

LEGAL NOTICE
SPECIAL TOWN MEETING
TOWN OF GRISWOLD

Daniel P. Pudelek

2018 MAR -7 AM 10: 25

Notice is hereby given to the electors of the Town of Griswold and those qualified taxpayers lawfully entitled to vote in Griswold Town Meetings pursuant to Section 7-6 of the Connecticut General Statutes that a Special Town Meeting will be commenced on Tuesday, March 13, 2018, at 5:00 P.M., at the Griswold Senior Center, 22 Soule St., Griswold, to consider and take action on the following items.

1. Shall the Town of Griswold approve the sale of land/property located at 7 Lake Road for the sum of \$30,000 to Quest IRA, Inc. FBO John A. Wolkowski?
2. Addition of new ordinance: "Gun Range Ordinance".

Information on both properties can be obtained at the Town Clerk's office at 28 Main Street, Griswold or on-line at www.griswold-ct.org.

Dated at Griswold, Connecticut, this 8th day of March, 2018.

BOARD OF SELECTMEN:

Todd Babbitt, First Selectman

Steve Merchant Sr., Selectman

Ed Burke, Selectman

GUN RANGE ORDINANCE

The Town of Griswold (“Town”) enacts this ordinance under the authority of Connecticut General Statutes (“C.G.S.”) sections 7-148 *et seq.*, as amended. It shall be the policy and desire of the Town to preserve the Second Amendment Constitutional right of citizens to keep and bear arms.

1. Gun Ranges Prohibited

All Gun Ranges are hereby prohibited within the territorial boundaries of the Town of Griswold, Connecticut unless exempt pursuant to Section 2 of this Ordinance.

2. Exemption.

The following Gun Ranges shall be exempt from the prohibition set forth in section 1 of this Ordinance:

- A. Any Gun Range, indoor or outdoor, legally established and in existence within the territorial limits of the Town prior to the Effective Date of this Ordinance; and/or
- B. Any Gun Range which is completely indoors, regardless of whether established before, on or after the Effective Date of this Ordinance, within any industrial or commercial zoning district of the Town if otherwise legally established and authorized within such zoning district(s).

Notwithstanding the exemptions set forth in Section 2 of this Ordinance, nothing in this Ordinance shall in any way limit or modify ordinances and/or regulations (including but not limited to zoning regulations) previously adopted or to be adopted by, and/or the authority or ability of, the Town and/or any of its boards, commissions, agencies, officials, officers or employees from, regulating Gun Ranges exempt from this Ordinance within the Town, including but not limited to regulation of the operation, location or expansion thereof and/or noise emitted therefrom.

3. Definitions.

For purposes of this Ordinance, the term “Gun Range” shall mean: An area, indoors or outdoors, owned, designated, designed, utilized, operated or held out by

any Person for the use or discharge of any silhouettes, skeet, trap, black powder, rifle, shotgun, pistol, revolver, machine gun or any other firearm (collectively "Firearm") for the purpose of target, competitive shooting, practice, instruction or training in the use or testing of a Firearm by law enforcement or for any other law enforcement, professional or commercial training, practice or instruction purposes; provided, however, the term "Gun Range" shall not include incidental and/or recreational target practice with a Firearm, if otherwise authorized by applicable law, on private residential property unrelated to law enforcement, professional or commercial training, practice or instruction purposes.

"Effective Date" shall mean fifteen (15) days after publication of this enacted Ordinance in a newspaper having a circulation in the Town.

"Person" includes an individual, proprietorship, partnership, corporation, limited liability company, association, legal entity, club, government unit, including but not limited to the State of Connecticut and/or any department, agency or political subdivision thereof and/or any law enforcement department or agency.

4. Injunctive Relief; Fines.

Any violation of this Ordinance shall be punishable by a fine of not more than \$250 per violation, and each day's failure to comply with the provisions hereof shall constitute a separate and distinct violation. The remedies set forth in this Ordinance shall be cumulative of and not exclusive of any other remedies available under any applicable federal, state or local law. It shall be unlawful for any Person to violate any provision or fail to comply with any of the requirements of this Ordinance. If a Person has violated or continues to violate the provisions of this Ordinance, the Town shall be entitled to preliminary and permanent injunctive relief and the recovery of its attorneys' fees and costs.

5. State law.

Nothing in this Ordinance is intended to preempt or supersede the provisions of C.G.S. section 22a-74a, as amended, to the extent applicable.



