

Board of Selectmen
Regular Meeting

February 6, 2018
4:30 P.M. Town Hall

Present: Bruce Adams, Chris Garrity and Jeff Parkin.

Also present: Bill Bachrach, Catherine Bachrach, Darlene Brady, Virginia Bush-Suttman, Debbie Devaux, Jennifer Dubray, Lesly Ferris, John Grant, Lynn Harrington, Donna Hayes, Hugh Hill, Ron Jackson Suresha, Rick Osborne, Nick Pohl, Leah Pullaro, Stephanie Raftery, Susie Rundall, Elyse Sadtler and Lynn Worthington.

Mr. Adams called the meeting to order at 4:30 p.m.

The pledge was recited.

Approval of Minutes:

Mr. Adams made a motion to approve the minutes of the January 2, 2018 Regular Meeting, as submitted. Mr. Parkin seconded the motion and the motion carried.

Public Communication:

Oral:

- Lynn Harrington asked the Board of Selectmen to bring forth a vote at the next Town Meeting to change the Board of Education's Region One Representative from an appointed position to an elected position. Mr. Garrity asked Mrs. Harrington to bring the matter to the Board of Education and requested that the item be on the BOS agenda next month.
- Ron Jackson Suresha requested the Board of Selectmen bring forward a joint resolution exonerating Florence Elizabeth Chandler Maybrick, who was wrongly convicted of poisoning her husband, James Maybrick. No action taken.

Written: Mr. Adams stated that there are four written correspondences (attached):

- January 2, 2018 Social Service Report, 1st Quarter 2017-2018 from Leah Pullaro
- January 15, 2018 Social Service Report, 2nd Quarter 2017-2018 from Leah Pullaro
- January 31, 2018 Senior Activities from Lesly Ferris
- February 2, 2018 Staff Report from Donna Hayes

Report of First Selectman:

Mr. Adams reported on some things he did during the months of December and January:

- Interviewed three people for pistol permits. Denied one.
- Town tree lighting and Parade of Lights
- Met with KNA reps
- Picked up food at Sacred Heart for Food Bank
- Worked various days at the Transfer Station
- Met with Eversource rep
- Met with Hlghwatch rep
- Met with KCS BOE Chair
- Met with Salisbury First Selectman
- Met with speed limit sign company
- Met with USDA reps
- Met with CCM rep
- Economic Summit in Winsted

RECEIVED FOR RECORD
KENT TOWN CLERK

2018 FEB - 8 P 3:31

BY *[Signature]*
TOWN CLERK

Meetings covered by the BOS _ Group or individual

- Full BOS – 12/7 and 1/2
- HRRRA _ 12/20 - Bruce
- COG _ 12/14, 1/11 - Bruce
- Safety Committee – Bruce
- Monthly Chamber meeting – Bruce
- Streetscape – 1/13 and 1/20 – Bruce
- Town Meeting – Full BOS

Police Report:

Phone number at Town Hall is 860-927-4043 and e-mail address

residenttrooper@townofkentct.org

Trooper Fisher has been actively involved as needed in the most recent incident in Kent. He has agreed to submit a report for the annual report in 2018. He will work on submission of a monthly report for the BOS. He spent many hours in Kent during the Ice Jam.

Report of Selectmen:

Mr. Garrity had nothing to report.

Mr. Parkin had nothing to report.

Report of Treasurer:

Mrs. Herbst did not attend the meeting and did not provide a report.

Tax Refunds:

Mr. Garrity made a motion to approve the following eleven tax refunds:

Linda Josephy and Christine Heun	\$2,268.56
Charles Wolf and Kathryn Dean	\$ 86.34
Robert Berkley	\$4,161.20
Jay Harris and Ann Lozman	\$ 966.20
Scott Mackesy	\$3,382.37
Scott Mackesy	\$ 743.47
Toyota Lease Trust	\$ 140.03
James Achard	\$ 69.47
Mary Dingee	\$ 16.70
Beth Charles	\$5,772.18
Doven Muehle Mortgage	\$ 500.00

Mr. Parkin seconded the motion and the motion carried.

Employee(s) report(s) on Seminar/workshops:

Mr. Adams stated that there were no employee seminar/workshop reports.

Nick Pohl- Housatonic Youth Service Bureau:

Nick Pohl, the Executive Director of Housatonic Youth Service Bureau, provided an overview of the services offered by HYSB. Mr. Pohl stated that the HYSB Counseling Program always has been the heart of the organizations mission to create a supportive environment in which children can embrace their full potential as individuals, students and members of their families and communities. He added given the scarcity and high cost of mental health services in the Norwest Corner, HYSB has filled a critical gap by providing mental health services to children and families from Kent to North Canaan for more than twenty-five years.

2018-209 Budget Schedule:

The Board of Selectmen agreed to the following dates and times for budget meetings:

- Tuesday, February 13, 2018 at 10:00 a.m.
- Thursday, February 15, 2018 at 6:00 p.m.
- Wednesday, February 21, 2018 at 1:00 p.m.

Mrs. Darlene Brady reminded the Board of Selectmen of the request made in the past: employee salaries should not be left to the end of the budget and be the deciding factor as to what number gets brought to the Board of Finance and/or the Town Meeting. Rather that the Board of Selectmen digest all the information that is provided to them by the department heads and have an idea of what they would like to see for employee salaries.

The Board of Selectmen were reminded that the Highway Union contract expires June 30, 2018. Mr. Garrity stated that the process should be started as soon as possible. Mr. Adams stated that he would look into it tomorrow.

2018 BOS Goals:

Mr. Garrity presented a BOS 2018 Goals' list (attached). Mr. Parkin stated that the list is a good start but would like more details. After some discussion, Mr. Garrity agreed to provide additional details. The Board of Selectmen agreed to keep this item on the agenda for further discussion.

Speed signs:

Mr. Adams stated that he has been gathering information regarding speed signs. COG, of which he is a member, has created a sub-committee to research speed signs. There is a COG meeting this Thursday, and this item is on the agenda. Mr. Adams will report back to the Board of Selectmen.

Tax Collector – collection agency:

Ms. Devaux provided the Board of Selectman with a Collection Service Agreement. She stated that there are fifteen (15) accounts that are more than two (2) years outstanding. She would like to use a collection agency to collect the funds to keep her promised 99% collection rate. Ms. Devaux stated that she was not asking for the Board of Selectmen's permission but for its "enthusiastic support." The Board of Selectmen supported Ms. Devaux's use of a collection agency.

KVFD Tax abatement:

Mr. Adams made a motion to approve the 2017 KVFD Tax Abatement list as submitted. Mr. Garrity seconded the motion and the motion carried.

Kent Affordable Housing

Ms. Virginia Bush-Suttman and Mr. Bill Bachrach of the Kent Affordable Housing asked the Board of Selectmen to grant a ten-year partial abatement of real estate taxes for three apartments to be built at 19 Maple Street Extension next to Stuart Farms Apartments (SFA), Phase I and II. Mr. Adams made a motion to approve the request to grant Kent Affordable Housing a ten-year partial abatement of real estate taxes for three apartments to be built at 19 Maple Street Extension. Mr. Parkin seconded the motion and the motion carried.

Job Descriptions:

Mr. Adams stated that the following nine job descriptions have been returned signed with no changes:

- Animal Control Officer
- Zoning Board of Appeals Clerk
- Land Use Administrator
- Land Use Clerk
- Clerk to the Board of Finance
- Treasurer
- Treasurer's Clerk
- First Selectman
- Administrative Assistant

Electric Car Charging Station:

Mr. Garrity asked if the electric car charging station is going to be moved, as discussed at the December 5, 2017 BOS meeting and the January 2, 2018 BOS meeting. Mr. Adams has not confirmed if the remaining money from the Welcome Center grant could be used to pay for the relocation of the charging station.

