



Town of
North Stonington, Connecticut

A special town meeting of the electors and citizens qualified to vote in town meetings of the Town of North Stonington, Connecticut, will be held on the date indicated at the time and location noted below for the following purposes:

LOCATION: New Town Hall Conference Room
DATE: December 22, 2011
TIME: 7:00 p.m.

1. To act upon the acceptance of a gift of land, 100acres +/-, off Wintechog Hill Road with parcel IDs

ID 100-0003
ID 99-0002
ID 93-2332
ID 92-0001

and shown on map attached.

2. To hear and act upon amendments to the Local Capital Improvement Plan for FY 2011-12 through 2015-2016, (FY 2009-10 and FY 2010-2011 shown for history only) as presented.

Dated at North Stonington this 13th day of December, 2011.

BOARD OF SELECTMEN

Nicholas H. Mullane, II

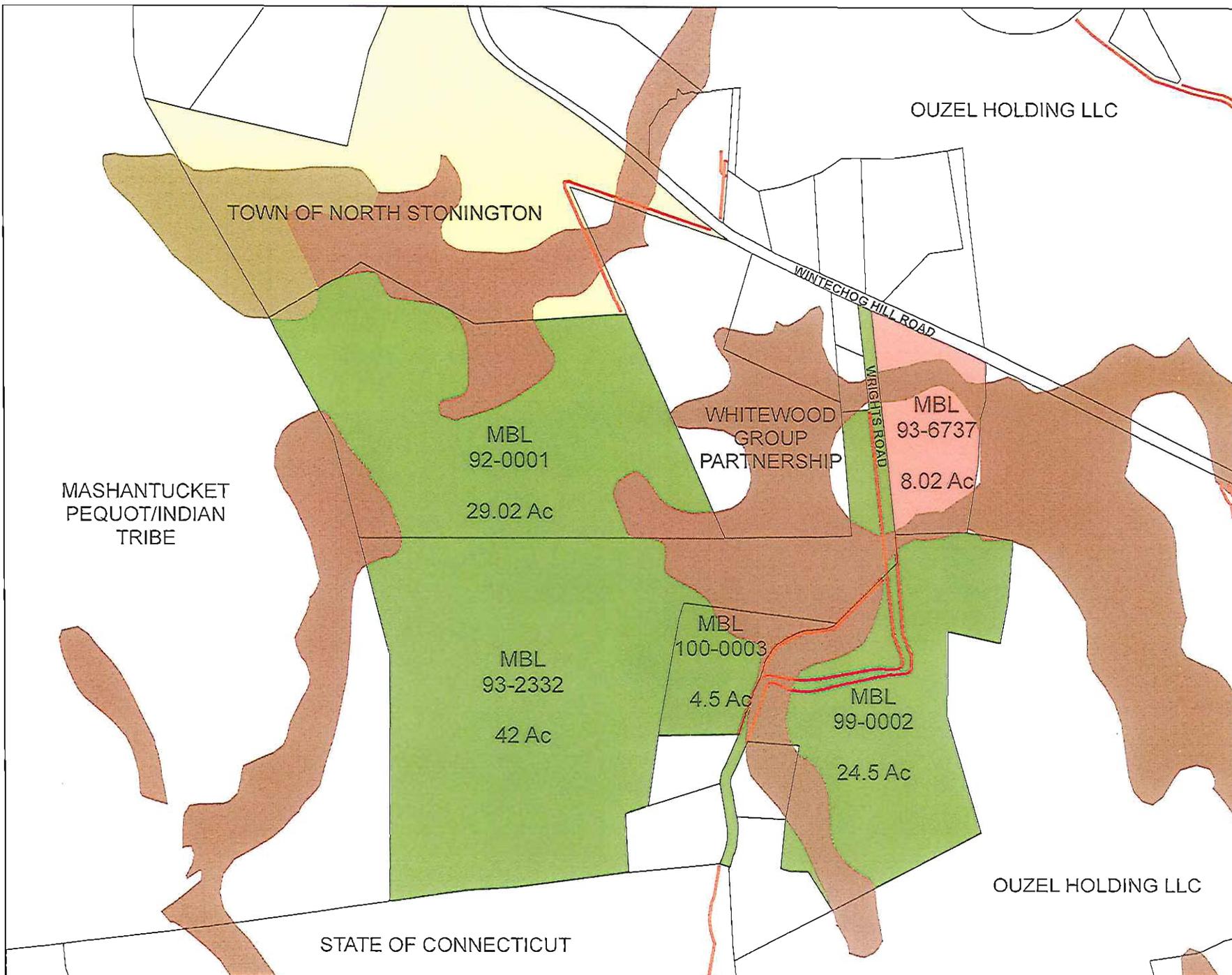
Shawn P. Murphy

Mark S. Donahue



VICINITY OF NORTH STONINGTON TRANSFER STATION

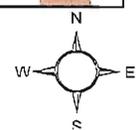
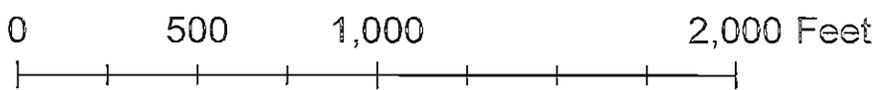
- Legend**
- Parcel Lines - 2010
 - ROW_2010
 - Owner Information**
 - TOWN OF NORTH STONINGTON
 - MARATHON INVESTMENTS LLC
 - GRAMINEX LLC
 - DEP Soils - 2007**
 - Alluvial and floodplain soils
 - PO and VPD soils
 - Poorly drained soils
 - Very poorly drained soils



Map #: 1543
Map Date: 12/13/2011

Notes

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY FOUND WITHIN THESE JURISDICTIONS AND IS COMPILED FROM RECORDED DEEDS, PLATS, AND OTHER PUBLIC RECORDS AND DATA. USERS OF THE MAP ARE HEREBY NOTICED THAT THE FOREMENTIONED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION SHOWN ON THIS MAP. THE TOWNS AND THE MAPPING COMPANIES ASSUME NO LEGAL RESPONSIBILITIES FOR THE INFORMATION CONTAINED ON THIS MAP. HORIZONTAL DATUM BASED ON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM, NAD83.





Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

December 6, 2011

HAND DELIEVERED

Nicholas H. Mullane
1st Selectman
40 Main Street
North Stonington, CT 06359

Dear Mr. Mullane:

