now or formerly Hale Realty, LLC a distance of 285.32 feet to the point and place of beginning.

Parcel Contains 165,634 sq. ft. or 3.802 acres.

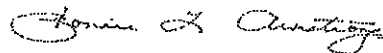
The above-described property is subject to the following encumbrances:

1. Sewer Easement Agreement by and between Savin Brothers, Inc. and the Town of South Windsor, dated December 18, 1970 and recorded January 20, 1971 at 8:35 a.m. in Volume 134, Page 487 of the South Windsor Land Records;
2. Electric distribution easement in favor of The Connecticut Light and Power Company granted by Savin Brothers, Inc., dated March 26, 1970 and recorded April 25, 1971 at 9:40 a.m. in Volume 136, Page 222 of the South Windsor Land Records;
3. Real Estate Development Easement in favor of The Southern New England Telephone Company granted by Savin Brothers, Inc., dated June 8, 1981 and recorded June 10, 1981 at 2:00 p.m. in Volume 299, Page 350 of the South Windsor Land Records;
4. Variance granted by the Town of South Windsor Zoning Board of Appeals to allow the calculation of acres for development to include twenty-five (25%) percent of wetland areas to Elio Capuano, dated January 9, 1987 and recorded January 22, 1987 at 10:30 a.m. in Volume 465, Page 109 of the South Windsor Land Records;
5. Electric Distribution Easement in favor of The Connecticut Light and Power Company granted by Paul Capuano and Elio Capuano, dated December 3, 1987

and recorded February 26, 1988 at 2:10 p.m. in Volume 517, Page 166 of the South Windsor Land Records;

6. Gas Distribution Easement in favor of The Connecticut Light and Power Company granted by Elio Capuano and Paul Capuano, dated December 3, 1987 and recorded February 26, 1988 at 2:10 p.m. in Volume 517, Page 169 of the South Windsor Land Records; and
7. Variance granted by the Town of South Windsor Zoning Board of Appeals to allow construction of three (3) business signs and allow the signs larger than regulations permit to Capuano Builders & Developers, dated September 6, 1988 and recorded September 13, 1988 at 1:15 p.m. in Volume 538, Page 447 of the South Windsor Land Records.

Received for Record at South Windsor, CT
On 12/16/2020 At 11:34:35 am





March 17, 2021

David M. Barry, Jr.
Jacobs, Walker, Rice & Barry, LLC
Attorneys at Law
146 Main Street
Manchester, CT 06042

RE: 310 Nutmeg Road, South Windsor, CT

Dear Attorney Barry:

Thank you for your letter of February 3, 2021 concerning the withdrawal of the above noted property as a condominium from the Governor's Square Business Square Condominium. This change in status has been recorded on the records of the Department of Water Pollution Control and will prospectively alter the billing arrangements for the property.

Commercial/Industrial accounts are billed on a calendar year basis, with annual sewer use bills being sent the following March for payment due April 1. As the change in status became effective on December 16, 2020, the forthcoming bill will be pro-rated to reflect the alteration of the property's status. More specifically, for the period from January 1 through December 15, 2020, the billing will reflect the per unit fees specified in the Sewer User Rates. Beginning on December 16, 2020 through December 31, 2020, the bill is assessed based upon the average daily flow rate of the property as determined by water usage reported from the Metropolitan District Commission. The records provided by MDC indicate that the December usage was 5,535.20 gallons, or 178.55 gallons per day.

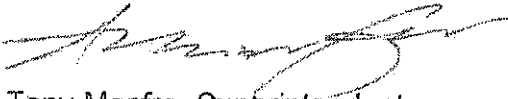
For the months of January through November, the bill amounts to \$1,245 per month, based upon thirty-six separate condominium units. Prorating that amount for the portion of December pre-dating the status change results in a charge of \$613.07. Under the changed status, the charge for the last fifteen days of December, based upon average daily flow, is \$24.56. The total bill for the property for calendar 2020 is \$14,333.53.

Based upon the new status of the property, under the current regulations and fee schedule, future billing will be based upon total water usage as reported by the MDC, with a minimum annual charge for commercial/industrial properties. That annual base charge is currently \$415.00 for up to 79,000 gallons of usage, increasing based upon a rate of \$.0052531 per gallon.