Health Insurance:

Mr. Adams stated he had nothing new to report.

Mr. Adams made a motion to adjourn the meeting at 6:15 p.m. Mr. Parkin seconded the motion and the motion carried.


 Joyce Kearns
 Administrative Assistant

These are draft minutes and the Board of Selectmen at the subsequent meeting may make corrections. Please refer to subsequent meeting minutes for possible corrections and approval of these minutes.

AGENDA

**BOARD OF SELECTMEN
REGULAR MEETING**

**February 6, 2018
4:30 P.M. TOWN HALL**

Regular Meeting

1. Call to order
2. Approval of Minutes
 - a January 2, 2018 Regular Meeting
3. Public Communication
 - a Oral
 - b Written
4. Report of First Selectman
5. Report of Selectmen
6. Report of Treasurer
7. Tax Refunds
8. Employee(s) report(s) on Seminar/workshops
9. New Business
 - a. Nick Pohl- Housatonic Youth Services Board
 - b. 2018-209 Budget Schedule
 - c. 2018 BOS Goals
 - d. Speed signs
 - e. Tax Collector – collection agency
 - f. KVFD Tax abatement
 - g. Kent Affordable Housing
10. Old Business
 - a. Electric Car Charging Station
 - b. Health Insurance
 - c. Job Description reviews
11. Adjourn

"An equal opportunity employer and service provider."

Ron Jackson Suresha

29th January, 2018

ron.suresha@gmail.com

860-460-4201 (Eastern US Time)



Florence Elizabeth Chandler Maybrick

A U.S./U.K. Event Dedicated To Pardoning & Exonerating Mrs Florence Maybrick

Introduction: A day of Remembrance, Absolution, & Honor of Florence Maybrick

A trans-Atlantic event to bring forward a joint resolution among several municipalities the U.S. and U.K. exonerating Florence Elizabeth Chandler Maybrick, who was wrongly convicted of poisoning her husband, James Maybrick.

This one-day event may be based near Florence's 1941 gravesite in the small cemetery adjoining the chapel on the campus of South Kent School, featuring:

- A formal pardon and exoneration ceremony
- Exhibits in the libraries, focusing on recalling the history of Florence's amazing life story, and honoring her memory
- Placement of a historical marker at her Gaylordsville home?

FECM Wikipedia page: https://en.wikipedia.org/wiki/Florence_Maybrick

**Florence's Alabama background;
her husband, James, cotton merchant & arsenic addict;
& his brother, Michael Maybrick a/k/a Jack the Ripper**

Accused American murderer Florence Maybrick (1862 – 1941), was born Florence Elizabeth Chandler, in Mobile, Ala., daughter of a one-time mayor there. She met British cotton broker James Maybrick in 1881 aboard a transatlantic ship and were married in London soon after, settling down in Aigburth, a Liverpool suburb, in Battlecrease House.

Florence entered local society life with James, who gave her two children, a boy and a girl. Maybrick also provided support for five children from another woman. Despite their age difference, together with her wealthy husband, she charmed Victorian Liverpool.

James's brother, Michael Maybrick, was a famous songwriter and charismatic singer who for more than a century nobody knew was the notorious British psychopath known as *Jack the Ripper*. James and Michael were both Freemasons, whose cultish traditional vows included silent complicity to protect one's Mason bros, even in cases of perjury or murder.

The Poisoning of James Maybrick and the Framing of Florence

Jack, at the grisly murder scenes in London 1888-89, left distinct clues to ensure that Scotland Yard, the Coroners, and Judiciary, would all recognize the significance of Masonic symbology he used to violently attack and eviscerate his victims. They would be obliged to cover up for Jack's mysterious killings.

It is believed that, shortly after Jack retired from ripping (1888-1889), he (Michael) cleverly poisoned his brother with stricknine, then proclaimed that his despised sister-in-law must have committed the murder.

Michael with his younger brother Edwin, the nurse and staff, made off with Florence's two young children — whom she never saw again — Battlecrease estate and its contents.

The Fake Trial of Florence and Her Years in Prison

Florence was jailed and tried in a crazy kangaroo court led by an insane or senile Judge and a working-class jury that was unable to follow his inane hypocritical rantings about her immorality.

Unable to testify in her own defense, she was convicted of a crime for which she had not been charged and summarily sentenced to be hanged.

Due to public outrage, diplomatic efforts, and media interest on both sides of the Atlantic, Florence's sentence was commuted and she was given life imprisonment. Finally after more than 14 years spent, initially in solitary confinement, at Woking Prison and at Aylesbury Prison.

Florence was a model prisoner despite poor health, and her case became a cause celebre on both sides of the ocean, involving the U.S. Vice President and Cabinet.

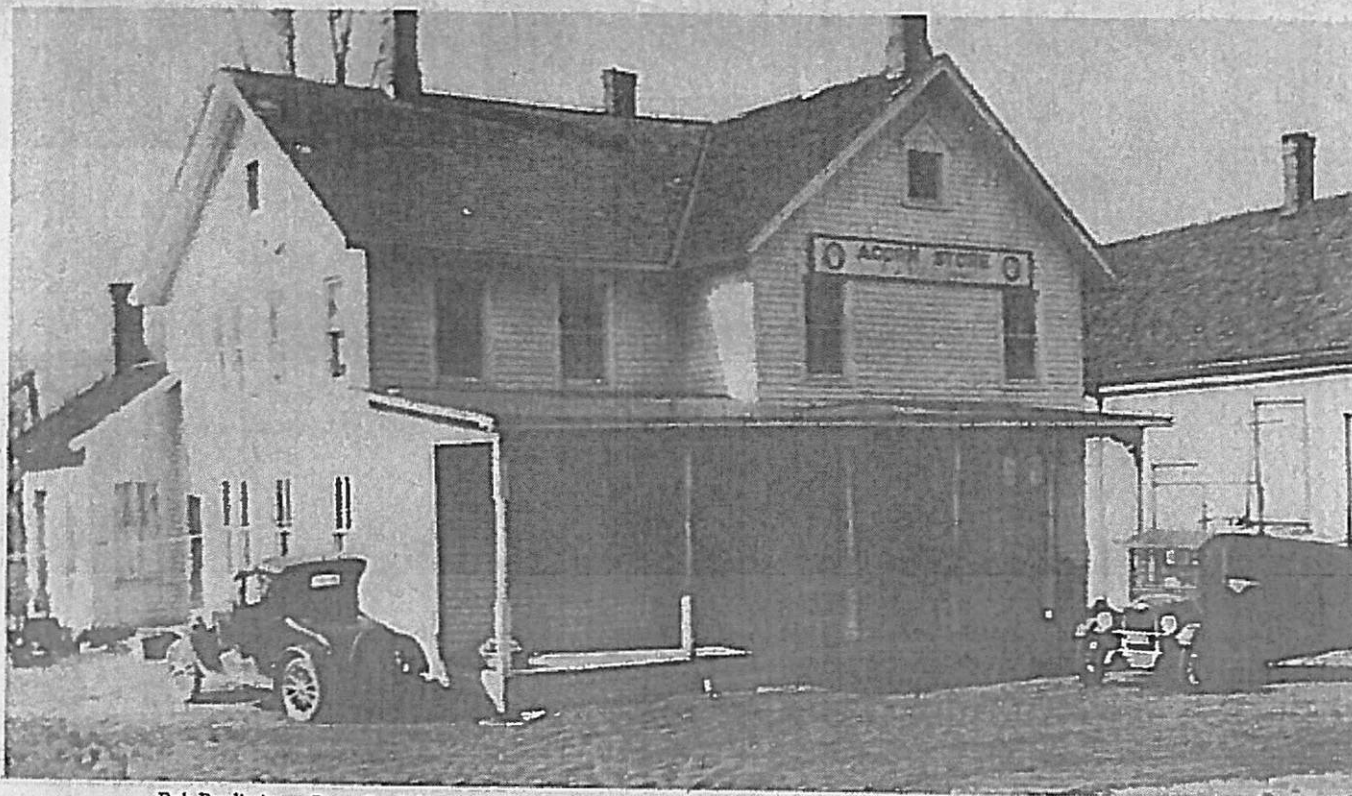
Florence Released and Returns to America, Settles Secretly in Gaylordsville

Upon her 1904 release Florence sailed home to America. After publishing a book, *My Fifteen Lost Years*, and a brief unsuccessful lecture career, she eventually accepted a housekeeping job in Gaylordsville.

