

*Town of East Hampton*

**SPECIAL TOWN MEETING**

Monday, May 3, 2021

6:30 p.m.

East Hampton Town Hall

Council Chambers and Zoom

Attachments

1. Town Meeting Call
2. Town Meeting Resolution

TOWN OF EAST HAMPTON  
NOTICE OF SPECIAL TOWN MEETING  
MONDAY, MAY 3, 2021

A special town meeting of the electors and citizens qualified to vote in town meetings of the Town of East Hampton, Connecticut, will be held at the East Hampton Town Hall, 1 Community Drive, East Hampton, Connecticut, and via Zoom meetings, Meeting ID: 825 4191 2873 on Monday, May 3, 2021 at 6:30 p.m. for the following purposes:

1. To consider and act upon the following resolution,

**Resolution of the Town Meeting authorizing the purchase of certain real estate owned by the Jane S. Christopher Family Trust and the Ronald Christopher Revocable Trust identified as Map 04A, Block 45, Lot 29 in the Town of East Hampton, for a purchase price of \$142,500.**

Resolved, the Town of East Hampton hereby authorizes the purchase of a parcel identified as Map 04A, Block 45, Lot 29, which property is located adjacent to 20 Christopher Road in the Town of East Hampton and more particularly depicted and described on the survey attached hereto as Exhibit A and in the legal description attached hereto as Exhibit B (“Christopher Pond Property”) from the Jane S. Christopher Family Trust and the Ronald Christopher Revocable Trust for a purchase price of \$142,500, subject to the terms and conditions of that certain Purchase and Sale Agreement dated May 14, 2020 and First Addendum to Purchase and Sale Agreement dated December 10, 2020, and as may be amended or restated by a final contract prior to closing having substantially the same terms and conditions.

Be it further Resolved that the purchase of the Christopher Pond Property shall be funded through proceeds of a grant received by the Town of East Hampton from the State of Connecticut, through funds allocated in the East Hampton Capital Improvements Plan in a line identified for Land Acquisition – Open Space and through funds allocated in the East Hampton Capital Improvements Plan for Water Quality Infrastructure Improvements.

Be it further Resolved that the Chairman of the Town Council, the Town Manager or any other proper officer or official of the Town is authorized on behalf of the Town to enter into any agreement, to execute any document and to take any other actions necessary or desirable to effect the purchase of said parcel of land in accordance with this Resolution.

Dated at East Hampton, Connecticut, this 13th day of April 2021.

PER ORDER OF THE EAST HAMPTON TOWN COUNCIL

James Brown, Council Chairman  
Dean Markham, Council Vice Chairman  
Tim Feegel, Council Member  
Derek Johnson, Council Member  
Barbara Moore, Council Member  
Mark Philhower, Council Member  
Kevin Reich, Council Member  
Kelly Bilodeau, Town Clerk

KELLY BILODEAU TC  
EAST HAMPTON, CT 06424

2021 APR 21 AM 9 18

RECEIVED FOR RECORD  
TOWN CLERK'S OFFICE

**TOWN OF EAST HAMPTON  
NOTICE OF SPECIAL TOWN MEETING  
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1. To consider and act upon the following resolution, Resolution of the Town Meeting authorizing the purchase of certain real estate owned by the Jane S. Christopher Family Trust and the Ronald Christopher Revocable Trust identified as Map 04A, Block 45, Lot 29 in the Town of East Hampton, for a purchase price of \$142,500.

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Dean Markham, Council Vice Chairman

Tim Feegel, Council Member

Derek Johnson, Council Member

Barbara Moore, Council Member

Mark Philhower, Council Member

Kevin Reich, Council Member

Kelly Blodeau, Town Clerk

RESOLUTION

**Town of East Hampton**

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Approved this 3<sup>rd</sup> day of May 2021.

