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Christina
TOWN CLERK

**TOWN OF STAFFORD
WARNING OF SPECIAL TOWN MEETING
Wednesday October 26, 2022**

Electors and those persons eligible to vote in town meetings of the Town of Stafford, Connecticut, are hereby warned and notified that a Special Town Meeting will be held in the Stafford Community Center, 3 Buckley Highway, Stafford, Connecticut, on Wednesday October 26, 2022, at 6:30P.M. for the following purpose:

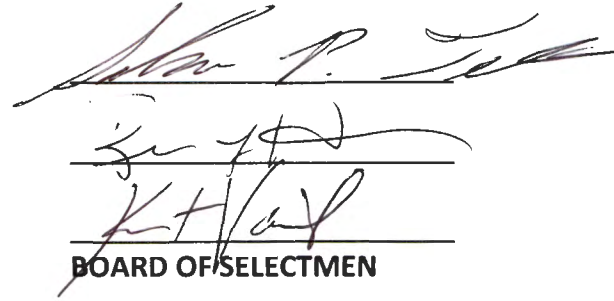
1. To approve the sale of town property located at 36 Prospect Street to Bluebird Construction LLC in the amount of \$275,000.00 and authorize the First Selectman to execute all documents pertaining to the sale of this property.
2. To approve an expenditure of \$2,416,583 for the Stafford Middle School Roof replacement, projected State grant reimbursement of \$1,386,495, \$501,000 from Board of Education Excess Cost fund, \$198,000 from Board of Education Capital Improvement fund and approximately \$300,000 from the town General Fund unreserved cash balance as approved at the October 3, 2022, Board of Finance meeting.
3. To approve that the Board of Selectmen authorizes the Stafford Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Roof Replacement at the Stafford Middle School.
4. To approve that the Stafford Board of Education will serve as the Stafford Middle School Roof Replacement Building Committee.
5. To approve that the Board of Selectmen authorizes the preparation of schematic drawings and outline specifications for the Roof Replacement at the Stafford Middle School.
6. To approve the sale of town property described as an area of 249 ±square feet of land and certain property rights at 1 Main Street for the Rotary Upgrade to a Modern Roundabout for project 134-148-004 to the State of Connecticut Department of Transportation for the amount of \$2,250.00.
7. To approve the sale of town property described as an area of 23 ±square feet of land and certain property rights at 2 Main Street for the Rotary Upgrade to a Modern Roundabout for project 134-148-003 to the State of Connecticut Department of Transportation for the amount of \$500.00.
8. To do any other business proper to come before said meeting.

Dated at Stafford, Connecticut this 6th day of October 2022.

Salverio P. Titus

Richard F. Hartenstein Jr

Kurt Vail



BOARD OF SELECTMEN

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Posted 10-17-2022

36 PROSPECT ST

Location 36 PROSPECT ST

Mblu 52 / 282 / 1

Acct# 00370200

Owner STAFFORD TOWN OF

Assessment \$1,041,180

Appraisal \$1,487,400

PID 4212

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$1,383,400	\$104,000	\$1,487,400

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$968,380	\$72,800	\$1,041,180

Owner of Record

Owner STAFFORD TOWN OF

Co-Owner

Address 1 MAIN ST
STAFFORD SPRINGS, CT 06076

Sale Price \$0

Certificate

Book & Page 711/61

Sale Date 05/04/2022
Instrument 15

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
STAFFORD TOWN OF	\$0		711/61	15	05/04/2022
CT RETIREMENT COLONY INC	\$0		0624/0258	25	03/09/2015
STAFFORD TOWN OF	\$0	1	0032/0508		03/15/1882

Building Information

Building 1 : Section 1

Year Built: 1922
Living Area: 16,056
Replacement Cost: \$2,941,276
Building Percent Good: 46
Replacement Cost Less Depreciation: \$1,353,000

Building Attributes	
Field	Description
Style:	School
Model	Comm/Ind
Grade	B
Stories:	2
Occupancy	1.00

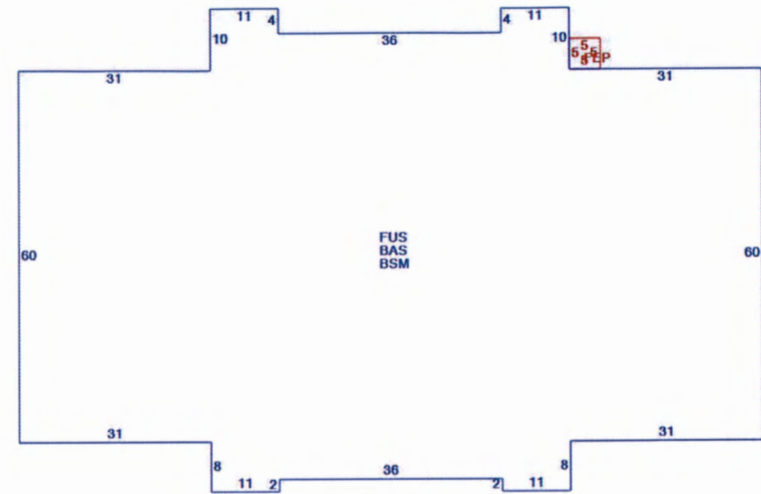
Building Photo



(<https://images.vgsi.com/photos2/StaffordCTPhotos/\A00\01\06\73.jpg>)

Exterior Wall 1	Brick
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	Carpet
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	Municipality - Comm
Total Bedrooms	
Total Baths	
1st Floor Use:	
Heat/AC	None
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Wall	Ceil & Wall
Rooms/Prtns	Average
Wall Height	10.00
Num Fixtures	

Building Layout



(ParcelSketch.ashx?pid=4212&bid=4212)

Building Sub-Areas (sq ft)			<u>Legend</u>	
Code	Description	Gross Area	Living Area	
BAS	First Floor	8,028	8,028	
FUS	Finished Upper Story	8,028	8,028	
BSM	Basement	8,028	0	
FEP	Finished Enclosed Porch	25	0	
		24,109	16,056	

Extra Features

Extra Features**Legend**

No Data for Extra Features

Land**Land Use**

Use Code 903C
Description Municipality - Comm
Zone C
Neighborhood 502
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 2.08
Frontage
Depth
Assessed Value \$72,800
Appraised Value \$104,000

Outbuildings**Outbuildings****Legend**

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FN1	FENCE-4' CHAIN			2800.00 L.F.	\$1,100	1
PAV1	Paving Asphalt			30000.00 S.F.	\$29,300	1

Valuation History**Appraisal**

Valuation Year	Improvements	Land	Total
2021	\$1,383,400	\$104,000	\$1,487,400
2020	\$1,383,400	\$104,000	\$1,487,400
2019	\$1,339,700	\$104,000	\$1,443,700

Assessment

Valuation Year	Improvements	Land	Total
2021	\$968,380	\$72,800	\$1,041,180
2020	\$968,380	\$72,800	\$1,041,180
2019	\$937,790	\$72,800	\$1,010,590

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