In Gaylordsville, New Milford, Connecticut, Florence lived anonymously by her maiden name, Chandler, at end of Old Stone Road just south of the New Milford/Kent border, her last home and place of her death in 1941. Locally known as "the cat woman" with 75 - 100 cats, her little hut had many cute cat doors.

Her place collapsed and was cleared but one can still see its foundation and vegetation on site.

Throughout her arrest, trial, and incarceration, the sheer amount of wrong done to Florence is hard to fathom.



Rob Boyd's Acorn Store, South Kent, Connecticut, in the winter of 1928-1929. Here Mrs Chandler bought provisions for herself and her growing number of cats, and received her mail, during the last fifteen years of her life. The store was a long walk (a mile and a half) from her cottage.

The Poisoned Life of Mrs Maybrick

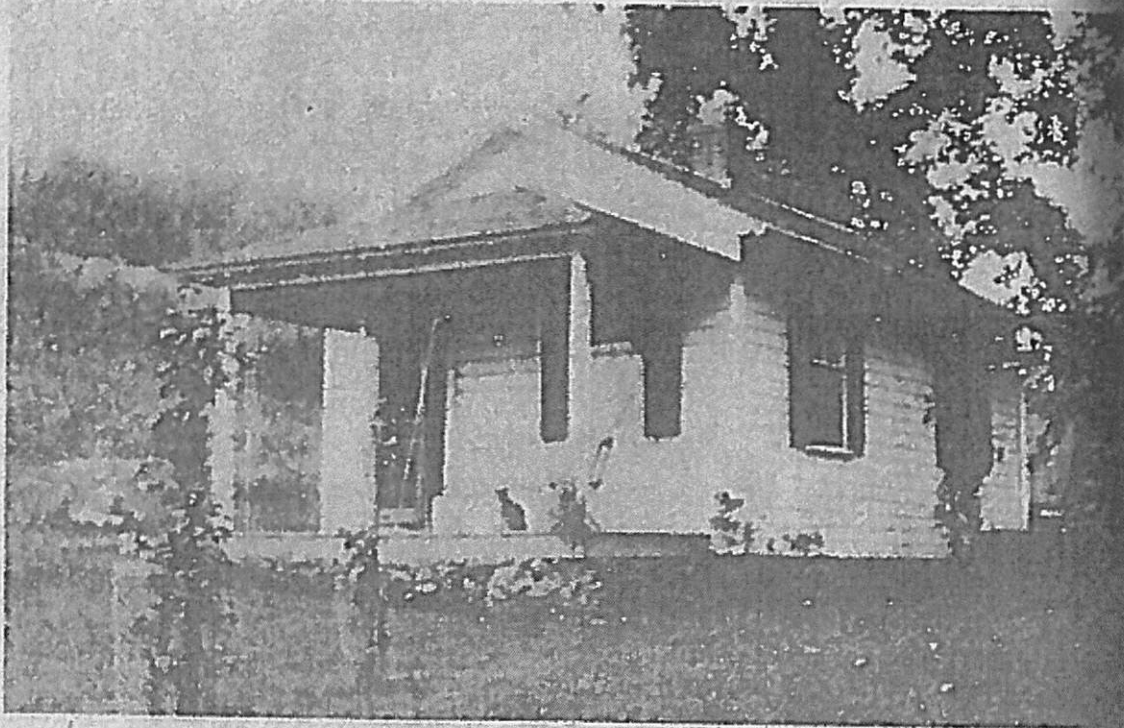
by Bernard Ryan
w/ Rt Hon the Lord Havers

Foreword by
Lord Russell of Killowen

Penguin Books 1989
originally published 1977

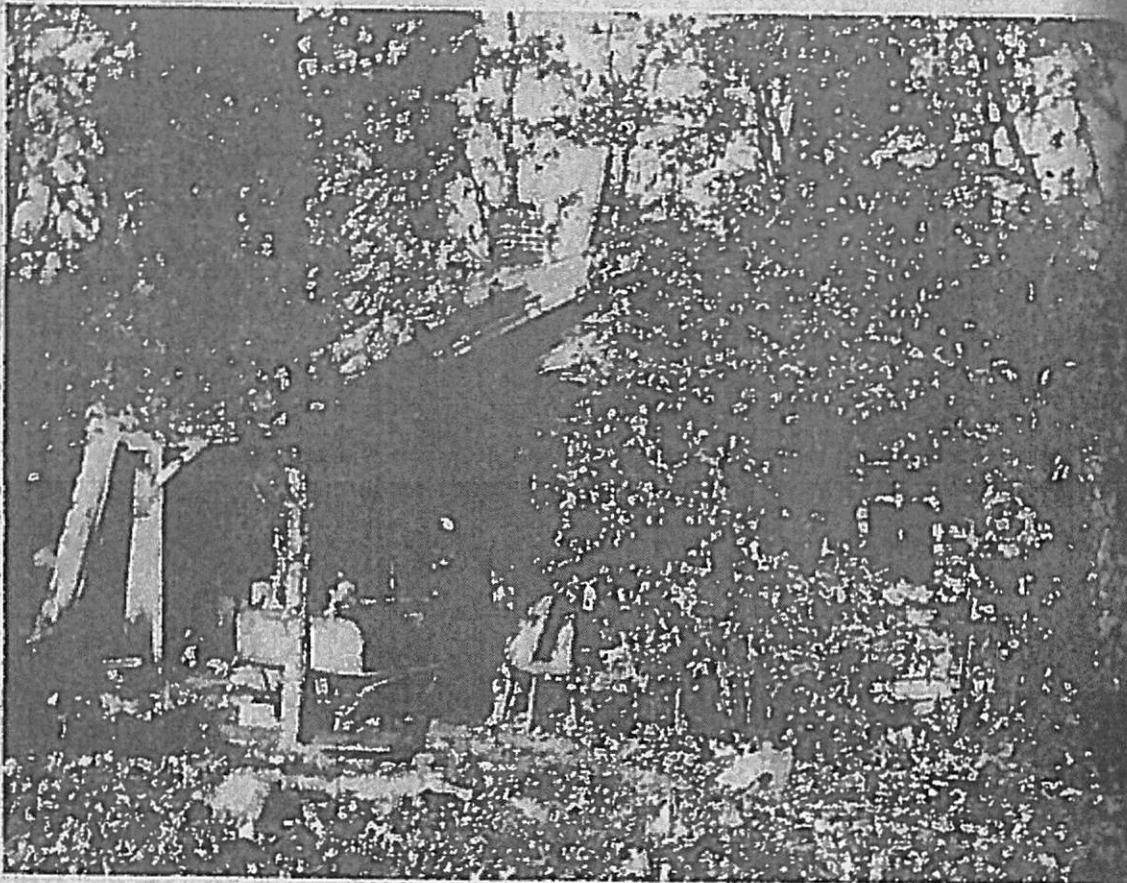
Mrs Chandler at age 77 in September, 1899. An avid reader, she received the *New York Times* daily through the mail, her subscription maintained by a friend from twenty years earlier. Probably the copy of *Life* magazine was given to her by South Kent School Nurse Amy Lyon.





