

KENT SEWER COMMISSION  
RESOLUTION: MAPLE STREET SEWER EXTENSION

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KENT TOWN CLERK

2015 JUN 15 A 8 22

BY *Denise Gray*  
TOWN CLERK

WHEREAS the Kent Sewer Commission has constructed the Maple Street Sewer Extension to provide sewer service to properties along Maple Street Extension; and

Whereas the Commission estimates that the cost of said project totals \$1,528,622.95. of which the sum of \$287,500.00 has been or will be paid by grant from the United States Department of Agriculture with the balance of \$1,241,122.95 to be financed by the Town of Kent by means of a loan from the United States Department of Agriculture; and

WHEREAS the Commission has determined that benefit assessments should be levied upon the lands and buildings, and upon the owners thereof, that are especially benefited by said Maple Street Sewer Extension with the target goal of raising through benefit assessments a sum equal to not less than ten percent (10%) of total project costs:

NOW, THEREFORE, BE IT RESOLVED by the Kent Sewer Commission that:

1) The Commission has determined that the most equitable method of apportioning the amount to be recovered through benefit assessments among the owners of the lands and buildings especially benefited thereby is to base the benefit assessments on land area and uniform land valuation as follows:

a) a value for sewer assessment purposes only shall be established based upon the value of \$112,000 for the first acre or part thereof (i.e., adjusted for size) with a minimum valuation of \$50,000 plus the value of \$13,000 for each excess acre or part thereof (i.e., adjusted for size);

b) parcel size shall be based on the records of the Kent Tax Assessor, except that for the Braden Family Limited Partnership, the parcel shall be defined as the 3.662 acres fronting on Maple Street Extension not currently designated as forest land for tax assessment purposes.

c) the amount of each property owner's benefit assessment shall be equal to eight percent (8%) of the valuation determined pursuant the methodology described in (a) and (b) above.

3) The Commission *proposes* that a benefit assessment be levied against each property and the owner thereof listed on Schedule A in the amount set forth on Schedule A which amount is determined in accordance with the above methodology. The benefits to be collected through such proposed levy of benefit assessments total \$155,637.60.

4) The Commission *proposes* that the benefit assessment for property that is classified as farm land, forest land or open space on the last completed Grand List of the Town, shall be

deferred in accordance with the requirements of Section 7-249 of the General Statutes until such time as such property is reclassified or development is approved or occurs. The Commission proposes that the *Collector* place a caveat on the land records giving notice that the benefit assessment against such property has been deferred. The proposed benefit assessment to be levied with respect to property owned by John E. Casey, Trustee of The Gordon E. Casey Trust shall be deferred.

5) The Commission *proposes* that the benefit assessment levied against each property listed on Schedule A, together with interest at the rate of 3.25% per annum may, at the option of the owner, be paid in thirty (30) equal annual installments of principal *and interest*<sup>1</sup> commencing January 1, 2016 and continuing on the first day of January of each year thereafter until January 1, 2046 at which time a final installment of principal and interest shall be due; provided, however, that if any such installment remains unpaid for thirty (30) days after the same shall become due and payable, then at the option of the Commission, the entire unpaid balance of such benefit assessment, together with all unpaid interest, shall become immediately due and payable. In addition, the Commission shall have all of the rights provided by Section 7-254 of the Connecticut General Statutes, as amended, with respect to delinquent assessments. Notwithstanding the foregoing, any property owner may prepay any or all installments for which such property owner is liable at any time prior to the due date thereof and no interest on any such prepaid installment shall be charged beyond the date of such payment.

6) For any property that is not set forth on Schedule A but which subsequently connects directly or indirectly to the Maple Street Sewer Extension, the Commission *proposes that* a benefit assessment shall be levied against such property and the owner thereof which assessment shall be calculated in the same manner as described in Paragraph 1 above.