Doc ID: 001189040002 Type: LAN

BK 371 PG 728-729

DOCKET NO: KNL- CV-14-6021891-S : SUPERIOR COURT
 TOWN OF GRISWOLD : J.D. OF NEW LONDON
 V. : AT NEW LONDON
 BALCERZAK, ADAM ET AL : NOVEMBER 16, 2016

CERTIFICATE OF FORECLOSURE

TO ALL WHOM IT MAY CONCERN:

This certifies that certain tax liens on the October 1, 2009 Grand List through the October 1, 2014 Grand List levied again ADAM BALCERZAK in favor of the Town of Griswold a municipal corporation having its territorial limits within the County of New London and State of Connecticut, bearing various dates and recorded in the land records of the Town of Griswold were foreclosed upon the complaint of the Town of Griswold against said ADAM BALCERZAK, the owner of equity of redemption in said premises, and EASTERN CONNECTICUT HOUSING OPPORTUNITIES, INC., CHASE BANK USA, N.A., FIA CARD SERVICES, and DIME SAVINGS BANK OF NORWICH, in the Superior Court, Judicial District of New London at New London on September 13, 2016.

The premises foreclosed are described on Schedule A attached hereto.

The time limited for redemption in said judgment of foreclosure has passed and the title to said premises became absolute in the said Town of Griswold on the 8th of November, 2016.

Dated at Glastonbury, Connecticut November 16, 2016.

PLAINTIFF,
TOWN OF GRISWOLD

By 

Matthew J. Willis, Esq.
Branse & Willis, LLC
148 Eastern Boulevard
Glastonbury, CT 06033
Telephone: (860) 659-3735
Fax (860) 659-9368
Juris Number 418384

LAW OFFICE OF BRANSE & WILLIS, LLC
148 EASTERN BOULEVARD, SUITE 301 • GLASTONBURY, CT 06033 • (860) 659-3735 • FAX: (860) 659-

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SCHEDULE A

Three certain lots of land situated in the Town of Griswold, County of New London, bounded and described as follows:

Being Lots Nos. 6, 7 and 9 of a plan of building lots owned by Oneidas Labarre made by Chandler & Palmer and filed in the Town Clerk's office of the Town of Griswold. Said three (3) lots form one tract and are bounded northerly by the highway leading from Jewett City to Hopeville 120'; easterly by a right of way formerly owned by William McNicol 219.2'; southerly by Lot No. 9 on said map 99'; and westerly by Lots 25 and 5 on said map 177.7'.

Reference is hereby made to deeds recorded in the Griswold Land Records Volume 86, page 905 and Volume 94, page 178.

M:\Griswold\Griswold, Town of\Balcerzak\14_Certificate of Foreclosure.docx

Received for Record at GRISWOLD, CT
On 11/18/2016 At 10:18:58 am

Maesie Rudwan
TOWN CLERK

CURRENT OWNER TOWN OF GRISWOLD 28 MAIN ST GRISWOLD, CT 06351 Additional Owners:	TOPO. 1 Level	UTILITIES 2 Public Water 6 Septic	STRT./ROAD 1 Paved 2 Suburban	LOCATION 2 Suburban	DESCRIPTION EX COM LN EX CM OTB	CURRENT ASSESSMENT Code 21 25 Appraised Value 49,100 3,800 Assessed Value 34,370 2,660	6058 GRISWOLD, CT
SUPPLEMENTAL DATA							
Other ID: 00002 0000 00005	Block	11/18/2016	U	I	14	77,910	79,380
Sub-Div	Dist	05/09/2006	U	I	0 51	75,250	76,580
Photo	Callback	02/01/1995	Q		2016 1-3	2,660	2,800
Ward	Freeze	01/17/1983	U		2016 1-4		
Prec.	Loc #	09/17/1979	U	I			
Census	ASSOC PID#						
GIS ID: 28-30-56							

RECORD OF OWNERSHIP							
BK-VOL/PAGE	SALE DATE	q/u	v/f	SALE PRICE	V.C.	Yr.	Code
371/ 728	11/18/2016	U	I	59,900	0	2016	1-3
290/ 737	05/09/2006	U	I	0		2016	1-4
163/ 492	02/01/1995	Q		0			
094/ 178	01/17/1983	U					
086/ 905	09/17/1979	U	I				
OTHER ASSESSMENTS							
Amount	Code	Description	Number	Amount	Comm. Int.		
EXEMPTIONS							
Year	Type	Description	Amount	Code	Description	Number	Amount
ASSESSING NEIGHBORHOOD							
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch			
0070/A				NTP			
NOTES							
WHITE							
2011 REVAL; ROOF AND FOUNDATION LEAKING							
AKA 413 EAST MAIN ST ON CORNER							