Mrs Chandler's cottage near Gaylordsville, Connecticut, in 1922. She captioned this snapshot, 'The Cat.'

Mrs Chandler's cottage, a few days after her death in October, 1941.



TO: Board of Selectmen
FROM: Leah Pullaro
DATE: January 2, 2018
RE: Social Services Report, 1st quarter 2017-2018

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1. MEETINGS AND COMMUNITY OUTREACH –In July, I completed Probate Court paperwork for a recently deceased Kent resident to petition the court to assign an administrator of their estate. In August, I met with the court appointed administrator for the deceased Kent resident; picked up and distributed the backpacks and gift cards from the United Way Back to School Program; attended a webinar on legal basics of Medicaid; and attended an Energy Assistance Program training course. In September, I chaired a Regional Mental Health Board meeting, attended a meeting of the Kent Nursing Association, and attended a CT Food Bank organizational meeting.

2. CLIENTS SERVED – In July, August and September, completed 91 prescheduled and walk-in appointments. Completed 42 Renter's Rebate applications.

3. ASSIST PROGRAMS:

- **Assist Fund** –The assist fund expended \$2,861.40 in assistance for rent, utilities, and car related repairs/expenses.
- **Kent Community Fund** – Provided grant assistance to Kent households totaling \$7,714.00. Requests included assistance with rent, utilities, car repairs, funeral expenses, and medical bills.
- **Foundation for Community Health** – Received \$1,185.83 in medication and prescription insurance premium payment assistance for 8 Kent residents.
- **Berkshire Taconic Community Foundation** - \$2,496.18 in assistance from the Neighbor to Neighbor Fund and Blue Horizons Health Fund.

TO: Board of Selectmen
FROM: Leah Pullaro
DATE: January 15, 2018
RE: Social Services Report, 2nd quarter 2017-2018

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1. MEETINGS AND COMMUNITY OUTREACH – In November, I hosted a Medicare Open Enrollment event through Western CT Area Agency on Aging. In November & December, I coordinated the distribution of a total of 62 Thanksgiving & holiday food baskets.

2. CLIENTS SERVED – In October, November, and December, completed 72 prescheduled and walk-in appointments. Completed 35 Energy Assistance applications to date.

3. ASSIST PROGRAMS:

- **Assist Fund** –The assist fund expended \$1,082.08 in assistance for rent, utilities, and car related repairs/expenses.
- **Kent Community Fund** – Provided grant assistance to Kent households totaling \$3,343.00. Requests included assistance heating fuel, car repairs and payments, and medical bills.
- **Foundation for Community Health** – Received \$989.53 in medication assistance for 8 Kent residents.
- **Berkshire Taconic Community Foundation** - \$1,635.66 in assistance from the Neighbor to Neighbor Fund and Blue Horizons Health Fund.

Kent Park and Recreation

Lesly Ferris, Director

P.O. Box 678

41 Kent Green Boulevard

Kent, CT 06757-0678

Telephone 860-927-1003

Fax 860-927-1313

parkandrec@townofkentct.org

www.kentctparkandrecreation.com

To: Board of Selectmen

From: Lesly Ferris



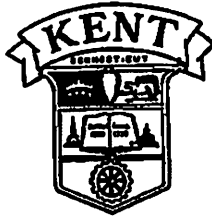
Date: Jan. 31, 2018

Re: Senior Activities

Please note the following special activities took place at the Kent Senior Center during January 2018:

11, 18, 25: Senior Art Group

Thank you.



TOWN OF KENT LAND USE OFFICE

STAFF REPORT

DATE: February 2, 2018

FROM: Donna Hayes, CZEO

Building Department:

- Permits Issued: 51 (January)
- Total Construction value: \$1,985,338 (January)

Planning & Zoning:

- Permits Issued: 6 (January)
- Certificates of Compliance Issued: 0 (January)
- Applications before the Commission: 0 (January)
 - Filling operation on Upper Kent Hollow Road (ongoing)
 - Addition of porch to Boys' Arts & Crafts Building, Kenmont/Kenwood (approved)
- Discussions before the Commission:
 - Use of 47 Carter Road: The Commission determined that the proposed use of "therapeutic horse farm" could not be considered accessory to the principle use across the street because the properties are not contiguous. If the proposed use is still a consideration, then a change in the zoning regulations would need to be submitted or the property owners could have their attorney come before the Commission to explain why the properties should be considered contiguous.

Inland Wetlands:

- Approved: January
 - Remediation for Inland Wetlands Violation #02-17 - SATISFIED
- Pending: January
 - Notice of Violation #01-17 for the weekly, illegal removal of a beaver dam. WAITING FOR APPLICATION
 - Gym addition to Morton Building – Kenico Road, APPROVED
- Other:
 - The Inland Wetland Regulations are being updated as a result of changes to the State Statutes. The public hearing for adoption is scheduled for the February 26, 2018 meeting.
 - We have one opening on the Commission which we are currently trying to fill.

Zoning Board of Appeals:

- Approved: January
 - None

Architectural Review Board:

- Approved: January
 - None
- Other:
 - The Board has decided to review the existing Village District Regulation and will be suggesting some changes which will be incorporated at a later date.
 - We have had two resignations from the Board: Scot Samuelson and James Mauri. Stephen Perner has volunteered to replace one member. This will be approved at the next P&Z meeting.

UPDATE ON CONTINUING PROJECTS:

- Rewrite of the Regulations:
 - A special meeting was held on January 25 to discuss the final changes proposed by Attorney Zizka.
 - I am working with HVA to get new maps made based on the changes to the regulations.
 - A public hearing will be scheduled at the February 8th meeting for a special meeting on March 29, 2018. At this meeting, the public will be able to comment and the Commission can approve the new regulations.

VIOLATIONS:

- Legal Issues:
 - The High Watch vs TOK and BHR case has been moved from the Torrington court calendar and placed on the Hartford calendar. A status conference has been scheduled for February 2, 2018. An extension to answer the Plaintiff's Motion to Dismiss was submitted as well as a request for an Evidentiary Hearing. Legal fees to date: \$765.00
 - As of January 8, 2018, the Certificate of Need filed by Birch Hill Recovery is currently noted as "incomplete" by the OHCA (Office of Health Care Access) of the Department of Public Health. New questions have been asked of the applicant. The deadline for their response is March 9, 2018.
- Notice of Violations:
 - With regard to the land filling operation on Upper Kent Hollow Road, a work schedule was created that is acceptable to the property owner and the neighbors. I continue to receive calls from the contractor with regard to the number of trucks moving in and out of the property and have been communicating the information to the neighbor.
 - With regard to the Inland Wetlands Violation #01: The completed application for the maintenance of a beaver dam overflow pipe will be submitted at the February meeting.
 - A Cease and Desist Order has been issued to the owners of 209 Kent Road for the operation of a commercial business (auctions). Hopefully, the owners will be able to evict the tenant and the illegal business will cease. If not, an injunction will have to be filed.

OTHER:

- The budget for FY '18-'19 was submitted to the BOS as well as the Treasurer on January 23rd.

