

CONSERVATION EASEMENT AGREEMENT

The purpose of a Conservation Easement is to protect in perpetuity significant natural features and to minimize the environmental impact of activities associated with land development within the Town of Waterford, Connecticut.

It is the responsibility of the property owner to be fully aware of all of the conditions contained in the Conservation Easement Agreement as expressed below. The Town of Waterford will vigorously enforce the conditions established herein.

THIS INDENTURE made this _____ day of _____, 2023, by and between Kingstown Properties, LLC of the City of Norwich, County of New London, and State of Connecticut, hereinafter called "GRANTOR," and the Town of Waterford, a municipal corporation having its territorial limits within the County of New London, and State of Connecticut, hereinafter called "GRANTEE."

WITNESSETH:

WHEREAS, the Grantor is the owner of real property, hereinafter described, situated partially in the Town of Waterford and partially in the City of New London, County of New London, and State of Connecticut, which Grantee, acting through their respective Planning and Zoning Commissions, has determined would be in the public interest to retain, maintain and conserve in its natural state; and

WHEREAS, the Grantee, acting through their respective Planning and Zoning Commissions, has determined that the maintenance and conservation of the said property of the Grantor can best be accomplished by the securing by Grantee of a conservation easement over, across, and upon the said property of Grantor; and

WHEREAS, the Grantor is willing, in consideration of One Dollar (\$1.00), receipt of which is hereby acknowledged, and of possible reduction by Grantee of real property taxes on said property, to grant to said Grantee the easement and covenants as hereinafter expressed concerning said property, thereby providing for its maintenance and conservation.

NOW THEREFORE, said Grantor does hereby give, grant, bargain, sell and confirm unto said Grantee, its successors and assigns forever, the right, privilege and authority as a Conservation Easement Agreement to perpetually preserve, protect, limit, conserve and maintain the land hereinafter described in its present natural condition. All covenants contained herein are deemed to run with the land.

Said Grantor further covenants and agrees to provide notice by Certified Mail to the last known address of any person or entity who hereafter shall have any possessory interest in the subject property, including but not limited to any tenant, heir, successor, or assign, of a Certified Copy of the Conservation Easement Agreement. Failure of said Grantor to provide such notice shall not constitute any waiver of Grantee's rights herein.

Said premises subject to this Conservation Easement Agreement, hereinafter called "THE CONSERVATION EASEMENT AREA" are described as follows [or are described as shown on the attached Schedule A]:

[description based on final map]

Said premises are delineated on the following map filed on the Waterford and New London Land Records:

[final Map title]

I. PROHIBITIONS

GRANTOR FURTHER COVENANTS AND AGREES TO PROHIBIT AND REFRAIN FROM THE FOLLOWING ACTIVITIES UNDER, OVER, OR UPON THE CONSERVATION EASEMENT AREA:

1. The construction or placing of buildings, roads, signs, billboards or other advertising, or other structures on or above ground;
2. The dumping or placing of soil or other substance or material as landfill, or dumping of trash, ashes, waste, rubbish, garbage, junk, or unsightly or offensive materials;
3. The excavation, dredging or removal of loam, peat, gravel, soil, rock or other substances in such a manner as to affect the land surface or the quality or quantity of ground or surface waters;
4. The removal or destruction of trees, shrubs, or other vegetation, the destruction of wildlife or its habitat, the application of pesticides or herbicides, or any other activity or use which is or has the potential for being detrimental to drainage, flood control, water quality, erosion control, soil conservation, wildlife or the land and water areas in their natural condition;
5. The conduct of any of the foregoing activities in such proximity to The Conservation Easement Area that their result could be detrimental to drainage, flood control, water quality, erosion control, soil conservation or wildlife in The Conservation Easement Area; and
6. The removal or disturbance of The Conservation Easement Area temporary stakes prior to permanent marking, permanent iron pins or boundary markers, or any other field identifications of The Conservation Easement Area boundaries.

II. EXCEPTIONS

NOTWITHSTANDING ANY OF THE FOREGOING PROVISIONS:

7. The Grantee, acting through their respective Planning and Zoning Commissions, or its successor, may upon written application of the Grantor, permit the construction, reconstruction, maintenance and repair within those portions of the premises in their respective municipal boundaries of above-ground and below-ground public or private utilities, including sanitary sewer and/or water lines, subject to (a) demonstration of the need for the proposed activity within said premises and (b) environmental review of the siting and proposed methods of installation and maintenance of such utilities.
8. The Grantee, acting through their respective Planning and Zoning Commissions, or its successor, shall upon written application of the Grantor, permit the removal of dead trees and dead brush from those portions of said premises within their respective municipal boundaries in a manner acceptable to the applicable Planning and Zoning Commission.
9. The Grantee, acting through their respective Planning and Zoning Commissions, or its successor, may upon written application of the Grantor, permit the pruning and thinning of live trees and brush on those portions of said premises within their respective municipal boundaries.