PREVIOUS ASSESSMENTS (HISTORY)							
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code
2016	1-3	75,250	2015	1-3	76,580	2012	1-3
2016	1-4	2,660	2015	1-4	2,800	2012	1-4
Total: 77,910 79,380 37,030							
APPRaised VALUE SUMMARY							
Appraised Bldg. Value (Card) 107,500							
Appraised XF (B) Value (Bldg) 0							
Appraised OB (L) Value (Bldg) 3,800							
Appraised Land Value (Bldg) 49,100							
Special Land Value 0							
Total Appraised Parcel Value 52,900							
Valuation Method: C							
Adjustment: 0							
Net Total Appraised Parcel Value 52,900							
VISIT/CHANGE HISTORY							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.
120-94	10/24/1994	RS	REPAIRS/ Residential	0		100	11/22/1994
15-92	07/14/1992			2,000		100	10/05/1992
Comments							
09/12/2016 11 Field Review							
07/18/2011 VA DA 00 Measur+Listed							
06/11/2011 DA DA 02 Measur+2Visit							
05/20/2011 DA DA 01 Measur+1Visit							
01/17/2001 LB 00 Measur+Listed							

BUILDING PERMIT RECORD												
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID
120-94	10/24/1994	RS	REPAIRS/ Residential	0		100	11/22/1994	62-94 CO	09/12/2016	VA	DA	11
15-92	07/14/1992			2,000		100	10/05/1992	REPAIR HO	07/18/2011	DA	DA	00
Comments												
06/11/2011 DA DA 02 Measur+2Visit												
05/20/2011 DA DA 01 Measur+1Visit												
01/17/2001 LB 00 Measur+Listed												
LAND LINE VALUATION SECTION												
B Use Code	Use Description	Zone	D	Front Depth	Units	Unit Price	Acres	I. Factor	S.A.	Disc	C. Factor	ST.
1	9030 MUNICIPAL M94	R40			0.45 AC	54,000.00	2.0195	5	1.0000	1.00	0050	1.00
Notes-Adj												
Special Pricing												
S Adj Fact												
1.00												
Adj. Unit Price												
109,053.00												
Land Value												
49,100												
Total Card Land Units: 0.45 AC												
Parcel Total Land Area: 0.45 AC												
Total Land Value: 49,100												

VISION

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

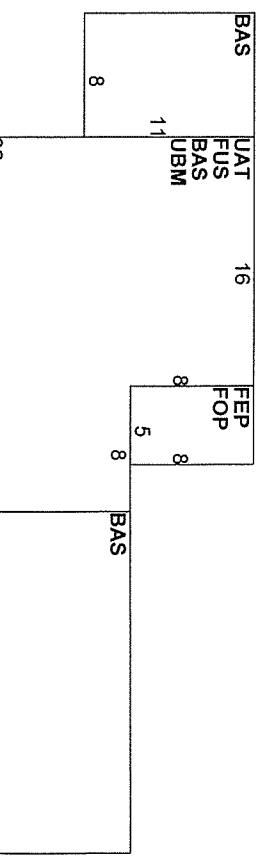
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	89		Other Muniip				
Model	98		Exmpt Rsdntl				
Grade	03		Average				
Stories	2		2 Stories				
Occupancy	1						
Exterior Wall 1	26		Aluminum Siding				
Exterior Wall 2							
Roof Structure	03		Gable				
Roof Cover	03		Asph/F Gl/Cmp				
Interior Wall 1	07		K Pine/Wd				
Interior Wall 2	05		Drywall/Sheet				
Interior Floor 1	12		Hardwood				
Interior Floor 2	09		Pine/Soft Wood				
Heating Fuel	02		Oil				
Heating Type	05		Hot Water				
AC Type	01		None				
Bldg Use	9030						
Total Rooms	8		8 Rooms				
Total Bedrooms	4						
Total Baths	2						
Heat/AC	00		NONE				
Frame Type	02		WOOD FRAME				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	06		CEIL & WALLS				
Rooms/Prtns	01		LIGHT				
Wall Height	7						
% Conn Wall	0						

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descripl	L/B Units	Unit Price	Yr.	Gde	Dp	Rt	Chd	%Chd	Apr Value
FGRI	GARAGE-AVH			L	486	30.00	2001				25	3,600
SHDI	SHED FRAME			L	80	18.00	2001				10	100
SPL4	ABOVE GR R			L	24	75.00	2001				5	100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,188	1,188	1,188	0.00	0
FEP	Porch, Enclosed	0	194	97	0.00	0
FUS	Upper Story, Open	0	40	14	0.00	0
UAT	Upper Story, Finished	0	704	704	0.00	0
UBM	Attic, Unfinished	0	704	106	0.00	0
UBM	Basement, Unfinished	0	704	141	0.00	0
Ttl. Gross Liv/Lease Area:		1,892	3,534	2,250		173,315