BOS 2018 Goals

1. Promote Civil Discourse & Decorum

Board/Department/Civic Groups Dialogue

- All Chairs Board – 2 or 3x times year
 - Short/Long term planning-goals
 - Needs Assessment
 - Public Service Focus

2. Electorate Engagement

Resident Outreach

- Neighborhood visits/gatherings-Q&As
- Selectman's Newsletter

3. Economic Focus

Establish an *Economic Enhancement Committee*

- Help -Town Identity
 - Tourism/Weekenders
 - Retirees/New Families
 - Education Center-Prep Schools
 - Natural Playground-Resources
- Coordinate & Support & Promote Goals/Needs
 - Chamber of Commerce
 - Civic Groups
 - Schools
- Create/Apply Solutions
 - Economic Grants
 - Streetscape/Welcome Center
 - Leverage State & Federal Reps.
 - Public Safety Initiatives

Collection Service Agreement

It is agreed between _____, hereinafter referred to as "Client" and Credit Information Bureau, Inc., hereinafter referred to as "Collector," that Collector shall on a weekly or monthly basis accept accounts referred for collection from Client, and shall perform such credit and collection duties as may be requested by Client. Said credit and collection duties are to be performed in accordance with the following terms and conditions:

1. This contract shall become effective as of _____, 20____ for a term of one (1) year, and shall automatically renew for a one year term every year thereafter, unless either party gives to the other party in writing at least ninety (90) days prior notice of the current term its intention to terminate this agreement. Payments received after termination of agreement shall be returned directly to Client.
2. Collector shall use all appropriate means to effect collection of accounts referred; such as letters telephone calls, and subrogation to an attorney (with Client authorization). All collection steps taken by Collector in the settlement and collection of assigned accounts will be in accordance with any and all applicable federal and state laws and regulations, including, without limitation, all rules and regulations of the Federal Fair Debt Collection Practices Act and of the Federal Trade Commission.
3. All expenditures to effect collection of accounts shall be borne by Collector, excluding court filing costs on accounts specifically authorized for civil suit. Unless specifically authorized by Client, Collector shall not apply or collect interest on accounts due from debtors except in civil suit as herein before authorized and as prescribed by law. If authorized by Client to collect interest, Collector will collect legally permissible interest and other collection charges.
4. Client agrees to pay Collector a Commission Rate which shall be defined as the all-inclusive, firm, fixed rate paid to Collector, on a contingency basis, for providing Collection Services. The Commission Rate will be the fee paid for Collector collection services as a percentage of the monies received from a total paid to the Collector on behalf of Client. The Commission Rates operative under this Collection Agreements is stipulated in attached Addendum A. The stipulated Commission Rates are based upon Collector's quoted rates set forth in Addendum A, attached hereto and incorporated herein by reference.
5. Client has ninety (90) days from the date of invoice to notify CIB of any dispute with the invoice after which the invoice will be deemed accepted in all respects.
6. Client ensures Collector that (i) all debts placed are validly due and owing as of date of placement; (ii) Client has no notice or knowledge of any bankruptcy proceeding regarding the debtor; (iii) debt has not been disputed; and to Client's knowledge, the debt is not represented by an attorney with respect to the debt; and (iv) the information provided by Client regarding the debt and debtor is accurate.
7. Client agrees to promptly report all payments, adjustments, bankruptcy notices, and any and all communications from the debtor or any third party, which may affect the validity or amount of the debt, or any portion thereof.
8. At any time Client requests the return of any account or accounts, for any reason, Client agrees to return in accordance with the return fee schedule as outlined in Addendum A, and that accounts in the process of collection may be retained for a period of sixty (60) days from date of last payment. Upon request for withdrawal of any or all accounts, Collector shall forthwith return to Client the withdrawn claim, together with all documents and records belonging to Client.
9. Accounts will be reviewed by Collector on a regular basis. Those accounts showing no activity for a period of 365 days will be purged and returned to Client with the appropriate return status code.
10. Collector shall carry out the terms and conditions of this contract as an independent contractor and all persons engaged by Collector in the performance of the duties contemplated by this contract shall be solely employees of Collector and not the agents, servants or employees of Client, unless otherwise agreed upon in writing by Client.
11. Collector shall forward to Client, at least monthly, an itemized statement in such form as may be required to provide Client with proper and sufficient information with regard to each account, together with all monies covering total payments received from debtors, less commissions earned. Client will forward a check to Collector covering any remaining commission due within thirty (30) days of invoice. Collector reserves the right to deduct from gross collections any fees which remain unpaid after sixty (60) days from date of invoice. Collector shall pay taxes or similar charges required by any present or future federal, state, or other law to be paid with respect to any person employed by Collector in the performance of this contract. In the event of discovery of any material error by Collector or Client, proper notice will be made by the discoverer to the other party and efforts will be made on a cooperative basis to resolve the error.

Initials _____

12. Upon receipt of funds obtained as a result of collection, Collector will immediately deposit such funds in a trust account maintained in a federally insured financial institution. All direct collections shall be held in trust by Collector as the sole and exclusive property of Client.

13. The records of Collector shall be subject to review by representatives of Client at a reasonable time during normal business hours, with a thirty (30) day prior written notification. Upon request from Client, Collector shall mail copies of requested records to Client.

14. Each of the parties shall indemnify, defend and hold harmless the other from and against any and all liabilities, including reasonable attorney's fees that the indemnified party shall incur or suffer arising out of, resulting from, or relating to (i) any breach or violation of any of the terms of this Agreement by the indemnifying party; and (ii) the negligent acts or omissions of the indemnifying party, its employees, agents or invitees. The party claiming indemnification shall give prompt written notice to the other of any claim for indemnification under this Agreement, stating the nature and basis of the claim and the amount thereof to the extent known. The indemnifying party shall have the right to control all settlements unless the party claiming indemnification agrees to assume the cost of settlement and to forego such indemnity and to select lead counsel reasonably satisfactory to the party claiming indemnification to defend any and all such claims; provided, however, that the indemnifying party shall not effect any settlements that could result in any cost, expense or liability to the party claiming indemnification unless the party claiming indemnification consents in writing thereto.

15. Client acknowledges that accounts placed with Collector may be reported on the credit files of TransUnion, Experian and Equifax. In addition, Client further agrees that with respect to each consumer credit report, Client will furnish accurate updates to Collector of information contained in such accounts with the current status of each account.

16. This agreement shall be construed in accordance with the laws of the State of Rhode Island. In the event that any provision hereof is found to be invalid or unenforceable, then that provision shall deemed to be severed and removed and the remaining provisions shall remain valid and in full effect.

The parties hereto agree that this instrument is the full and complete Agreement between them regarding the placement of accounts for collections, and is not to be altered, varied, or enlarged upon by any verbal promises, statements, or representations not expressed herein. This Agreement shall not be binding on either party until accepted by Collector. The parties hereto agree that a facsimile transmission of this fully executed Agreement shall constitute an original and legally binding document.

IN WITNESS WHEREOF, Collector and Client have each caused this Collection Service Agreement to be executed by it's duly authorized representative as of the date first above written.

Credit Information Bureau, Inc. Collector	Client
	_____ Print or Type Name of Client
By: _____ Signature (Duly Authorized Representative Only)	By: _____ Signature (Duly Authorized Representative Only)
Name: _____ Louis R. Capobianco Print	Name: _____ Print
Title: _____ Vice President Print	Title: _____ Print
Address: 70 Jefferson Boulevard Warwick, RI 02888	Physical Address: _____ _____

Accounts Receivable Management Services

Rhode Island Office
70 Jefferson Blvd, 4th Fl
Warwick, RI 02888
Tel (800) 467-4496
Fax (401) 785-9280



www.cibri.com

Connecticut Office
600 Saw Mill Rd, P.O. Box 26775
West Haven, CT 06516
Tel (866) 518-1879
Fax (203) 931-2005

Town of Kent, CT

Addendum A

January 3, 2018

On all accounts referred for collection, Collector shall receive commissions at the mutually agreed upon rate structure:

- ◆ 15.00% on all Accounts placed with Collector;
- ◆ For all accounts referred by Collector to an attorney (**with prior approval of the Client**), the commission rate shall be 45.00%. Client will be responsible for advancing all court fees, which shall be refunded in full once recovered and will be exempt from the contingent arrangement;
- ◆ Remittance will be made on a net basis on all monies collected, whether paid directly to Client or to Collector.