Application by the Grantor for any approval provided for hereunder shall be made to the Planning and Zoning Commission of the Town or City within which the activity is to be conducted, or its successor, and shall be in accord with the procedures established by the respective Planning and Zoning Commission, or its successor, in effect at that time.

The Grantee agrees, by acceptance hereof, to release automatically such Conservation Easement Agreement as though this instrument had never been executed by Grantor, should, at any time, said premises be condemned by some dominant government authority.

The Grantor herein reserves to Grantor the right to make use of the above-described premises for any and all purposes which are in keeping with the stated intent of this Conservation Easement Agreement and which shall in no way endanger the maintenance and conservation of the above-described premises in their natural state.

III. IDENTIFICATION AND INSPECTION OF CONSERVATION EASEMENT AREAS

GRANTOR FURTHER COVENANTS AND AGREES AS FOLLOWS:

10. Before commencement of site work on any property of the Grantor which contains or is adjacent to a

Conservation Easement Area, Conservation Easement boundaries are to be marked with oak stakes labeled "Conservation Easement" with waterproof ink and tied with red flags. These stakes are to be located at each change of boundary direction and at every 100 foot interval on straightaways. Stakes are to remain in place until easement boundary markers are installed. All

Conservation Easement corners shall be permanently marked with iron pins which protrude from ground surface pins shall not contain sharp edges.

11. The Grantor hereby grants the Grantee the right to access the property for the purpose of installing and maintaining markers identifying the boundaries of The Conservation Easement Area.
12. The Grantor hereby grants the Grantee the right to have a qualified representative of the Town or the City, as the case may be, inspect The Conservation Easement Area following reasonable notice to current Grantor or occupant.

IV. FINDING OF VIOLATION

1. If it is determined by the Planning and Zoning Commission, or its successor, that a violation of this Conservation Easement Agreement exists within its territorial boundaries, the Grantor shall have the right, but not the obligation, to issue an order to cease and desist from and prevent any activity which, in the opinion of the Planning and Zoning Commission, or its successor, is in violation of this Conservation Easement Agreement.
2. Within 60 days of such order and after appropriate notice, the Planning and Zoning Commission shall hold a hearing for the purpose of determining if the cease and desist order shall continue.
3. If the Grantor is found to have violated the terms of this Conservation Easement Agreement, the Grantor agrees, among other things, to restore The Conservation Easement Area(s) as closely as possible to its (their) natural state.

Such restoration shall include but need not be limited to:

- 3.a replanting with trees, shrubs or other appropriate vegetation acceptable to the Planning and Zoning Commission;
- 3.b removal of any debris, trash, garbage, ashes, waste, rubbish, silt, or unsightly or offensive material;
- 3.c removal of any unauthorized buildings, signs, billboards or other advertising, or other structures on or above-ground;
- 3.d emplacement and maintenance of soil erosion and sediment controls; and
- 3.e replacement by a land surveyor of any Conservation Easement Area markers which have been removed or disturbed.

Restoration shall be at the expense of the Grantor and in accordance with plans developed by a qualified professional such as a landscape architect, land surveyor, or a professional engineer, and approved by the Planning and Zoning Commission, or its successor.

4. If either the Grantor or any other person on the Grantor's property is found to have violated this Conservation Easement Agreement, the Planning and Zoning Commission, or its successor, can exercise its discretion, in accordance with applicable ordinances of the Town or the City, as the case may be, and following notification to the Grantor and the Grantor's opportunity to be heard concerning a Finding of Violation, and to levy a daily fine until full restoration has been achieved and certified by the Planning and Zoning Commission or a duly appointed agency.

The foregoing Conservation Easement Agreement shall be permanent and binding upon the Grantor and his heirs, successors and assigns, except as hereinbefore set forth, and inure to the benefit of Grantee, its successors and assigns.

TO HAVE AND TO HOLD the above-granted rights, privilege or authority unto said Grantee, its successors and assigns forever, to its and their own proper use and behoof.

IN WITNESS WHEREOF, the Grantor has hereunto set or caused to be set his hand and seal the day and year first aforementioned.

Signed, Sealed and Delivered
in the Presence of:

_____ GRANTOR _____ L.S.

Personally appeared, _____, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed as such authorized agent of Kingstown Properties, LLC. before me.

COMMISSIONER OF SUPERIOR COURT

L.S.

GRANTEE – TOWN OF WATERFORD
SELECTMAN

STATE OF CONNECTICUT)

) ss. New London , 2023

COUNTY OF NEW LONDON)

Personally appeared, _____, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed as such Selectman of Waterford, before me.

NOTARY PUBLIC
My Commission Expires: