

# Library Lane Land Purchase



The Town of Burlington has reached a purchase and sale agreement with Cardinal Investment Group, LLC and The Windsail Group, LLC (Dwight Harris, Its Manager) to purchase 4.181 acres of undeveloped commercial property (In Central Business District) on Library Lane, connecting to 3 acres of undeveloped property that the Town already owns by the Public Library. The agreed-upon sale price for the four acres (2 adjacent parcels) is \$400,000 (\$100,000/acre) with contingencies including an appraisal (completed) and environmental (to be determined by Nov 7th).

2019-1446



N/F  
BD Properties Burlington, LLC

N/F  
Town of Burlington

N/F  
Town of Burlington

N/F  
Town of Burlington  
N/F  
O&G Industries Inc.

Parcel "A-1"  
2,261 Sq. Ft.  
or  
0.052 Acres  
(Commerce Center Group, LLC)

Parcel "A"  
25,893 Sq. Ft.  
or  
0.594 Acres  
(Commerce Center Group, LLC)

Parcel "B-1"  
28,660 Sq. Ft.  
or  
0.658 Acres  
(The Windsail Group, LLC)

Parcel "B"  
36,668 Sq. Ft.  
or  
0.842 Acres  
(The Windsail Group, LLC)

Parcel "C"  
143,186 Sq. Ft.  
or  
3.287 Acres  
(Cardinal Investment Group, LLC)

TOTAL  
A = 147,027 FT  
B = 600,774 FT  
L = 181,231 FT  
T = 91,13 FT  
CH = 180,72 FT  
CHB = N 48°12'43" W

Data Lot "B-1"  
A = 147,027 FT  
B = 600,774 FT  
L = 181,231 FT  
T = 91,13 FT  
CH = 180,72 FT  
CHB = N 48°12'43" W

SPEILMAN HIGHWAY  
ROUTE 4

LIBRARY

LANE

N/F  
Congregational Church of Burlington

N/F  
Town of Burlington

Conveyance Map  
Land Owned By  
Commerce Center Group, LLC  
The Windsail Group, LLC  
AND  
Cardinal Investment Group, LLC  
Route 4 - Spielman Highway and Library Lane  
Burlington, Connecticut  
Scale: 1"=40'  
October 11, 2019

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CONNECTICUT SURVEYING ACT AS AMENDED AND THE REGULATIONS OF THE STATE OF CONNECTICUT AS AMENDED AND THE ASSOCIATION OF LAND SURVEYORS.



Map References:  
1. Map Showing Land To Be Conveyed By Carolyn B. McCallum, Carolyn B. McCallum, Trustee and Robert B. McCallum, Trustee, Route 4 - Spielman Highway, Burlington, Connecticut, Scale: 1"=40' September 2006, Prepared By Nelson Surveying, 35 Old Farms Road - Avon Connecticut, (860) 677-7732 (BLR Vol. 47 Page 46)

Notes:  
1) Parcel is located in the CB Zone.  
2) Parcel "B-1" To Be Conveyed To Parcel "A" To Form One Parcel Entitled "Commerce Center Group, LLC".  
3) Parcel "A-1" To Be Conveyed To Parcel "B" To Form One Parcel Entitled "The Windsail Group, LLC".

Received and recorded in Burlington, CT  
on this 12th day of October 2019.

Prepared By  
Nelson Surveying  
35 Old Farms Road - Avon Connecticut  
(860) 677-7732



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## What Will Town Do With Land? Buy & Develop Initiative

Proposals to develop will be reviewed by Town Officials & Staff.

The purpose of the Central Business Zone as stated in the Town Plan of Conservation and Development (updated in 2020) is “to establish a central shopping district consisting of larger stores and satellite shops for the convenience of shoppers, and to encourage the development of business by consolidating individual parcels of land into a total integrated plan. This zone is intended to be primary retail sales and service areas in the community, focusing and expanding upon the historic and commercial center of Burlington.”

This Town land purchase will advance the recommendations for development of the Central Business Zone that were established by the Burlington Village Center Plan of Development Committee in 2012-2013



There would be no further taxation to the residents for this land purchase.

The purchase and sale agreement with the Town for the four acres has strong support from the Board of Selectmen and Board of Finance to utilize funding from the Town's land acquisition reserve which has a balance of \$435,000.

## NEXT STEPS....

8-24 referral to Planning & Zoning at their October 8<sup>th</sup> meeting.

Vote by Board of Finance to fund this \$400,000 purchase from the land acquisition reserve.

Vote by Board of Selectmen to purchase this land under the State of Connecticut's Executive Order JJ which says it is acceptable for the Selectmen to purchase property for commercial development in lieu of a special town meeting.

Close on property by December 15, 2020

Questions / Comments