Initials_____

2017 Tax Abatemnt

For the tax year following the calendar year of 2017, the following members of the Kent Volunteer Fire Department are eligible for Tax Abatement from the Town of Kent.

First Name	Last Name	Address	City	State	Zip Code	PTS. or YRS.
Dean	Ackerman	67 Cornwall Rd.	Warren	CT	06754	20+ YRS
Robert	Bauer	278 Kent-Cornwa	Kent	CT	06757	20+ YRS
Joseph	Bisenius	19 Highland Heli	Kent	CT	06757	20+ YRS
Anne	Bisenius	19 Highland Heli	Kent	CT	06757	20+ YRS
William	Blank	56 South Rd.	Kent	CT	06757	20+ YRS
James	Canning	479 Kent-Cornwa	Kent	CT	06757	62
Rodney	Chase	43-C Bridge St.	Kent	CT	06757	20+ YRS
John	Christen	PO Box 971	Kent	CT	06757	168
Leslie	Connery	384 Skiff Mounta	Kent	CT	06757	20+ YRS
Thomas	Coons	335 Segar Moun	Kent	CT	06757	20+ YRS
Rufus	deRham	16 Cobble Rd.	Kent	CT	06757	20+ YRS
Donald	DeVita	261 Kent Rd.	Kent	CT	06757	64
Louie	Dingee	18 Heather Ct.	New Milford	CT	06776	106
Sean	Dingee	18 Heather Ct	New Milford	CT	06776	77
Bonnie	Donzella	133 Geer Mnt. R	South Kent	CT	06785	389
Jordan	Donzella	133 Geer Mnt. R	South Kent	CT	06785	234
Eric	Epstein	P.O. Box 214	Kent	CT	06757	20+ YRS
Alan	Gawel	35 Studio Rd.	Kent	CT	06757	20+ YRS
Joseph	Gawel	42-A Studio Rd.	Kent	CT	06757	20+ YRS
Mary	Gawel	P. O. Box 31	Kent	CT	06757	20+ YRS
Sherman	Green	P.O. Box 763	Kent	CT	06757	273
John	Haskell	Carter Rd.	Kent	CT	06757	20+ YRS
Gary	Hock	126 Spooner Hill	South Kent	CT	06785	243
John	Howland	21 Elizabeth St.	Kent	CT	06757	20+ YRS
Daniel	Kabasakalian	7 Meadow Street	Kent	CT	06757	263
Robert	Lamb	97 Kent-Hollow F	Kent	CT	06757	20+ YRS
Alex	Limbos	39 Kent Rd.	Kent	CT	06757	89
Timothy	Limbos	65 Kent-Cornwal	Kent	CT	06757	158
Veronica	Limbos	39 Kent Rd.	Kent	CT	06757	60
John	Lindsay	P.O. Box 365	Kent	CT	06757	20+ YRS

Edward	Matson III	13 Birch Hill Ct.	Kent	CT	06757	20+ YRS
Cathe	Mazza	P.O. Box 2006	Kent	CT	06757	20+ YRS
Frank	McCann	32 Botsford Rd	Kent	CT	06757	20+ YRS
Kathy	McCann	P.O. Box 772	Kent	CT	06757	20+ YRS
William	McCann	11 Botsford Rd	Kent	CT	06757	20+YRS
Christopher	Munson	11 Tamarack Rd	New Milford	CT	06776	87
James	Murphy	90 Cherry Hill Rd	Cornwall	CT	06796	72
Roger	Peet	9 Kent-Cornwall	Kent	CT	06757	20+ YRS
Audra	Petrone	48 Dugan Rd.	Kent	CT	06754	127
Michael	Petrone	48 Dugan Rd	Kent	CT	06754	272
Gwen	Price	12 Upper Kent H	Kent	CT	06757	65
Caralee	Rochovansky	PO Box 766	Kent	CT	06757	20+ YRS
Arthur	Romano	433 Kent-Cornwall	Kent	CT	06757	20+ YRS
James	Rundall	P. O. Box 592	Kent	CT	06757	20+ YRS
John	Russell	P.O. Box 3001	Kent	CT	06757	315
Jill	Scholsohn	279B Kent Rd	Kent	CT	06757	60
James	Shaw	32 Birch Drive	Warren	CT	06754	409
Timothy	Sneller	40 Halls Lane	Kent	CT	06757	20+ YRS
Daniel	Soule	23 Fuller Mounta	Kent	CT	06757	20+ YRS
Dwight	Soule	P.O. Box 63	Kent	CT	06757	20+ YRS
Wendall	Soule	P.O. Box 252	Kent	CT	06757	20+ YRS
Jean	Speck	196 Kent-Cornwall	Kent	CT	06757	62
Ane	Starr	12 Good Hill Est	Kent	CT	06757	20+ YRS
Matthew	Starr	12 Good Hill Est	Kent	CT	06757	20+ YRS
Shelley	Stedman	83 Fuller Mounta	Kent	CT	06757	20+ YRS
Alexis	Swagmaker	19 West Woods	Sharon	CT	06069	68
William	Tobin	594 Skiff Mounta	Kent	CT	06757	20+ YRS
Rebecca	Trautmann	433 Kent-Cornwall	Kent	CT	06757	91
Edward	Tuz	6 Upper Kent-Ho	Kent	CT	06757	200
Mary Ann	VanValkenburg	141 Kent-Cornwall	Kent	CT	06757	20+ YRS
John	Worthington	P.O. Box 176	Kent	CT	06757	20+ YRS
Lynn	Worthington	PO Box 176	Kent	CT	06757	20+ YRS



February 2, 2018

To: Kent Board of Selectmen, Town Hall, Kent CT

From: Kent Affordable Housing, PO Box 265, Kent CT

Kent Affordable Housing (KAH) is asking the Board of Selectmen of Kent to grant a ten-year partial abatement of real estate taxes for three apartments to be built at 19 Maple Street Extension next to Stuart Farm Apartments (SFA), Phases I and II.

In 2010 and 2015 we received tax abatements for SFA that stipulate taxes will not be raised during the construction phase, and that thereafter assessed taxes will be abated by 90% the first year, 80% the second, 70% the third, until the abatement expires. (Copies are attached.)

The SFA property was in foreclosure and default on taxes when acquired. Phase I is now paying taxes on the improved property, and Phase II will begin when the units are rented sometime this spring. Thus the developments not only provide high quality homes for families and individuals in town, but also gradually enlarge the tax base.

The property at 19 Maple Street Extension was also in foreclosure and default when acquired and KAH is now paying real estate taxes on the empty lot. The derelict house has been removed and environmental conditions improved. We have received a pre-development loan from the CT Housing Finance Authority (CHFA) and will submit an application for construction funds from the Department of Housing (DOH) this spring. That application needs to show that the town is supportive of the project and will contribute to its costs through tax abatement. Other financial support will be sought from CHFA and KAH funds raised in the community.

Along with showing that Kent values the expanded development, this tax abatement will offset some of the inevitable extra expenses of the operating budget in the initial years and will permit the accumulation of a reserve fund for the future.