Please make your client aware that the commercial/industrial sewer user bills were printed prior to this adjustment. Your client will be sent an adjusted bill directly in the amount of \$14,333.53.

While I hope that you find this to be fully responsive, should you or your client wish to discuss the details of this matter further, I can be contacted at 860 644-2511 x247.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Manfre', with a stylized flourish at the end.

Tony Manfre, Superintendent
South Windsor Pollution Control Department

Osprey Associates
PO Box 2385
Manchester Connecticut

Appeal - Exhibit 4
Dec 4 2017

Town of South Windsor
Water Pollution Control Authority
1540 Sullivan Ave
South Windsor CT 06074

Reference 310 Natick Rd South.

Dear Sirs

I am requesting your consideration that my property 310 Natick Rd South be given an exception to its present classification as a business condo property to a commercial and industrial rental property for the purpose of determining the sewer usage fees we are charged. My reason for this request is as follows.

1) although the town taxes and assesses my property as 36 individual condo units my partnership Osprey Associates is the sole owner of each unit and has been since my ownership began.

2) my use of this property has been as its history as a rental property since no real estate transactions including sales of these units have occurred.

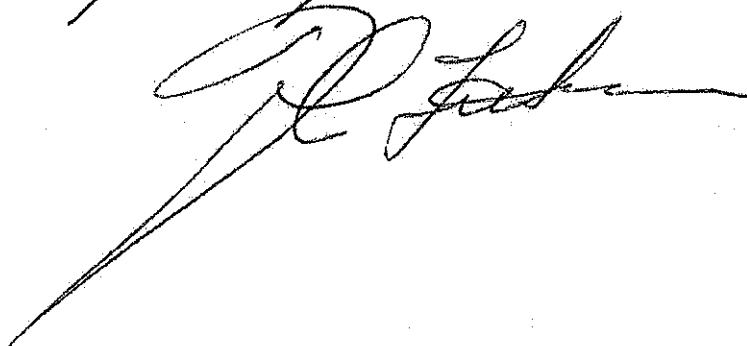
3) sewer usage has been reported by MDC to the Authority has been relatively small when compared to the possible use by 36 individual owners would

pg 2

Dec. 4 - 2017

^{both}
indicate that the use of this property over
the years has been as a rental property and
the means of determining the sewer charges
would be fairer to me

Thank you

A handwritten signature in cursive script, appearing to read "R. L. Fisher". The signature is written in dark ink and is positioned below the "Thank you" text. It features a large, stylized initial "R" and a long, sweeping underline.



Town of South Windsor

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074
TELEPHONE (860) 644-2511

January 5, 2018

Osprey Associates
PO Box 8385
Manchester, CT 06040

RE: 310 Nutmeg Road South

Dear Mr. Filloramo:

Your letter, dated December 4, 2017, regarding the property located at 310 Nutmeg Road South was presented to the South Windsor Water Pollution Control Authority on December 5, 2017. In your letter you requested that this property be given exception to its present classification as a business condominium to reduce the sewer use fee.

It is the WPCA's policy to charge business condominium sewer user fees by the amount of units that are on file with the Town Assessor's office. In order to lower future sewer user fees the Authority recommends having the classification of this property changed. In order to do this the condominium declaration needs to be reversed. This document can be found on file in the Town Clerk's office.

You can contact my office with any questions at 860.644.2511 x247.]

Regards,


Tony Manfre
Superintendent of Pollution Control

C.C. Richard Aries, Water Pollution Control Authority Chairman

Appeal - Exhibit

**TOWN OF AVON AWPCA
LEGAL NOTICE
Sewer Use Charges - 2020 Property
Transfers**

A Public Hearing was held on May 13, 2021 by the Avon Water Pollution Control Authority (AWPCA) to amend the Sewer Use Charge for all residential properties that transferred ownership during the year of 2020 only. The following notice was filed with the Town Clerk, Avon, Connecticut, on May 17, 2021. Be it resolved by the Avon Water Pollution Control Authority in accordance with provisions of the Avon Sewer Use Charge Regulations, as amended, and the Provisions of Section 7-256 of the General Statutes of Connecticut, as amended, that effective January 1, 2021, Sewer Use Charges for residential properties for which ownership transferred in 2020 (only) and that get their domestic water from the Connecticut Water Company:

Installments: All residential units are billed in semi-annual installments, the first in April and the second in October.

