

## SALE OF LAKE HARWINTON LOTS

BE IT ORDAINED THAT: Ordinance #75 adopted 5/31/88 is hereby repealed and the following is substituted in lieu thereof:

The Board of Selectmen is hereby authorized to sell real estate acquired by the Town by foreclosure or in lieu of taxes providing:

- A. That such sales be limited to Lake Harwinton lots, excluding those reserved for the Harwinton Water Pollution Control Authority, hereinafter "WPCA".
- B. That approval of the Planning Commission and WPCA is obtained prior to each sale.
- C. That the disposal of such Lake Harwinton lots shall result in one of the following:
  - 1. Highway improvement.
  - 2. An improved recreational area for Lake Harwinton Association members.
  - 3. Increased area for an existing Lake Harwinton home, or existing vacant parcel. Preference will be given to the abutting home owner or land owner, followed by closest home owner or land owner.
  - 4. To provide for recreation privileges at Lake Harwinton.
- D. That such sales are subject to a Right of First Refusal of Lake Harwinton Association, Inc., to purchase such lots at the established price within thirty (30) days of the notice to the Association, otherwise such right shall be deemed to have expired.
- E. That the selling price shall be determined by the Board of Assessors, using current sales ratio data to establish fair market value. Currently combined Town owned lots at Lake Harwinton may be separated and sold as single lots as shown on the original sub-division map of Pitman and Avampato (Lake Harwinton Realty), recorded in the Town Clerk's Office.
- F. That, in case more than one potential buyer offers to purchase a certain parcel, the buyers shall be given the opportunity to submit sealed bids on terms and conditions deemed appropriate by the Board of Selectmen. The Board of Selectmen shall have complete discretion as to which, if any, bid is in the best interest of the Town.
- G. That the Board of Selectmen be given proper authorization to sell and to give good and sufficient deeds of real estate acquired by the Town by foreclosure of tax liens or by deed in lieu of such foreclosure or payment of taxes, upon such terms and conditions as the Selectmen may deem proper, and to appoint a committee to advise the Selectmen relating to the terms and conditions of any such sales, said committee to be made up of a member of Planning Commission, a member of the Zoning Commission, a member of the Conservation Commission, a member of the Recreation Commission, a member of the Inland Wetlands Commission, and a member of the Board of Assessors, said members of this Committee to be appointed by each commission.

VOTED: July 20, 1993

PUBLISHED: July 31, 1993

EFFECTIVE: August 16, 1993

**AMENDED BY ORDINANCE 134**