Affordable housing in Kent primarily benefits Kent people and neighbors. Of the original SoCo 24 renters, 12 were Kent citizens, 6 residents of surrounding towns and 6 people from other parts of Connecticut. The residents of Phase I include a similar mix, and the units have been fully occupied from the beginning. We already have an interest list for Phase II. Adding three more

affordable units to the town--rentals that take no more than 30% of family income for qualified residents--will help keep workers, families and retirees in town.

Nearby towns have granted even larger tax incentives to their affordable housing. Cornwall does not charge real estate taxes for Kugeman Village nor some of their parcel program homes. Sharon and Washington have partial grants from the state for taxes on their properties but do not assess the balance to the affordable developments.

It may be worth noting that during the time that KAH was developing the five apartments of Phase II, Kent lost at least seven low-cost apartments to gentrification. We hope that the town of Kent can support the enormous efforts of KAH in preserving and expanding housing opportunities in the community.

TAX ABATEMENT AGREEMENT

THIS AGREEMENT is made as of the 28th day of May, 2015 by and between THE TOWN OF KENT, CONNECTICUT, ("Town") and KENT AFFORDABLE HOUSING, INC. ("Developer").

WITNESSETH:

WHEREAS, the Developer owns approximately 2.0 acres of real property as more particularly described in Schedule A attached to this Agreement (the "Property"); and

WHEREAS, Developer intends to develop or cause the development of the Property for five (5) additional affordable housing units (the "Units"); and

WHEREAS, the Town has agreed to abate real estate taxes which would otherwise be payable with respect to the Property as more particularly set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants set forth below, the parties agree as follows:

1. Developer agrees that it shall develop the Property solely for "affordable housing" as defined in Section 8-39a of the Connecticut General Statutes and limit use of the Property to occupancy by "families of low or moderate income" as defined by Section 8-39(e) and Section 8-39(f) of the Connecticut General Statutes and the Developer shall cause the Units to be listed and reported as affordable housing stock within the Town of Kent as may be required by any Connecticut state agency.
 2. Developer agrees that it shall give due consideration in the selection of tenants for such Units to applicants who, at the time of their application, are residents of the Town of Kent or are a parent-in-law, child or child-in-law to one or more residents of the Town of Kent.
 3. Provided that the Developer or its successors or assigns commences the construction of five (5) Units of affordable housing and substantially completes such construction no later than five (5) years from the date of this document, the real property taxes otherwise payable to the Town by the owner of the Property shall be abated as follows:
-

(a) From the date of the acquisition of the Property by the Developer through and including the completion of the Units, the Developer shall pay real estate taxes on the Property as if the Property were unimproved real estate.

(b) Commencing with the first Grand List following issuance of a certificate of occupancy for the Units, or any portion thereof, the real estate taxes payable with respect to the Property, including such Units and other improvements, shall be abated by ninety percent (90%). Such abatement shall continue with respect to taxes otherwise payable for the next succeeding eight (8) Grand Lists; provided, however, that the percentage abatement shall decrease by ten percent (10%) annually. For example, the applicable abatement for the taxes due with respect to the second Grand List following issuance of the certificate of occupancy shall be eighty percent (80%).

Notwithstanding the foregoing, if the issuance of the certificate of occupancy for the Units, or any portion thereof, occurs after the Grand List date and pro-rated taxes are levied with respect to such Property, including such units and other improvements, such prorated taxes shall be abated by ninety percent (90%); Taxes due with respect to the next succeeding Grand List (i.e., the first Grand List year in which the Property, such Units and other improvements are fully assessed) shall be abated by eighty-five percent (85%); and taxes due with respect to the second succeeding Grand List shall be abated by eighty percent (80%). Thereafter, such abatement shall continue with respect to taxes otherwise payable for the next succeeding seven (7) Grand Lists; provided, however, that the percentage abatement shall decrease by ten percent (10%) annually.

No such taxes shall be abated with respect to the Property, such Units or other improvements commencing with the taxes due with respect to the tenth (10th) Grand List next succeeding the issuance of a certificate of occupancy for the Units or any portion thereof.

4. The Town acknowledges that the abatement described in this Agreement shall run with the Property and inure to the benefit of the Developer and its successors and assigns.

5. The Developer agrees that monies equal to the aggregate amount of the tax abatement described in this Agreement shall be used for one or more of the following purposes:

(a) to reduce rents for the Units below the levels which would be achieved in the absence of such abatement;

(b) to improve the quality and design of the Units;

6. The tax abatement described in this Agreement shall terminate at such time that the Units are not used solely for low or moderate income persons or families.

7. The Developer shall permit the Town to inspect the Units at any reasonable time upon reasonable notice for the purpose of determining whether the Developer is in compliance with this Agreement.

8. Developer agrees that it shall keep full and accurate records regarding the utilization of the Units on the subject Property, including such data as will permit a speedy and efficient audit and fully disclose:

(a) The disposition by Developer of the funds made available to it by the abatement of the subject property taxes;

(b) the rents paid for each dwelling Unit on the subject Property;

(c) the name and annual income of each resident of each Unit on the subject Property; and

(d) the number of rooms in each dwelling Unit and the number of persons actually residing in each such Unit.

The Town of Kent shall have the right to inspect, as it deems necessary, all records kept by Developer regarding the operation and management of the subject Property. In addition, Developer shall furnish the Town of Kent with such periodic reports, statements and documentary data, including financial information, as it reasonably requests, concerning the operation of said Property. The Developer shall cause the Units to be listed and reported as affordable housing stock within the Town of Kent as required by state agencies.

9. Nothing set forth in this Agreement shall be construed as a waiver or limitation of the rights of the Developer to appeal the assessment of the Property and any improvements thereon or any revaluation of the Property or such improvements which results in a valuation of the Property which does not fairly reflect the fair market value of the Property.

10. This Agreement shall be construed pursuant to the laws of the State of Connecticut and may only be modified in a writing signed by the parties.

In Witness Whereof:

Joyce Kearns
Joyce Kearns

TOWN OF KENT

By Bruce K. Adams
BRUCE K. ADAMS
Its First Selectman

KENT AFFORDABLE HOUSING, INC.

Lesly Ferris
Lesly Ferris

By Stephen Paul Suthers
Its President

TAX ABATEMENT AGREEMENT

THIS AGREEMENT is made as of the 22nd day of November, 2010 by and between THE TOWN OF KENT, CONNECTICUT, ("Town") and KENT AFFORDABLE HOUSING, INC. ("Developer").

WITNESSETH:

WHEREAS, the Developer owns approximately 2.0 acres of real property as more particularly described in Schedule A attached to this Agreement (the "Property"); and

WHEREAS, Developer intends to develop or cause the development of the Property for five (5) affordable housing units (the "Units"); and

WHEREAS, the Town has agreed to abate real estate taxes which would otherwise be payable with respect to the Property as more particularly set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants set forth below, the parties agree as follows:

1. Developer agrees that it shall develop the Property solely for "affordable housing" as defined in Section 8-39a of the Connecticut General Statutes and limit use of the Property to occupancy by "families of low or moderate income" as defined by Section 8-39(e) and Section 8-39(f) of the Connecticut General Statutes and the Developer shall cause the Units to be listed and reported as affordable housing stock within the Town of Kent as may be required by any Connecticut state agency.

2. Developer agrees that it shall give due consideration in the selection of tenants for such Units to applicants who, at the time of their application, are residents of the Town of Kent or are a parent-in-law, child or child-in-law to one or more residents of the Town of Kent.

3. Provided that the Developer or its successors or assigns commences the construction of five (5) Units of affordable housing and substantially completes such construction no later than five (5) years from the date of the acquisition of the Property by Developer, the real property taxes otherwise payable to the Town by the owner of the Property shall be abated as follows:

(a) From the date of the acquisition of the Property by the Developer through and including the completion of the Units, the Developer shall pay real estate taxes on the Property as if the Property were unimproved real estate.