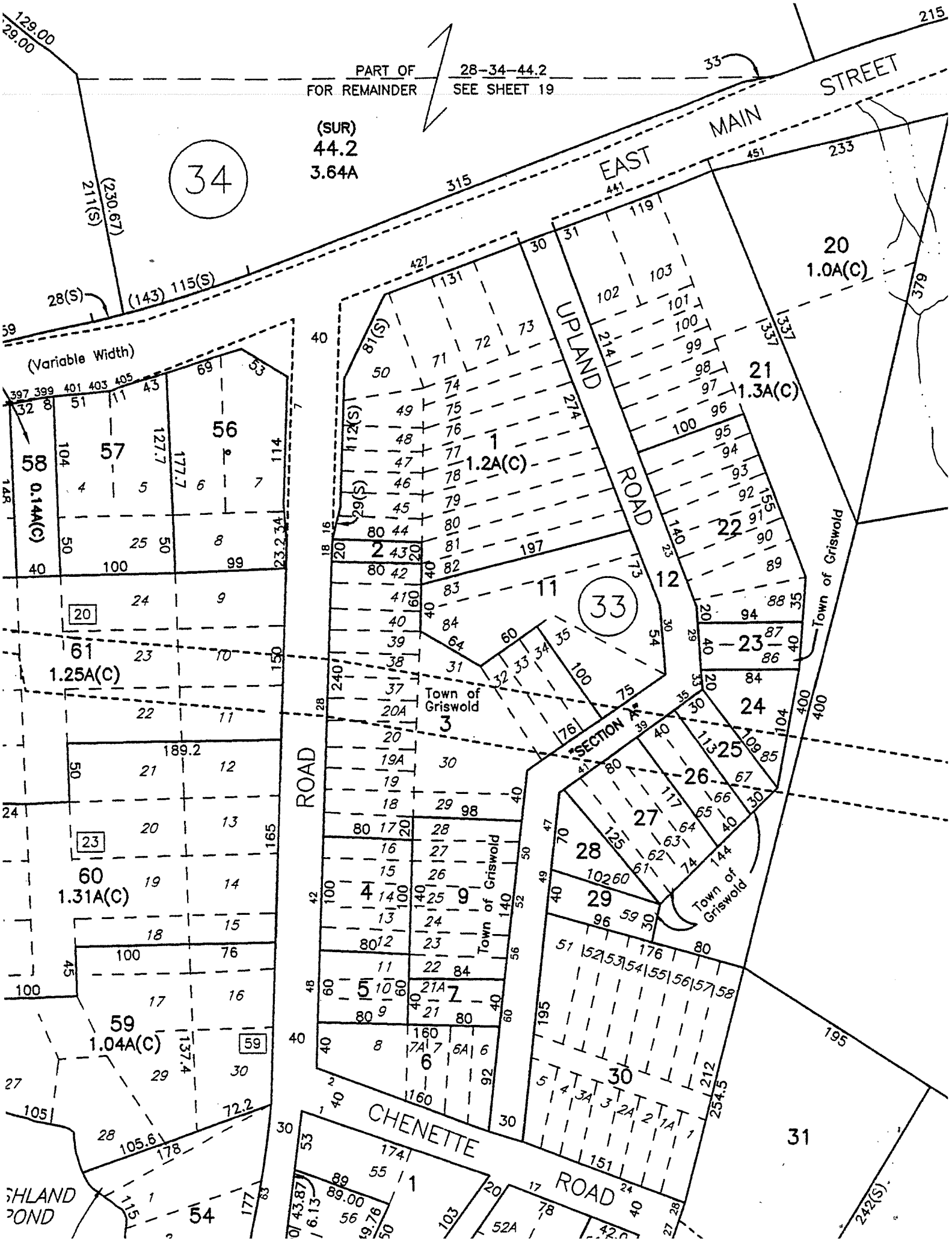
129.00
29.00

PART OF 28-34-44.2
FOR REMAINDER SEE SHEET 19

34

(SUR)
44.2
3.64A

33
451 233
EAST MAIN STREET



UPLAND POND

CHENETTE ROAD

ROAD

31

242(S)

Town of Griswold

Town of Griswold

Town of Griswold

Town of Griswold

SECTION 28

(Variable Width)