At the Regular Meeting of the North Stonington Planning & Zoning Commission held on Thursday, December 1, 2011 in the New Town Hall, Conference Room, 40 Main Street, North Stonington, CT 06359, the Commission acted as follows:

CGS 8-24 #11-117 (Connecticut General Statute 8-24), On behalf of the Board of Selectmen, First Selectman Nicholas Mullane, II requested Planning & Zoning Commission review, in accordance with CGS 8-24, on the following item: Graminex & Marathon, a Michigan limited liability companies is interested in donating approximately 108.04 acres of land off of Wintechog Hill Road **WAS APPROVED WITH THE TOWN OBTAINING TITLE TO THIS PROPERTY.**

Sincerely,

Joseph Siner, Secretary
North Stonington Planning & Zoning Commission

JS/ck

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November 15, 2011

Via U.S. Mail

Nicholas H. Mullain, II, First Selectmen
Town of North Stonington
40 Main Street
North Stonington, CT 06359

RE: Our Clients: Graminex, L.L.C. ("Graminex") and
Marathon Investments, L.L.C. ("Marathon")
Purpose: Donation of Land Off Wintechog Hill Road

Dear Mr. Mullain:

Please be advised that the undersigned represents Graminex and Marathon, Michigan limited liability companies which owns the real property set forth in the Deeds attached hereto as Exhibits A and B (hereinafter referred to as "the Properties"). It is Graminex's and Marathon's understanding that the Town of North Stonington is looking for real property upon which developers can build low cost and affordable housing.

Graminex and Marathon are interested in donating the Properties to the Town of North Stonington. Please consider this correspondence as also giving the representatives of North Stonington to have access to the Properties for whatever due diligence is required to complete the donation process.

As always, your cooperation in this matter is appreciated. Please contact me at (419) 343-6250 if you have any questions.

Very truly yours,

GROTH & ASSOCIATES

David L. Petitjean, Of Counsel

cc: Graminex, L.L.C.
Marathon Investments, L.L.C.