TOWN MEETING MODERATOR

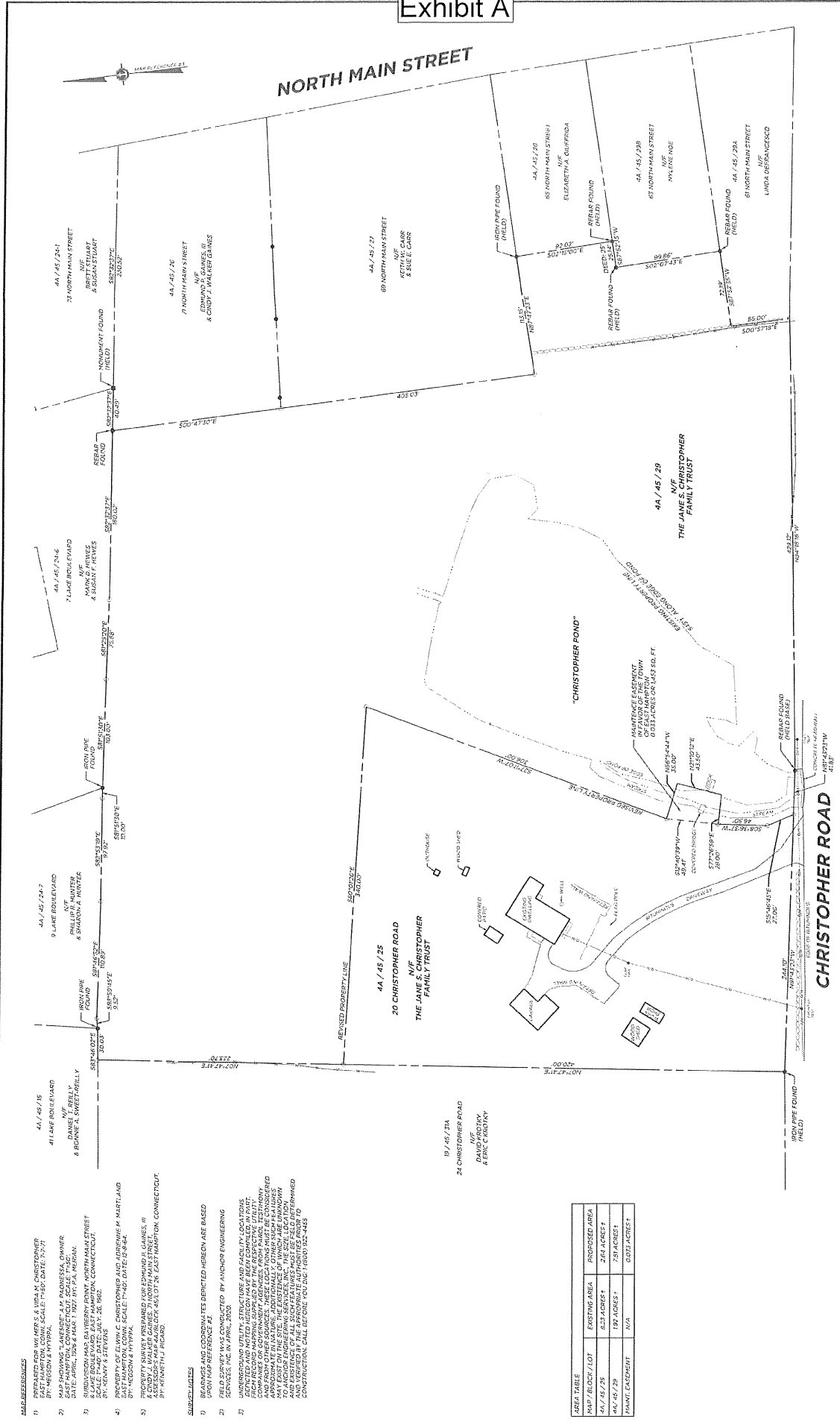
ATTEST

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Kelly Bilodeau, Town Clerk

\_\_\_\_\_  
Printed Name

# Exhibit A



**ANCHOR**  
INCORPORATED SURVEYING, LLC

100 W. MAIN STREET, SUITE 100  
EAST HAMPTON, CT 06424  
PHONE: 860.426.5000  
WWW.ANCHORSURVEYING.COM

**LOT LINE REVISION**  
SHOWING LAND OF THE  
**JANE S. CHRISTOPHER FAMILY TRUST**  
TOWN OF EAST HAMPTON, CONN.

DATE: 11/26/2024  
SCALE: 1"=40'

SHEET NO. 1 OF 1

THIS SURVEY AND MAPS ARE FOR INFORMATION PURPOSES ONLY. THEY DO NOT CONSTITUTE A CONTRACT OR WARRANTY OF ANY KIND. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTERS. THE CLIENT'S USE OF THIS SURVEY IS AT THEIR OWN RISK. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTERS. THE CLIENT'S USE OF THIS SURVEY IS AT THEIR OWN RISK.