Single Family Dwellings: served by Connecticut Water - First installment (April) flat billing rate of \$250 per unit. Second installment (October) - Revenue neutral charge of \$201.56 regardless of month of transference.

The rates for all other residential units remains as approved at the February 11, 2021 public hearing of the AWPCA.

Sewer Use Charges not paid within thirty (30) days of the due date shall thereupon be delinquent and shall bear interest from the due date until such Sewer Use Charge is paid in full. Interest shall be computed in the manner provided in Section 7-258 and 12-146 of the General Statutes of Connecticut, as amended. Any person(s) wishing to appeal this decision may do so within twenty-one (21) days of the filing date with the Town Clerk.

Dated at Avon, Connecticut, this 17th day of May, 2021.

Avon Water Pollution Control Authority
5/20/2021 6956378

**TOWN OF ENFIELD, CONNECTICUT
REQUEST FOR PROPOSALS
PUBLIC WORKS DEPARTMENT
SIGN MAKING SUPPLIES AND MATERIALS**

Sealed proposals for the purchase of the products and materials named above will be received at the Office of the Director of Finance until 11:00 a.m. Thursday June 10, 2021. Thereafter, proposals will be opened in public and read aloud or opened and read aloud pursuant to the applicable provisions of the Governor's Executive Orders. Responses received after this date and time will not be accepted.

Specifications and proposal documents may be obtained from the Office of the Director of Public Works, Stanley E. Jablonski, DPW Complex, 40 Moody Road, Enfield, CT 06082, at telephone number (860) 763-7599 or the Town's website, www.enfield-ct.gov.

The Town of Enfield reserves the right to accept or reject any, all, or any part of proposals, to waive formalities or informalities and to make an award that is deemed to be in the best interests of the Town.

John A. Wilcox, Director of Finance
EOE/AA
5/20/21 6956836

PUBLIC NOTICE

i-Mobile Northeast, LLC is proposing to modify an existing wireless communications

4-28-2021

Osprey Associates LLC
 c/o John Filloramo Const Co
 82 Glendale Rd
 South Windsor Ct 06074

Town of South Windsor
 1570 Sullivan Ave
 South Windsor Ct 06074
 Attention South Windsor Water Control Authority
 Thomas F Ruby Chairman
 Board of Directors
 and Tony Manfredi Superintendent of Pollution Control
 Good evening

I am appealing the 2021 revised sewer tax charge of \$14,333.53 dollars assessed on 310 Nutmeg Rd. South for the following reasons. First the property as a result of the addition of the Sixth Amendment To Declaration Of Governors Square Business Center Condominium and subsequent sale to Osprey ASSOCIATES L.L.C. recorded in the land records of the Town Of South Windsor December 16th 2020 in which the land, land improvements, and buildings at 310 Nutmeg Rd. South were withdrawn from Governors Square Business Center Condominium. Thus becoming a commercial industrial property no longer subject to a minimum charge per business or condo unit of \$415.00 for sewer taxes.

Second I interpret the South Windsor Sewer Rate schedule class of user commercial/ industrial per 79,000 gallons as defining that 79,000 gallons of water as the number of gallons a business or condo can use for \$415.00. beyond that it would pay the unit charge of .0052531/per gallons used. So any other way to calculate a properties sewer tax other than the amount of water used times the unit charge is grossly unfair especially in my case where in the past 36 condos times the minimum amount determined the tax.

Third I contend that institutions be it town state or government agencies can by practice make discretionary decisions when interpreting or implementing its responsibilities. December 16th 2020 like January 1st 2020 is still 2020.

In conclusion the 113771 gallons of water usage total for 310 Nutmeg Rd. South in 2020 when multiplied by the unit charge calculates to the sum of \$597.65 dollars a tax sum more equitable to Osprey Associates L.L.C. water use of the Authorities sewer services. So be it a condo or stand along commercial property water usage should be the only factor used to determine our 2020 sewer tax charge.

Reference Enclosures
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Thank-you John Filloramo