7) A public hearing shall be held by the Kent Sewer Commission on **Tuesday, July 14, 2015 at 7:00 p.m. in Large Meeting Room** of the Kent Town Hall, 41 Kent Green Boulevard, Kent, Connecticut at which the owners of all properties listed on Schedule A shall have an opportunity to be heard concerning the proposed benefit assessments. The Clerk is directed **not later than July 3, 2015** to cause notice of the time, place, and purpose of said hearing to be published in a newspaper having circulation in the Town of Kent, and to mail a copy of such notice to the owner of each property set forth on Schedule A at the owners address as shown on the last completed Grand List, or any such subsequent address of which the Commission may have knowledge.

8) The Clerk of the Sewer Commission is further directed to cause a copy of the proposed benefit assessments to be placed on file in the office of the Town Clerk of the Town of Kent not later than 10:00 a.m. on July 3, 2015.

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<sup>1</sup> *Note: amortized like a mortgage. Except possibly for the first payment and possibly last payment, all payments would be substantially equal.*

## SCHEDULE A

<u>Property Address</u>	<u>Property Owner</u>	<u>Proposed Assessment</u>
8.64 ac. Maple Street Ext.	Casey, John E. Trustee of The Gordon E. Casey Trust	\$16,905.60
3.662 ac. Maple Street Ext.	Braden Family Limited Partnership	\$11,726.40
9 Maple Street Ext.	Gatto, Bradley	\$10,000.00
13 Maple Street Ext.	Duchacek, Imbert Sylvia	\$13,515.20
15 Maple Street Ext.	Kent Affordable Housing, Inc.	\$10,020.80
16 Maple Street Ext.	Aurora Property Management	\$9,927.20
19 Maple Street Ext.	Kent Affordable Housing, Inc.	\$8,960.00
20 Maple Street Ext.	Kent Mews, LLC	\$8,960.00
1.0 ac. Maple Street Ext.	Nelson, John A.	\$8,960.00
1.0 ac. Maple Street Ext.	Kent Craft Village, LLC	\$8,960.00
39 Maple Street Ext.	Weeks, Douglas W.	\$4,000.00
43 Maple Street Ext.	Altvater, Edith	\$4,000.00
45 Maple Street Ext.	Altater, Edith T.	\$5,644.80
47 Maple Street Ext.	Altvater, Edith	\$6,899.20
49 Maple Street Ext.	Dilillo, James	\$5,913.60
51 Maple Street Ext.	Dalla Riva, Christopher	\$4,000.00
3 Segar Mountain Rd.	P E Corp.	\$13,244.80
9 Segar Mountain Rd.	Carr, Ryan J. & Sohl, Barbara L.	\$4,000.00

# NOTICE OF PROPOSED BENEFIT ASSESSMENT

## MAPLE STREET SEWER EXTENSION KENT SEWER COMMISSION

Pursuant to a Resolution adopted by the Kent Sewer Commission on June 9, 2015, the Kent Sewer Commission proposes to levy a Benefit Assessment against the following properties and the owners thereof, and in the following amounts, as such properties have been especially benefited by the construction of the Maple Street Sewer Extension:

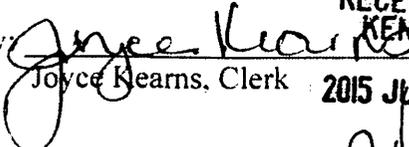
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9 Segar Mountain Rd.	Carr, Ryan J. & Sohl, Barbara L.	\$4,000.00

The Kent Sewer Commission will hold a public hearing concerning said proposed Benefit Assessments on Tuesday, July 14, 2015 at 7:00 p.m. in Large Meeting Room of the Kent Town Hall, 41 Kent Green Boulevard, Kent, Connecticut.

The Kent Sewer Commission proposes that the benefit assessment levied against each property, together with interest at the rate of 3.25% per annum may, at the option of the owner, be paid in thirty (30) equal annual installments of principal and interest commencing January 1, 2016 and continuing on the first day of January of each year thereafter until January 1, 2046 at which time a final installment of principal and interest shall be due.

Dated: July 9, 2015

Town of Kent Sewer Commission

by:   
Joyce Kearn, Clerk

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BY   
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