- REFERENCES**
- 1) 4A/45/15  
41 LAKE BOULEVARD  
BY HESSION & HYPRAL  
N/F  
DATE: APRIL 12, 1997 (SCALE: 1"=40')
  - 2) 4A/45/25  
9 LAKE BOULEVARD  
BY DANIEL W. REILLY  
& BONNIE A. SWEET-REILLY  
N/F  
DATE: APRIL 12, 1997 (SCALE: 1"=40')
  - 3) 4A/45/26  
7 NORTH MAIN STREET  
BY DANIEL W. REILLY  
& BONNIE A. SWEET-REILLY  
N/F  
DATE: APRIL 12, 1997 (SCALE: 1"=40')
  - 4) 4A/45/27  
69 NORTH MAIN STREET  
BY DANIEL W. REILLY  
& BONNIE A. SWEET-REILLY  
N/F  
DATE: APRIL 12, 1997 (SCALE: 1"=40')
  - 5) 4A/45/28  
58 NORTH MAIN STREET  
BY DANIEL W. REILLY  
& BONNIE A. SWEET-REILLY  
N/F  
DATE: APRIL 12, 1997 (SCALE: 1"=40')

- SUBJECT MATTER**
- 1) 4A/45/25  
20 CHRISTOPHER ROAD  
THE JANE S. CHRISTOPHER  
FAMILY TRUST  
N/F  
DATE: APRIL 12, 1997 (SCALE: 1"=40')
  - 2) 19/45/23A  
24 CHRISTOPHER ROAD  
THE JANE S. CHRISTOPHER  
FAMILY TRUST  
N/F  
DATE: APRIL 12, 1997 (SCALE: 1"=40')

AREA TABLE	EXISTING AREA	PROPOSED AREA
4A/45/25	8.33 ACRES ±	2.61 ACRES ±
19/45/23A	1.92 ACRES ±	7.91 ACRES ±
TOTAL	N/A	0.003 ACRES ±

- LEGEND**
- PRIORITY LINE
  - EASEMENT LINE
  - STONE WALL
  - BARBED WIRE FENCE
  - OVERHEAD UTILITIES
  - UTILITY POLE

## EXHIBIT B

### Christopher Property 4A/45/29 Legal Description

A certain piece or parcel of land laying in the Town of East Hampton, County of Middlesex and State of Connecticut shown as Map/Block/Lot 4A/ 45/ 29 on a certain map entitled "Lot Line Revision Showing Land of the Jane S. Christopher Family Trust, Prepared for the Town Of East Hampton, Conn., Christopher Road East Hampton, CT, Project 129-18, Scale: 1" = 40', Date: 4/14/2020, Sheet 1 of 1." by Anchor Engineering Services, Inc. more particularly described as follows:

Beginning at a point on the northerly side of Christopher Road, said point being the southeasterly corner of Lot 25 and the southwesterly corner of the parcel herein described, thence;

N 15-46-45 W a distance of 27.00' to a point, thence;

N 08-36-37 E a distance of 46.50 to a point, thence;

N 12-40-39 E a distance of 49.41' to a point, thence;

N 27-11-07 E a distance of 306.00' to a point, thence;

N 80-01-26 W a distance of 340.00' to land now or formerly of Krotky, the last 5 courses being along Lot 25, thence;

N 07-47-41 E a distance of 233.70' along land now or formerly of Krotky, to a point, thence;

S 83-46-02 E a distance of 30.03' to a point, thence;

S 88-59-45 E a distance of 9.52' to a point, thence;

S 81-46-52 E a distance of 110.89' to a point, thence;

S 82-53-19 E a distance of 97.92' to a point, thence;

S 81-51-30 E a distance of 10.00' to a point, thence;

S 81-51-30 E a distance of 103.00' to a point, thence;

S 81-25-20 E a distance of 75.68' to a point, thence;

S 82-32-37 E a distance of 160.02' to land now or formerly of Gaines, the last 8 courses being along land now or formerly of Reilly, Hunter and Hewes, in part by each, thence;

S 00-47-30 E a distance of 405.03' to a point, thence;

N 87-47-23 E a distance of 113.15' to land now or formerly of Giuffrida, the last 2 courses being along land now or formerly of Gaines and Carr, in part by each, thence;

S 02-15-00 E a distance of 92.02' along land now or formerly of Giuffrida to land now or formerly of Noe, thence;

## EXHIBIT B

S 87-52-35 W a distance of 25.14' to a point, thence;

S 02-07-43 E a distance of 99.86' to land now or formerly of Defrancesco, the last 2 courses being along land now or formerly of Noe, thence;

S 87-52-35 W a distance of 72.19' to a point, thence;

S 00-57-18 E a distance of 56.00' to a point in the northerly line of Christopher Road, the last 2 courses being along land now or formerly of Defrancesco, thence;

N 84-18-16 W a distance of 429.12 along the northerly line of Christopher road, to a point, thence;

N 81-43-23 W a distance of 41.83' along the northerly line of Christopher Road to the point and place of beginning.

Containing 7.51 acres more or less.