(b) Commencing with the first Grand List following issuance of a certificate of occupancy for the Units, or any portion thereof, the real estate taxes payable with respect to the Property, including such Units and other improvements, shall be abated by ninety percent (90%). Such abatement shall continue with respect to taxes otherwise payable for the next succeeding eight (8) Grand Lists; provided, however, that the percentage abatement shall decrease by ten percent (10%) annually. For example, the applicable abatement for the taxes due with respect to the second Grand List following issuance of the certificate of occupancy shall be eighty percent (80%).

Notwithstanding the foregoing, if the issuance of the certificate of occupancy for the Units, or any portion thereof, occurs after the Grand List date and pro-rated taxes are levied with respect to such Property, including such units and other improvements, such prorated taxes shall be abated by ninety percent (90%); Taxes due with respect to the next succeeding Grand List (i.e., the first Grand List year in which the Property, such Units and other improvements are fully assessed) shall be abated by eighty-five percent (85%); and taxes due with respect to the second succeeding Grand List shall be abated by eighty percent (80%). Thereafter, such abatement shall continue with respect to taxes otherwise payable for the next succeeding seven (7) Grand Lists; provided, however, that the percentage abatement shall decrease by ten percent (10%) annually.

No such taxes shall be abated with respect to the Property, such Units or other improvements commencing with the taxes due with respect to the tenth (10th) Grand List next succeeding the issuance of a certificate of occupancy for the Units or any portion thereof.

4. The Town acknowledges that the abatement described in this Agreement shall run with the Property and inure to the benefit of the Developer and its successors and assigns.

5. The Developer agrees that monies equal to the aggregate amount of the tax abatement described in this Agreement shall be used for one or more of the following purposes:

- (a) to reduce rents for the Units below the levels which would be achieved in the absence of such abatement;
- (b) to improve the quality and design of the Units;

6. The tax abatement described in this Agreement shall terminate at such time that the Units are not used solely for low or moderate income persons or families.

7. The Developer shall permit the Town to inspect the Units at any reasonable time upon reasonable notice for the purpose of determining whether the Developer is in compliance with this Agreement.

8. Developer agrees that it shall keep full and accurate records regarding the utilization of the Units on the subject Property, including such data as will permit a speedy and efficient audit and fully disclose:

(a) The disposition by Developer of the funds made available to it by the abatement of the subject property taxes;

(b) the rents paid for each dwelling Unit on the subject Property;

(c) the name and annual income of each resident of each Unit on the subject Property; and

(d) the number of rooms in each dwelling Unit and the number of persons actually residing in each such Unit.

The Town of Kent shall have the right to inspect, as it deems necessary, all records kept by Developer regarding the operation and management of the subject Property. In addition, Developer shall furnish the Town of Kent with such periodic reports, statements and documentary data, including financial information, as it reasonably requests, concerning the operation of said Property. The Developer shall cause the Units to be listed and reported as affordable housing stock within the Town of Kent as required by state agencies.

9. Nothing set forth in this Agreement shall be construed as a waiver or limitation of the rights of the Developer to appeal the assessment of the Property and any improvements thereon or any revaluation of the Property or such improvements which results in a valuation of the Property which does not fairly reflect the fair market value of the Property.

10. This Agreement shall be construed pursuant to the laws of the State of Connecticut and may only be modified in a writing signed by the parties.

In Witness Whereof:

Joyce K. Adams

TOWN OF KENT

By Bruce K. Adams
BRUCE K. ADAMS
Its First Selectman

KENT AFFORDABLE HOUSING, INC.

Joyce K. Adams

By Cheryl Bush Sullivan
Its President

SCHEDULE A

ALL THAT CERTAIN PIECE OF PARCEL OF LAND, located in the Town of Kent, County of Litchfield and State of Connecticut, bounded and described as follows:

BEGINNING at a point on the Easterly side of Maple Street Extension, so-called, which point is the Northwesterly corner of the herein described premises and the Southwesterly corner of land now or formerly of Helena Kolda Duchacek, running thence in a generally Easterly, Northerly, Easterly and Southeasterly direction along land now or formerly of said Helena Kolda Duchacek the following courses and distances: N 57 degrees 55' 08" E 173.17 feet; N 51 degrees 24' 31" E 113.31 feet; N 23 degrees 07' 06" E 70.26 feet; N 20 degrees 21' 45" E 103.12 feet; N 81 degrees 17' 26" E 76.43 feet; N 68 degrees 33' 38" E 67.24 feet; thence S 55 degrees 39' 23" E 71.08 feet to an iron pipe; thence along land now or formerly of George Yovan, jr. in a Southeasterly direction S 23 degrees 23' 55" E 310.88 feet to a point; thence still along land now or formerly of said Yovan in a Westerly direction S 66 degrees 04' 36" W 446.35 feet to a point and S 77 degrees 28' 53" W 168.01 feet to a point in the Easterly side of Maple Street Extension, so-called; thence running Northerly along the Easterly side of said Maple Street Extension the following courses and distances: N 4 degrees 29' 34" W 40.00 feet; N 16 degrees 30' 07" W 75.08 feet; N 23 degrees 11' 07" W 12.39 feet; N 17 degrees 27' 03" W 52.24 feet; N 11 degrees 52' 33" W 9.86 feet to the point or place of beginning.

Containing 4.023 acres of land and being the same premises shown on a certain map entitled, "MAP PREPARED FOR GEORGE YOVAN TOWN OF KENT COUNT OF LITCHFIELD STATE OF CONNECTICUT SCALE 1" = 100' JUNE 24, 1970, CERTIFIED SUBSTANTIALLY CORRECT C. JAMES OSBORNE, JR. R.L.S. CHARLES J. OSBORNE ASSOCIATES NEW MILFORD, CONN.", which map is on file in the Office of the town Clerk of the Town of Kent, Connecticut, reference to which map may be had for a more particular description of the herein described premises.

BUT EXCEPTING THEREFROM:

All that certain piece or parcel of land located in the Town of Kent, County of Litchfield and State of Connecticut bounded and described as follows:

Beginning at a point which point is the southwesterly corner of the herein described parcel, which point lies in line of land of the Grantor, thence along other land of the Grantor N 51 degrees 40' 40" W a distance of 308.03 feet to a point in line of land of the Grantee, which point is the northwesterly corner of the herein described parcel, thence the following courses along line of the Grantee: N 23 degrees 07' 06" E 70.26 feet, N 20 degrees 21' 45" E 103.12 feet, N 81 degrees 17' 26" E 76.43 feet, N 68 degrees 33' 38" E 67.24 feet to a point marking the northeasterly former of the hereindescribed parcel, thence along land of the Grantee S 55 degrees 39' 23" E a distance of 71.08 feet and S 23 degrees 23' 55" E a distance of 310.88 feet to a point marking the southeasterly corner of this parcel, thence S 66 degrees 04' 36" W a distance of 155.45 feet to the point or place of beginning, containing 2.000 acres and shown and described as "Parcel A" on a map entitled, "Map Prepared for Helena K. Duchacek, Maple Street Extension, Kent, Connecticut, Scale 1" = 100' November, 1991 Richard J. Adams R.L.S. 9674, Kent, Connecticut, which map is on file with the Kent Town Clerk.

Being all the land conveyed to Nancy S. Van Gessel by deed at Volume 59, Page 260 less that parcel conveyed to Helena K. Duchacek by deed at Volume 98, Page 844. being also shown as "Parcel B" on the second above referenced map.

RECEIVED FOR RECORD
KENT TOWN CLERK

2018 FEB - 8 P 3:31

BY *[Signature]*
TOWN CLERK