MARATHON INVESTMENTS LLC

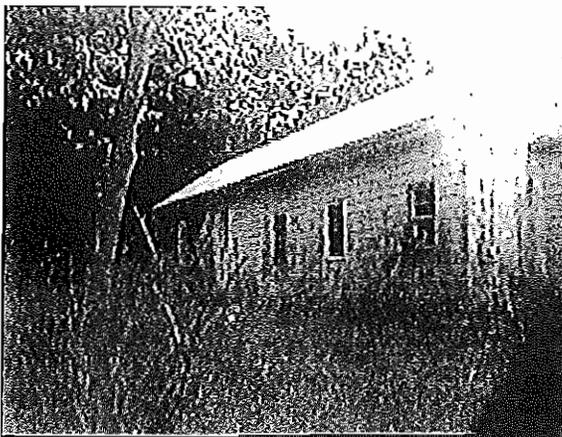
Address	map/lot	Acres	2010 Grand List	2011 Grand List
167 H Wintechog Hill	99/0002	24.50	180,320	142,870
Wintechog Hill	93/2332	42.00	204,330	163,940
167 C Wintechog Hill	100/0003	4.50	128,590	98,210
Wintechog Hill	92/0001	29.02	115,920	93,730
163 Wintechog Hill	93/6737	8.02	197,470	135,870
TOTAL		108.04	826,630	634,620
MILL RATE		0.02029	\$ 16,772.32	



Property Information

Owner	MARATHON INVESTMENTS LLC
Address	167C WINTECHOG HL
Mailing Address	95 MIDLAND ROAD SAGINAW , MI 48638
Land Use	1010 - SINGLE FAM
Land Class	R

Census Tract	7071
Neighborhood	0500
Zoning	R80
Acreage	4.5
Utilities	Well,Septic
Lot Setting/ Desc	Rural / Rolling



PARCEL VALUATIONS (Assessed value = 70% of Appraised Value)

	Appraised	Assessed
Buildings	67700	47390
Outbuildings	2100	1470
Extras	0	0
Land	113900	79730
Total	183700	128590
Previous		

Construction Details

Stories	1
Building Style	Ranch
Building Use	Residential
Building Condition	Below Average
Total Rooms	5 Rooms
Bedrooms	2
Full Bathrooms	1 Bathroom
Half Bathrooms	
Bath Style	Average
Kitchen Style	Average
Roof Style	Gable/Hip
Roof Cover	Asph/F Gls/Cmp

EXTERIOR WALLS:

Primary	Wood Shingle
Secondary	

INTERIOR WALLS:

Primary	Wall Brd/Wood
Secondary	

FLOORS:

Primary	Vinyl/Asphalt
Secondary	Carpet

HEATING/AC:

Heating Type	Forced Air-Duc
Heating Fuel	Gas/Oil
AC Type	None

BUILDING AREA:

Effective Building Area	
Gross Building Area	2272
Total Living Area	1333

SALES HISTORY:

Sale Date	6/26/2009
Sale Price	
Book/ Page	194/ 223



Property Information

Owner	MARATHON INVESTMENTS LLC
Address	167H WINTECHOG HL
Mailing Address	95 MIDLAND ROAD SAGINAW , MI 48638
Land Use	1090 - MULTI HSES
Land Class	R

Census Tract	7071
Neighborhood	0500
Zoning	R80
Acreage	24.5
Utilities	Well,Septic
Lot Setting/ Desc	Rural / Rolling



PARCEL VALUATIONS (Assessed value = 70% of Appraised Value)

	Appraised	Assessed
Buildings	33700	23590
Outbuildings	0	0
Extras	0	0
Land	223900	156730
Total	257600	180320
Previous		

Construction Details

Stories	1
Building Style	Bungalow
Building Use	Residential
Building Condition	Below Average
Total Rooms	
Bedrooms	0
Full Bathrooms	1 Bathroom
Half Bathrooms	
Bath Style	Old Style
Kitchen Style	Old Style
Roof Style	Gable/Hip
Roof Cover	Asph/F Gls/Cmp

EXTERIOR WALLS:

Primary	Wood on Sheath
Secondary	

INTERIOR WALLS:

Primary	Wall Brd/Wood
Secondary	

FLOORS:

Primary	Vinyl/Asphalt
Secondary	

HEATING/AC:

Heating Type	None
Heating Fuel	Coal or Wood
AC Type	None

BUILDING AREA:

Effective Building Area	
Gross Building Area	580
Total Living Area	324

SALES HISTORY:

Sale Date	6/26/2009
Sale Price	0
Book/ Page	194/ 223



Property Information

Owner	MARATHON INVESTMENTS LLC
Address	WINTECHOG HL
Mailing Address	95 MIDLAND ROAD SAGINAW , MI 48638
Land Use	1310 - RES ACLNPO
Land Class	R

Census Tract	7071
Neighborhood	0500
Zoning	R80
Acreage	42
Utilities	
Lot Setting/ Desc	Rural / Rolling

Photo

No Photo Available

PARCEL VALUATIONS (Assessed value = 70% of Appraised Value)

	Appraised	Assessed
Buildings	0	0
Outbuildings	0	0
Extras	0	0
Land	291900	204330
Total	291900	204330
Previous		