397 399 401 403 405
32 8 51 11 43
58 104 57
0.14(C)
40 50 25 50 8 99
20 24 9
61 23 10
1.25A(C)
22 11
50 189.2 12
24 20 13
23
60 19 14
1.31A(C)
18 15
100 76
45
100 17 16
59 1.04A(C)
29 30
105 72.2
28 105.6 178
115 137.4
54 177 83

315 427 1131 30 31 119
EAST MAIN STREET
441 451 233
20 1.0A(C)
379
50 71 72 73
81(S)
49 74 102 103
48 75 101
47 76 100
46 77 99
45 78 98
80 44 80 81 100 96
2 43 20 82 197 100 95
80 42 40 83 11 33 34 35 100 94
41 60 84 60 32 33 34 35 100 93
40 40 84 64 60 32 33 34 35 100 92
39 38 31 32 33 34 35 100 91
37 30 75 76 113 25 109 85 104
20 19A 30 76 113 25 109 85 104
19 18 29 98 40 70 117 65 66 67
80 170 20 28 27 26 25 9 21A 7 80 40 60 26 67
16 27 26 25 9 21A 7 80 40 60 26 67
15 24 23 11 22 84 40 60 26 67
13 24 23 11 22 84 40 60 26 67
80 12 23 11 22 84 40 60 26 67
11 22 84 40 60 26 67
5 10 9 21 80 40 60 26 67
80 9 40 21 80 40 60 26 67
8 160 7A 7 6A 6 92 195 176 80
160 7A 7 6A 6 92 195 176 80
2 40 160 7A 7 6A 6 92 195 176 80
30 53 174 1 151 24 40 27 28
0 43.87 89 55 1 103 17 78 40
16.13 89.00 56 9.78 50 52A 42.0

UPLAND ROAD

ROAD

33

Town of Griswold

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SECTION 28

(Variable Width)

397 399 401 403 405
32 8 51 11 43
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100 17 16
59 1.04A(C)
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28 105.6 178
115 137.4
54 177 83

315 427 1131 30 31 119
EAST MAIN STREET
441 451 233
20 1.0A(C)
379
50 71 72 73
81(S)
49 74 102 103
48 75 101
47 76 100
46 77 99
45 78 98
80 44 80 81 100 96
2 43 20 82 197 100 95
80 42 40 83 11 33 34 35 100 94
41 60 84 60 32 33 34 35 100 93
40 40 84 64 60 32 33 34 35 100 92
39 38 31 32 33 34 35 100 91
37 30 75 76 113 25 109 85 104
20 19A 30 76 113 25 109 85 104
19 18 29 98 40 70 117 65 66 67
80 170 20 28 27 26 25 9 21A 7 80 40 60 26 67
16 27 26 25 9 21A 7 80 40 60 26 67
15 24 23 11 22 84 40 60 26 67
13 24 23 11 22 84 40 60 26 67
80 12 23 11 22 84 40 60 26 67
11 22 84 40 60 26 67
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80 9 40 21 80 40 60 26 67
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160 7A 7 6A 6 92 195 176 80
2 40 160 7A 7 6A 6 92 195 176 80
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16.13 89.00 56 9.78 50 52A 42.0

UPLAND ROAD

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SECTION 28

(Variable Width)

397 399 401 403 405
32 8 51 11 43
58 104 57
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40 50 25 50 8 99
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61 23 10
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24 20 13
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60 19 14
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100 17 16
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115 137.4
54 177 83

315 427 1131 30 31 119
EAST MAIN STREET
441 451 233
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379
50 71 72 73
81(S)
49 74 102 103
48 75 101
47 76 100
46 77 99
45 78 98
80 44 80 81 100 96
2 43 20 82 197 100 95
80 42 40 83 11 33 34 35 100 94
41 60 84 60 32 33 34 35 100 93
40 40 84 64 60 32 33 34 35 100 92
39 38 31 32 33 34 35 100 91
37 30 75 76 113 25 109 85 104
20 19A 30 76 113 25 109 85 104
19 18 29 98 40 70 117 65 66 67
80 170 20 28 27 26 25 9 21A 7 80 40 60 26 67
16 27 26 25 9 21A 7 80 40 60 26 67
15 24 23 11 22 84 40 60 26 67
13 24 23 11 22 84 40 60 26 67
80 12 23 11 22 84 40 60 26 67
11 22 84 40 60 26 67
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80 9 40 21 80 40 60 26 67
8 160 7A 7 6A 6 92 195 176 80
160 7A 7 6A 6 92 195 176 80
2 40 160 7A 7 6A 6 92 195 176 80
30 53 174 1 151 24 40 27 28
0 43.87 89 55 1 103 17 78 40
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