Construction Details

Stories	
Building Style	Vacant Land
Building Use	Vacant
Building Condition	
Total Rooms	
Bedrooms	
Full Bathrooms	
Half Bathrooms	
Bath Style	
Kitchen Style	
Roof Style	
Roof Cover	

EXTERIOR WALLS:

Primary	
Secondary	

INTERIOR WALLS:

Primary	
Secondary	

FLOORS:

Primary	
Secondary	

HEATING/AC:

Heating Type	
Heating Fuel	
AC Type	

BUILDING AREA:

Effective Building Area	
Gross Building Area	0
Total Living Area	0

SALES HISTORY:

Sale Date	6/26/2009
Sale Price	
Book/ Page	194/ 223



Property Information

Owner	MARATHON INVESTMENTS LLC
Address	WINTECHOG HL
Mailing Address	95 MIDLAND ROAD SAGINAW , MI 48638
Land Use	1310 - RES ACLNPO
Land Class	R

Census Tract	7071
Neighborhood	0500
Zoning	R80
Acreage	29.02
Utilities	
Lot Setting/ Desc	Rural / Rolling

Photo

No Photo Available

PARCEL VALUATIONS (Assessed value = 70% of Appraised Value)

	Appraised	Assessed
Buildings	0	0
Outbuildings	0	0
Extras	0	0
Land	165600	115920
Total	165600	115920
Previous		

Construction Details

Stories	
Building Style	Vacant Land
Building Use	Vacant
Building Condition	
Total Rooms	
Bedrooms	
Full Bathrooms	
Half Bathrooms	
Bath Style	
Kitchen Style	
Roof Style	
Roof Cover	

EXTERIOR WALLS:

Primary	
Secondary	

INTERIOR WALLS:

Primary	
Secondary	

FLOORS:

Primary	
Secondary	

HEATING/AC:

Heating Type	
Heating Fuel	
AC Type	

BUILDING AREA:

Effective Building Area	
Gross Building Area	0
Total Living Area	0

SALES HISTORY:

Sale Date	6/26/2009
Sale Price	
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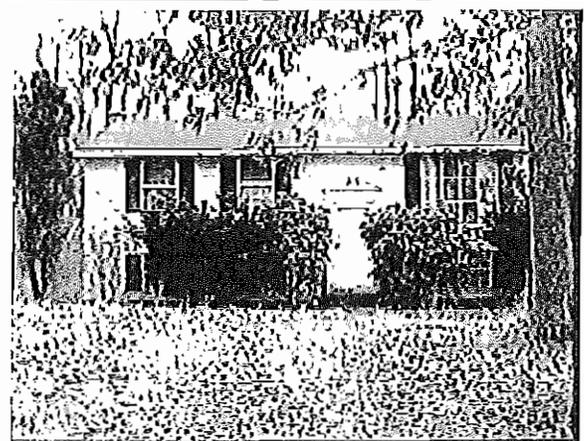
Acceptance. To be acted upon at a later date



Property Information

Owner	GRAMINEX LLC
Address	163 WINTECHOG HL
Mailing Address	95 MIDLAND ROAD SAGINAW , MI 48638
Land Use	1010 - SINGLE FAM
Land Class	R

Census Tract	7071
Neighborhood	0500
Zoning	R80
Acreage	8.02
Utilities	Well,Septic
Lot Setting/ Desc	Rural / Rolling



PARCEL VALUATIONS (Assessed value = 70% of Appraised Value)

	Appraised	Assessed
Buildings	93200	65240
Outbuildings	10100	7070
Extras	2000	1400
Land	176800	123760
Total	282100	197470
Previous		

Construction Details

Stories	1
Building Style	Raised Ranch
Building Use	Residential
Building Condition	Average
Total Rooms	5 Rooms
Bedrooms	3
Full Bathrooms	1 1/2 Bathrms
Half Bathrooms	
Bath Style	Average
Kitchen Style	Average
Roof Style	Gable/Hlp
Roof Cover	Asph/F Gls/Cmp

EXTERIOR WALLS:

Primary	Aluminum Sldng
Secondary	

INTERIOR WALLS:

Primary	Drywall/Sheet
Secondary	

FLOORS:

Primary	Carpet
Secondary	

HEATING/AC:

Heating Type	Hot Water
Heating Fuel	Oil/Gas
AC Type	None

BUILDING AREA:

Effective Building Area	
Gross Building Area	2112
Total Living Area	936

SALES HISTORY:

Sale Date	6/26/2009
Sale Price	
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