

# REQUEST FOR PROPOSALS

For

**State of Connecticut Department of Economic and  
Community Development (DECD)  
Municipal Brownfield Grant Program:**

**Town of East Lyme, Old Town Police Department  
Assessment (DECD Round 21AO Grant)**



**278 Main Street (Route 156)**

**Niantic, Connecticut**

**Daniel R. Cunningham, First Selectman**

**March 11, 2026**

By  
T o w n o f E a s t L y m e E n g i n e e r i n g  
D e p a r t m e n t

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108 Pennsylvania Ave.  
Niantic, CT 06357  
(860) 691-4112

**Town of East Lyme, Old Town Police Department Assessment (DECD Round 21AO Grant)**

The Town of East Lyme is requesting proposals for a brownfield assessment of the old town police station located at 278 Main Street (Route 156), Niantic, CT 06357.

Sealed proposals for the project will be received by the Town of East Lyme, Connecticut at the East Lyme Town Hall Engineering Office, 108 Pennsylvania Avenue, until **2:00 p.m., Tuesday, April 21, 2026**. Any questions must be submitted via e-mail by April 10, 2026 as we will share any applicable responses to requests for information by April 15, 2026

Please provide a proposal to the Town of East Lyme Engineering Department (PO Box 519, 108 Pennsylvania Avenue, Niantic, CT 06357) clearly labeled with the title of the proposal **“Town of East Lyme, Old Town Police Department Assessment (DECD Round 21AO Grant)”**, your firm name, contact information and the RFP submission deadline.

A Pre-Bid Site Meeting will occur on Tuesday April 7, 2026 at 10 am the project site. The Town reserves the right to disqualify any bid from a firm not represented at the Pre-Bid Site Meeting.



**TOWN OF EAST LYME IS AN AFFIRMATIVE ACTION/EQUAL OPPORTUNITY EMPLOYER**

All qualified applicants will receive consideration and not be discriminated against on the grounds of race, color, religion, sex, national origin, age, or disability.

MBE/WBE & SBE's are encouraged to bid.

## **PART 1 - INSTRUCTIONS TO BIDDERS**

1. Each bidder's proposal shall include, completed in full, Proposal Submission Checklist (including all required documents on list), and any other specification pages requiring vendor response shall be enclosed in an envelope which shall be sealed and clearly labeled with the words "**Town of East Lyme, Old Town Police Department Assessment (DECD Round 21AO Grant)**" with firm name and contact information, in order to guard against premature opening of the bid.
2. Addendums posted on this project & inclusion of the addendums with the bid package may be required. Addendums and notice of requirements will be posted on the Town's website. To be on a bidders list email [aklose@eltownhall.com](mailto:aklose@eltownhall.com). To ensure inclusion on the bidders list for communications related to the bid, request a response email.
3. Proposals may be withdrawn prior to the time set for receiving proposals, but may not be re-filed after they have been withdrawn. Proposals received later than the time and date specified shall not be considered.
4. Bidders need to provide a minimum of three references of previous/current contracts on projects of similar scope.
5. Standard Form SF330 must be submitted as part of your statement of qualifications.
6. Proposals must be made out and signed in the name of the person or business entity which shall perform the work, and if a corporation, it must be fully and properly executed by a person authorized to act on behalf of the corporation.
7. An hourly rate/expense schedule must be provided, per DECD OBRD guidelines the bidder's rates schedule must remain fixed for the duration of the project.
8. Subcontractor markup should be 5% or less.
9. Goods and services provided to the Town of East Lyme are exempt from Federal Excise Taxes and the Sale and Use Tax of the State of Connecticut.
10. The Town of East Lyme reserves the right to reject any or all proposals, and to waive informalities or technical defects within State of Connecticut governing regulations.
11. If requested by the Contractor, a percentage of the Contract may be paid monthly at the discretion of the Deputy Public Works Director to an equivalent percentage of work performed. Upon completion of the project, the contractor shall submit a statement (minus any applicable retainage) for payment which shall be paid within ten (10) days after approval by the First Selectman or his/her agent and following receipt of all lien waivers (as applicable). Acceptance of such payment by the contractor shall constitute a release of all claims against the Town arising under or by virtue of this contract except such claims, if any, as may be specifically exempted from the operations of the release by the contractor in his statement for payment.
12. Prior to final payment, the contractor shall provide the Town with lien waivers verifying payment to all subcontractors for amounts due, whether for labor performed or materials furnished, when either is associated with this contract.

13. **Insurance Requirements:** The successful bidder shall secure and maintain general liability insurance covering injury, death and/or property damage which may arise from performance of work under this contract in the amount of at least:
1. Commercial General Liability:
    - General Aggregate: \$2,000,000
    - Products/Completed Operations Aggregate: \$2,000,000
    - Each Occurrence: \$1,000,000
  2. Automobile Liability:
    - Each Accident: \$1,000,000
  3. Excess (umbrella Liability) Liability: \$5,000,000
  4. Workers' Compensation and Employer's Liability:
    - Statutory Workers Compensation
    - \$1,000,000 each accident / \$1,000,000 disease-policy limit / \$1,000,000 disease-each employee

The Contractor shall designate the Town of East Lyme and the State of Connecticut as additional insureds for general liability and products-completed operations hazard, auto liability, excess liability, employer's liability, professional liability, and pollution liability. The successful bidder shall furnish the Town with proof of the required insurance and coverage limits. The provisions of these requirements shall apply to and be incorporated into any subcontracts regarding this project between the successful bidder and his subcontractors.

14. **Indemnification:** The successful bidder shall indemnify and hold harmless the Town against any liability arising out of negligent acts, errors, or omissions of the bidder, his employees or agents. The Contractor shall indemnify and hold harmless the Town against any and all damages to property or injuries to or death of any person or persons, including property and employees or agents of the Town and shall defend suits, actions or proceedings of any kind or nature including workmen's compensation claims, of or by anyone whomsoever in any way resulting from or arising out of the operations of the contractor. Insurance coverage specified herein constitutes the minimum requirements and said requirements shall in no way lessen or limit the liability of the Contractor under the terms of the contract. The Contractor shall procure and maintain, at his own cost and expense, any additional kinds and amount of insurance which in his own judgment, may be necessary for his proper protection in the execution of his work. The Contractor agrees to well and truly save and indemnify and hold harmless the Town of East Lyme against all liability, judgments, costs and expenses which may in any way come against the Town or which may in any way result from carelessness, omission or neglect of the Contractor or its agent, employees or workmen in any way arising or resulting from the operation in connection herewith.

In addition to the Contractor's obligation to indemnify the Town, the Contractor specifically acknowledges and agrees that it has an immediate and independent obligation to defend the Town from any claim which actually or potentially falls within this indemnification provision, even if the allegations are or may be groundless, false or fraudulent; such obligation arises at the time such claim is given to the Contractor by the Town and continues at all times thereafter through disposition of the claim. The Contractor's insurance policies will respond on a primary and noncontributory basis; that they are primary and will not seek contribution from any other insurance available to the additional insured. The Contractor waives their right to recovery and waives their right to subrogate in favor of the Town of East Lyme.

## **PART 2 - PROPOSAL SUBMISSION CHECKLIST**

**The following is a checklist of required documents to be completed, included and submitted to the East Lyme Engineering Department as part of the Bidder's proposal:**

- STANDARD FORM(S) SF330 (STATEMENT OF QUALIFICATIONS)
- PROJECT REFERENCES
- PROOF OF INSURANCE (CERTIFICATE)
- PROPOSAL FORM(S) OR PACKAGE

**PART 3 - EVALUATION/SELECTION CRITERIA**

Evaluation of responding firms will be based on the following criteria:

- 1) Proposal cost.
- 2) Proposed project management plan and the role of each person involved (provide Organizational Chart for project team).
- 3) Professional background and previous experience of project team (Form SF330).
- 4) Description of Relevant Experience – Include a minimum of three projects that are similar in nature to this project. For each project, include the name of the organization for whom the work was performed; contact name, address, and telephone number; contract fee; date the project was completed; and a description of the services performed.
- 5) Unique or other relevant experience to the project bid.
- 6) Demonstrate capability of the firm to develop and maintain schedules and budgets.
- 7) Proposed scope and approach to the project.

The lowest cost responsible & qualified bidder will be the main basis for contractor selection & scoring decisions will be provided to DECD following the bidding process.

EXAMPLE ONLY – PROPOSAL SCORE SHEET \*Note, categories be weighted on priority\*

<b>RFP Score for Selection (Score 1-5, 5 being excellent, 1 being poor)</b>			
<b>Firm Names:</b>			
Firm's general experience			
Firm's experience with similar projects			
Qualifications of specific team members			
Quality of proposal, scope and approach			
Cost			
<b>Total</b>	0	0	0

## **PART 4 – BACKGROUND & SCOPE OF WORK**

This Property was previously used by Connecticut Light and Power (CL&P) for the storage of electrical transformers. It is possible that the electrical transformers may have leaked PCB oil into the ground where previously stored. In addition, based on the age of the existing building and the site's historical use, the building may contain asbestos, lead paint, or other hazardous materials once thought to be safe. The Town of East Lyme leases the site for \$1 per year with an option to take ownership of the property for \$1. For several years the property was used as the East Lyme Police Station. On October 1st, 2020 the Town of East Lyme approved the final funding to move the police department out of the building and into a renovated Public Safety Complex in Town which has since been completed in 2022.

The Town of East Lyme has applied for and received a Brownfield Assessment Grant from DECD to determine the level of on-site contamination and prepare detailed remediation plans and cost estimates. After the level of contamination and plans/cost to remediate it are known, the Town intends to apply for a Brownfield remediation grant, if needed, to clean the property and make it commercially viable for sale or re-imagine the space for public use. A Downtown Charette was conducted with several ideas revolving around this parcel for use by the Town specifically.

The Town is looking for a firm who's expertise can deliver a proposal detailing plan, scope and cost (fees) for brownfield assessment, with the goal of producing deliverables needed to apply and be competitive for a remediation grant (if applicable), including:

- a) A full environmental site assessment (Phase I, II, III, RAP, etc.) as applicable.
- b) Hazardous building material survey.
- c) Architectural/Engineering design work to provide recommendations and plans for rehabilitation/abatement of the structure with opinion of probable costs/cost estimates.
- d) An optional (if funds allow) study of future use (historic analysis, CEPA documentation and limited pre-development work/appraisal).

Enclosed is the information the Town was able to gather and submit to the State of Connecticut Department of Economic and Community Development in support of our awarded Brownfield Assessment Grant.

### **Enclosures:**

- 1) Property Card
- 2) Site Location Plan
- 3) Existing Conditions Plan
- 4) Land Record Survey
- 5) Historical Photos

## Enclosure 1 - Property Card

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6045  EAST LYME, CT  <b>VISION</b>	
DOMINION NUCLEAR CT C/O TOWN OF EAST LYME PO BOX 519  NIANTIC CT 06357-0519		1 Level	2 Public Water	1 Paved	1 Urban	Description	Code	Appraised	Assessed		
			3 Public Sewer			EX COM LN	21	254,900	178,430		
		<b>SUPPLEMENTAL DATA</b>				EX COM BL	22	629,500	440,650		
				EX CM OTB	25	26,200	18,340				
		Alt Prcl ID	Et Al		Total					910,600	637,420
		Sub-Div	Beach Dist 000								
		Photo	Solar Pane								
		Devl Lot #	Heart								
		Vet Exemp	Dept Head								
		Tract 07162	Assoc Pid#								
		GIS ID 12.1 117									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DOMINION NUCLEAR CT CONN LIGHT & POWER CO		0521 0594	04-02-2001	U	I	410,400	25	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		0026 0310	04-17-1929	U	I	0		2023	21	178,430	2022	21	178,430	2022	21	178,430
									22	440,650		22	440,650		22	440,650
									25	18,340		25	18,340		25	18,340
		Total						637420		Total		637420		Total		637420

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
		Total	0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0030														

NOTES										VISIT / CHANGE HISTORY						
EAST LYME POLICE STATION					10 YR LEASE 9/1/2005 - 2015					Date	Id	Type	Is	Cd	Purpost/Result	
FRMLY MILLSTONE ENERGY					10/1/13 REPL FRNT PTO					05-20-2021	KJ			00	Measur+Listed	
IG EXT G ALL GOOD COND										10-09-2013	SK	01		00	Measur+Listed	
REAR REMODEL 1987										03-15-2011	AD			00	Measur+Listed	
CNTR CHANGE IN USE(2005)										06-09-2006	BD			55	Building Permit Change	
10/1/05 POLICE DEPT BLDG & LND										07-14-2000	NS			00	Measur+Listed	
										10-26-1990	RT			00	Measur+Listed	
										Total Appraised Parcel Value						910,600

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
B130618-10	07-02-2013	RS	Residential	4,000	10-09-2013	100	10-01-2013	NEW ADA SIDEWALK/RAMP		05-20-2021	KJ			00	Measur+Listed
B090904-5	09-10-2009	CM	Commercial	500		100	10-01-2009	PARTITIONS		10-09-2013	SK	01		00	Measur+Listed
20075-134	06-01-2007	CM	Commercial	500		100		WIRE OFFICE LIGHT/3 OUTL		03-15-2011	AD			00	Measur+Listed
E17277	03-15-2006	CM	Commercial	10,000	06-09-2006	100		NEW GENERATOR		06-09-2006	BD			55	Building Permit Change
BM18093	03-07-2006	CM	Commercial		06-09-2006	100		GENERATOR TEST LINE		07-14-2000	NS			00	Measur+Listed
B17277	09-19-2005	CM	Commercial	50,000		100	11-22-2005	RENOVATIONS PER PLAN		10-26-1990	RT			00	Measur+Listed
B1141	06-17-1996	CM	Commercial	98,808		100	10-30-1996	INTERIOR							

LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value			
1	9031	MUN POLICE	CB			30,000	SF	5.81	2.25000	G	1.00	0030	0.650		0	8.5	254,900		
Total Card Land Units						0.689	AC	Parcel Total Land Area: 0.6887						Total Land Value					254,900

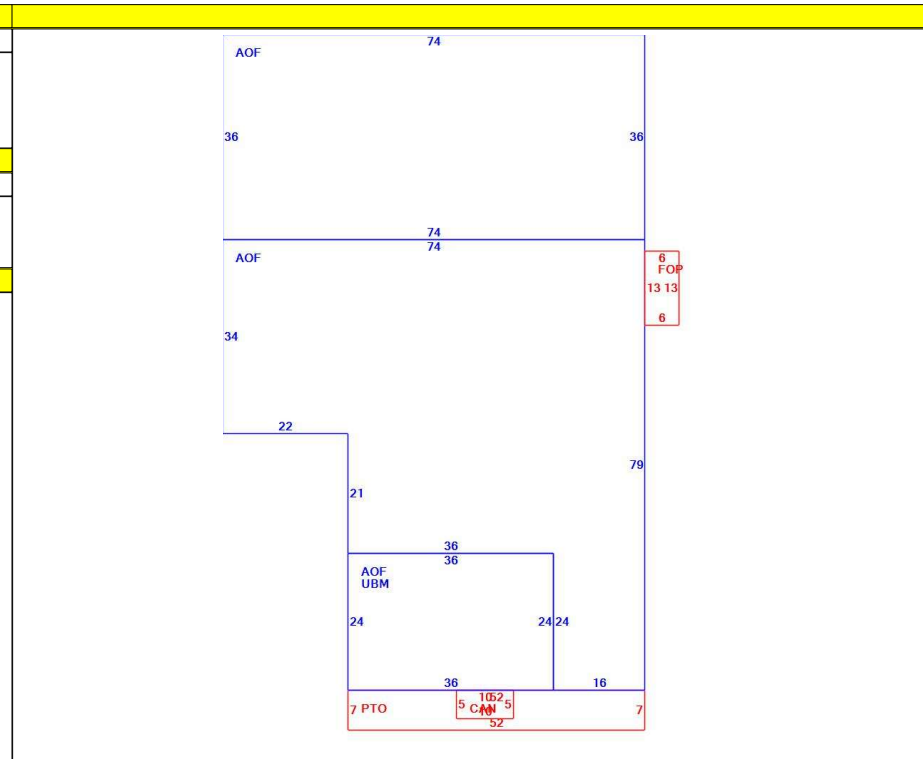
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	86	Other County			
Model	94	Commercial			
Grade	05	Ave-Good			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	9031	MUN POLICE			
Total Rooms					
Total Bedrms	00				
Total Baths	3				
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	10.00				
% Conn Wall	0.00				
1st Floor Use:	9031				

MIXED USE		
Code	Description	Percentage
9031	MUN POLICE	100
		0
		0

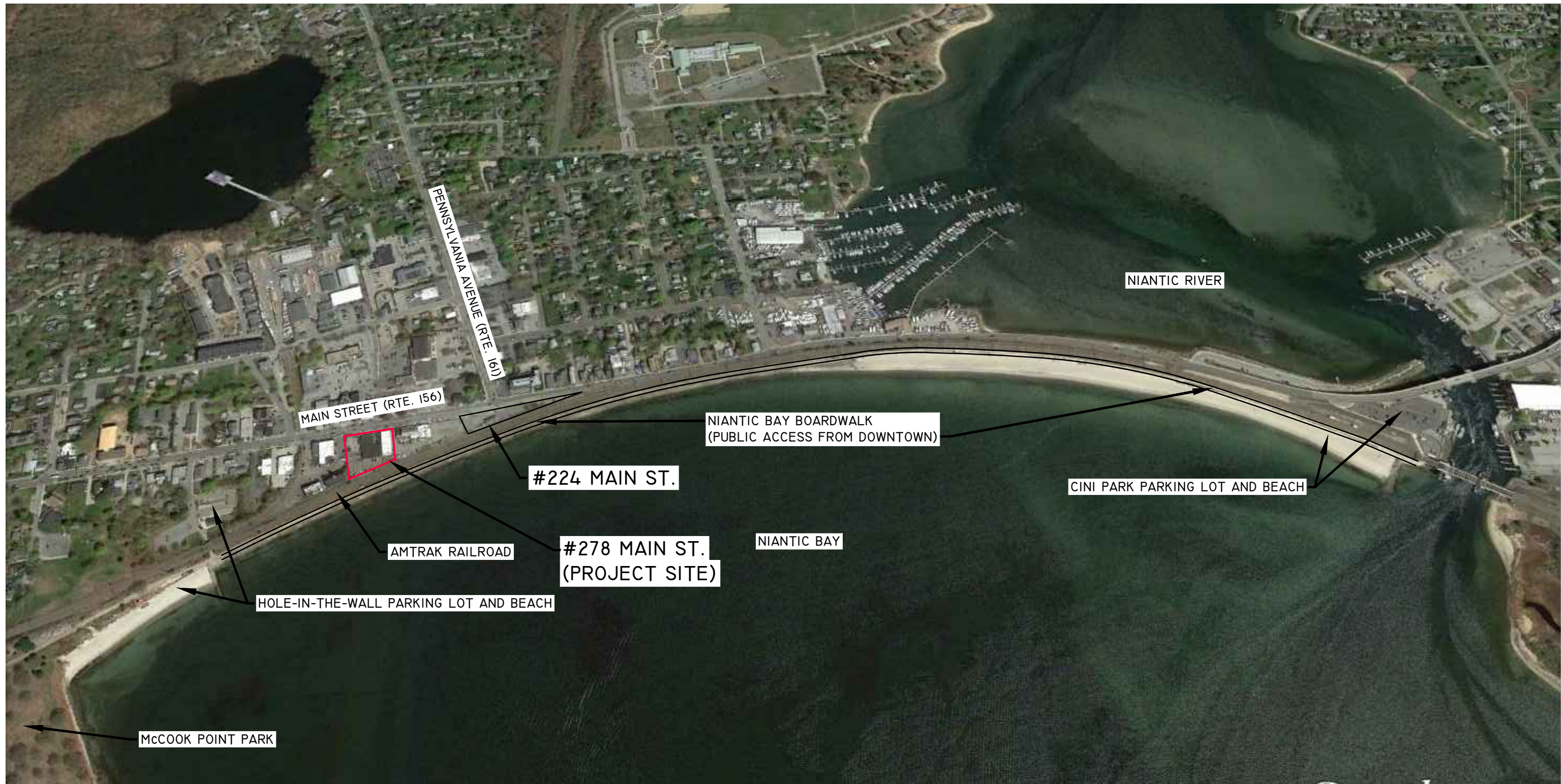
COST / MARKET VALUATION	
RCN	983,592
Year Built	1930
Effective Year Built	1985
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	36
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	64
RCNLD	629,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SHD2	W/LIGHTS ETC	L	200	14.00	1989		30		0.00	800
PAV1	PAVING-ASPH	L	11,700	3.00	1990		50		0.00	17,600
LT1	LIGHTS-IN W/P	L	2	1000.00	2020		50		0.00	1,000
LT2	W/DOUBLE LI	L	1	1350.00	2020		500		0.00	6,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	7,520	7,520	7,520	126.39	950,477	
CAN	Canopy	0	50	8	20.22	1,011	
FOP	Porch, Open, Finished	0	78	20	32.41	2,528	
PTO	Patio	0	364	18	6.25	2,275	
UBM	Basement, Unfinished	0	864	216	31.60	27,301	
Ttl Gross Liv / Lease Area		7,520	8,876	7,782		983,592	



## Enclosure 2 - Site Location Plan

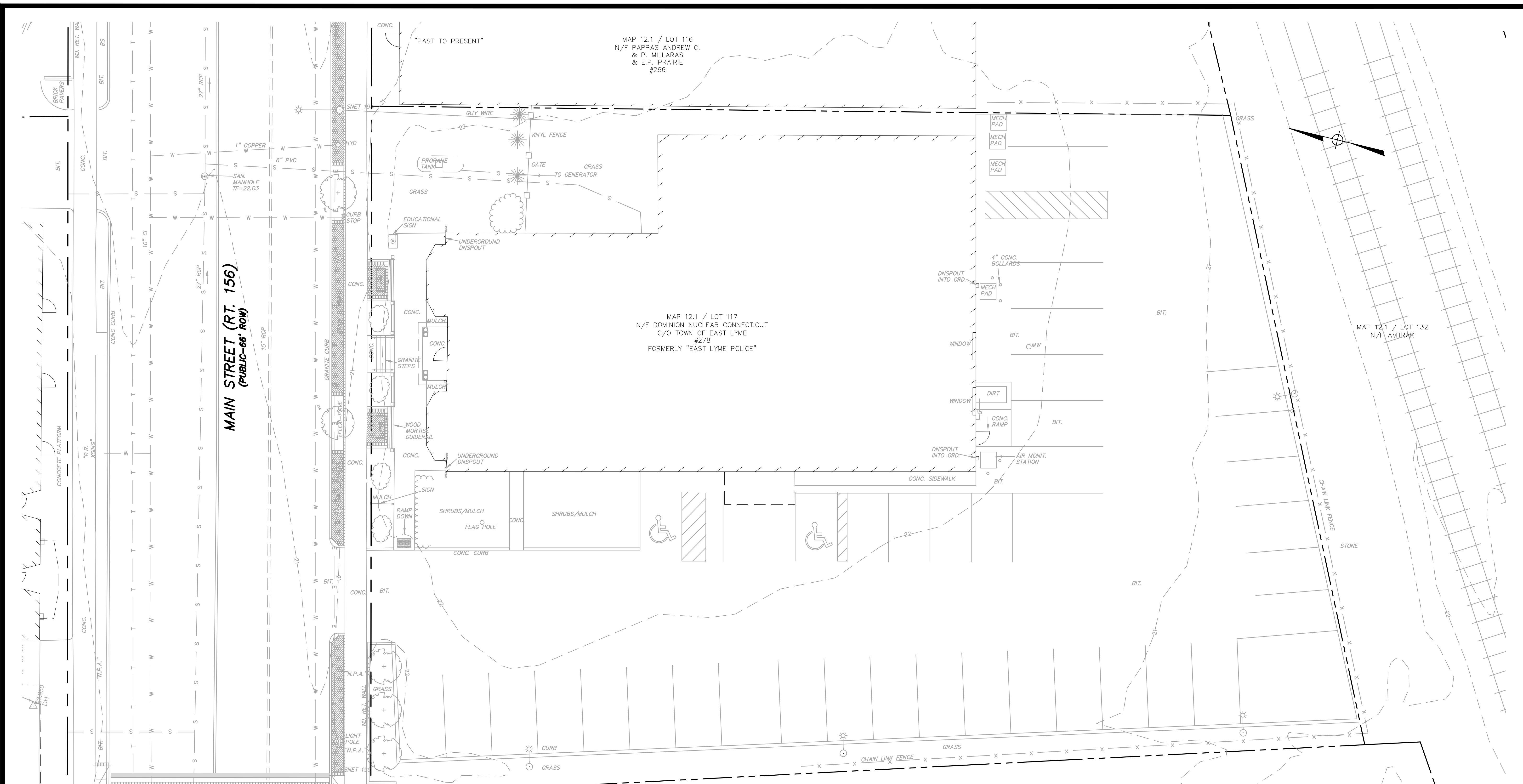


ATTACHMENT D  
#278 MAIN STREET  
DECD BROWNFIELD  
ASSESSMENT GRANT  
2025



PREPARED BY: THE EAST LYME  
ENGINEERING DEPARTMENT

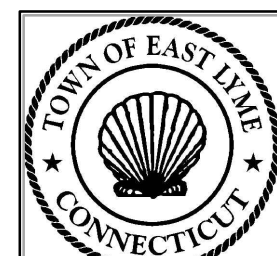
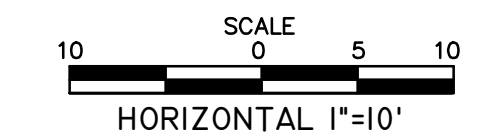
## Enclosure 3 - Existing Conditions Plan



LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
○	LIGHT POLE
○ with star	UTILITY POLE OR POLE W/FLOOD LIGHT SIGN
▨	PAVERS
-22-	CONTOURS
○ with star	TREE OR SHRUB
—G—	LIQUID PROPANE GAS LINE
—W—	WATER LINE
—S—	SEWER LINE
—ohw—	OVERHEAD WIRE
—E—	UNDERGROUND ELECTRIC
□	GUIDERAIL

**GENERAL NOTES**

- EXISTING CONDITIONS TAKEN BY A SURVEY DATED DECEMBER 13, 2012 PERFORMED AND PREPARED BY THE TOWN OF EAST LYME ENGINEERING DEPARTMENT, AND TAKEN FROM 2023 AERIAL IMAGERY.
- ELEVATION IS BASED ON NAVD 1988.



No.	DATE	REVISIONS

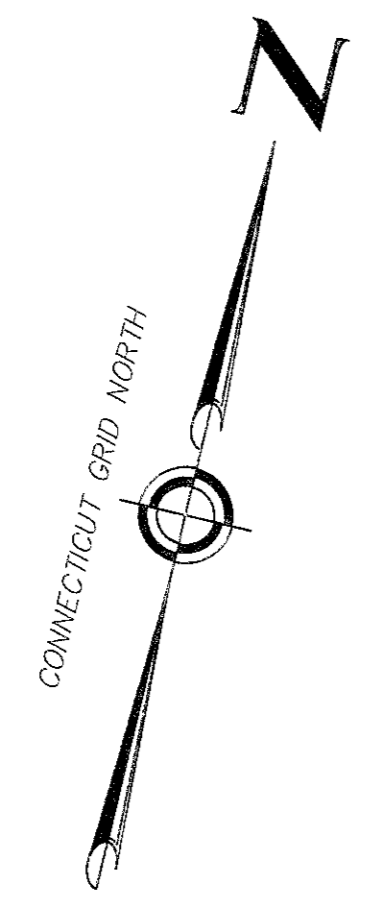
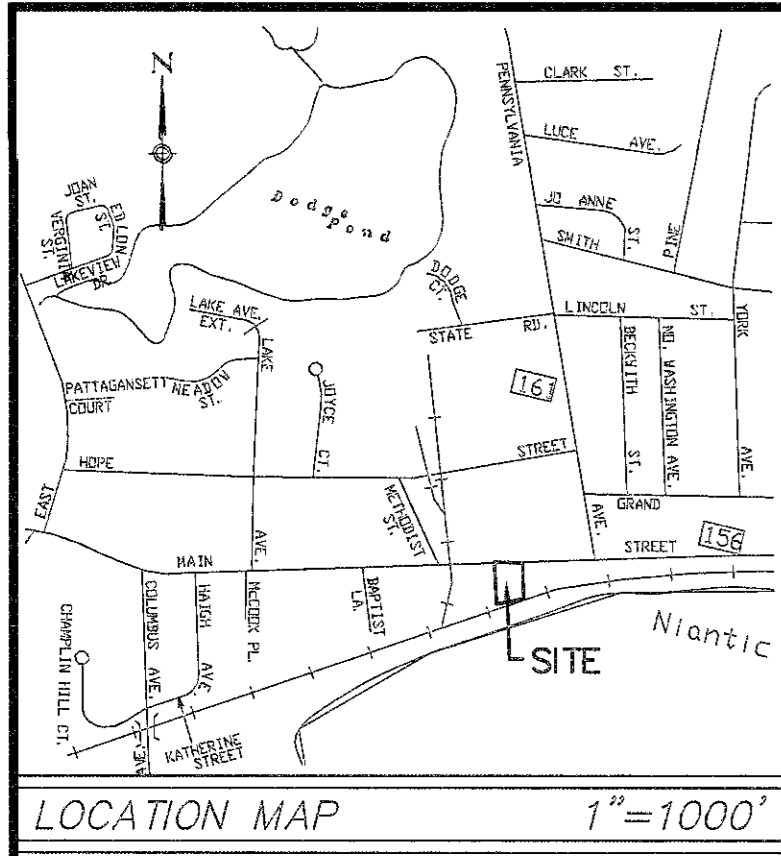
**EAST LYME POLICE STATION**  
**278 MAIN ST.**  
 EAST LYME, CONNECTICUT

PREPARED BY  
 THE EAST LYME  
 ENGINEERING DEPARTMENT

Date: FEBRUARY, 2025    Drawn By: PJG    Checked By: ATK    Dwg. No.: EX-1    Sheet No.: -

**EXISTING CONDITIONS**

# Enclosure 4 - Land Record Survey



LEGEND	
	Bush
	Catch Basin
	Coniferous Tree
	Deciduous Tree
	Gas Gate
	Hydrant
	Light Pole
	Manhole
	Parking Meter
	Sign
	Utility Pole
	Water Gate
	Underground Electric
	Underground Water
	Underground Telephone

**Description**  
East Lyme  
Land to be Conveyed  
Millstone Discovery Center

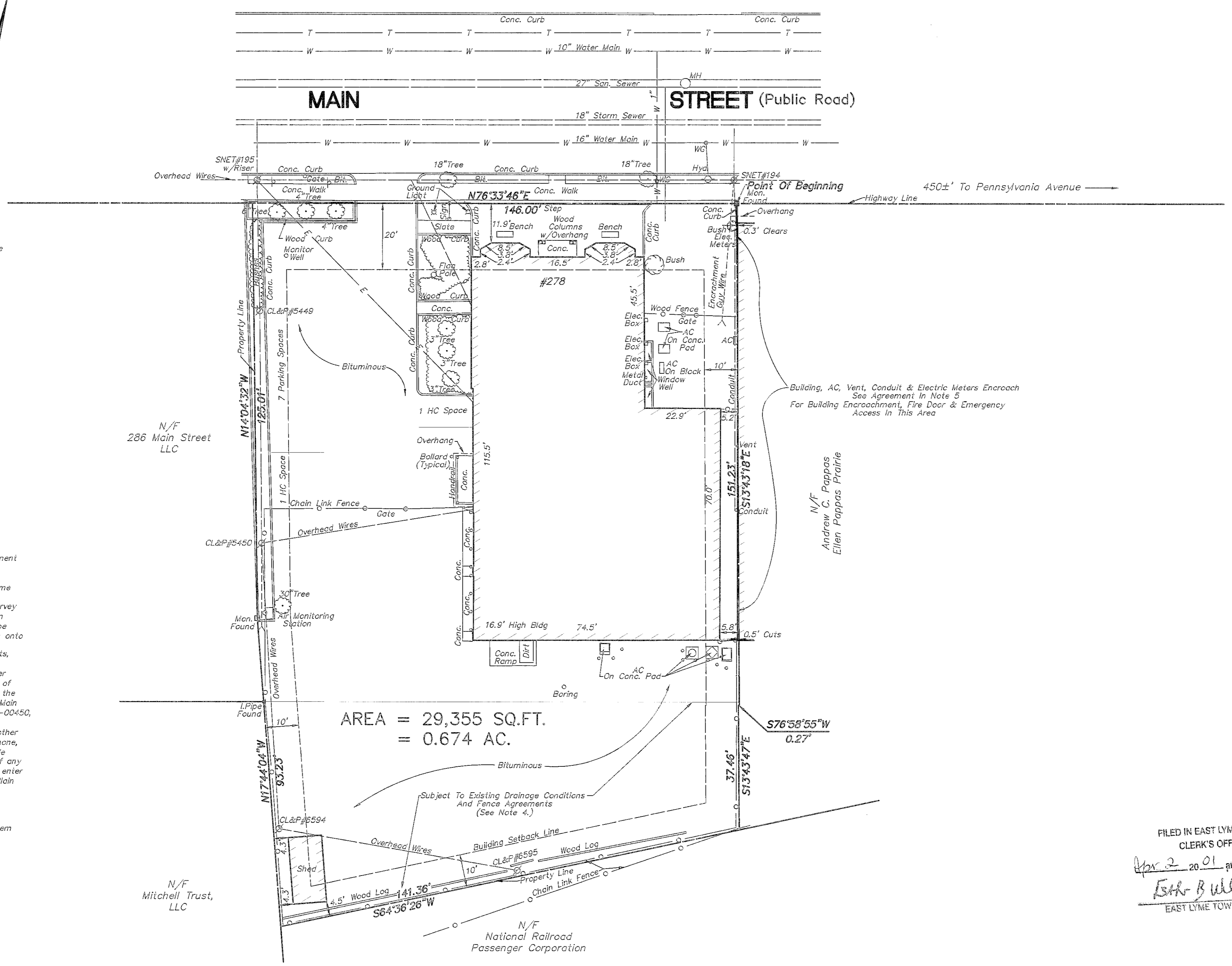
That certain piece or parcel of land with all improvements thereon and appurtenances thereto belonging, lying southerly of and adjoining Main Street about 450 feet westerly of Pennsylvania Avenue in the Town of East Lyme, County of New London, State of Connecticut. Said parcel being the remaining land acquired by The Eastern Connecticut Power Company from John F. Luce in an instrument dated April 17, 1929 recorded in Volume 26 Page 310 and acquired by The Connecticut Light and Power Company from New York, New Haven and Hartford Railroad Company in an instrument dated May 18, 1960 recorded in Volume 66 Page 133 in the East Lyme land records. Said parcel is more particularly bounded and described as follows:

Commencing at a monument found designated "Point of Beginning" on a map hereinafter referred to on the southerly line of Main Street marking the northeasterly corner of the herein described parcel; thence the following three (3) courses and distances along land now or formerly of Andrew C. Pappas and others: S 13° 43' 18" E 151.23 feet to a point; S 76° 58' 55" W 0.27 feet to a point; and S 13° 43' 43" E 37.46 feet to a point marking the southeasterly corner of the herein described parcel and land now or formerly of National Railroad Passenger Corporation; thence S 64° 36' 26" W 141.36 feet along said land now or formerly of National Railroad Passenger Corporation to a point marking the southeasterly corner of the herein described parcel and land now or formerly of Mitchell Trust, LLC; thence N 17° 44' 04" W 83.23 feet along said land now or formerly of Mitchell Trust, LLC and land now or formerly of 286 Main Street, LLC, partly by each, to a monument found; thence N 14° 04' 32" W 125.01 feet along said land now or formerly of 286 Main Street, LLC to a point on said southerly line of Main Street marking the northwesterly corner of the herein described parcel; thence N 76° 33' 46" E 146.00 feet along said southerly line of Main Street to the monument found marking the point and place of commencement.

The above bearings are referenced to Connecticut Grid North 1927.

Said parcel is more clearly designated and defined on a map entitled "ALTA/ACSM Land Title Survey Property Survey The Millstone Discovery Center 278 Main Street East Lyme, Connecticut Scale: 1" = 20' Michael G. Wilmes License No. 14206," dated March, 2001, last revised March 27, 2001, prepared by URS Corporation A.E.S., a copy of which will be filed for record in the East Lyme Town Clerk's Office.

The interest of The Eastern Connecticut Power Company in and to said land was acquired by The Connecticut Light and Power Company by virtue of a series of mergers.

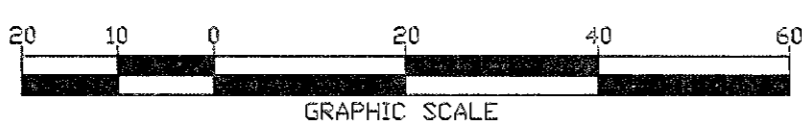


AREA = 29,355 SQ.FT.  
= 0.674 AC.

- NOTES:
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THRU 20-300b-20, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THE TYPE OF SURVEY IS A PROPERTY SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY. THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
  - BEARINGS REFER TO THE CONNECTICUT COORDINATE SYSTEM (NAD 27) BASED UPON CGS MONUMENTS TM 16 & 370X HOLDING THE FOLLOWING PUBLISHED COORDINATE VALUES:  
CGS TM 16 N 178,510.61 CCS 370X N 178,063.07  
E 750,823.78 E 753,196.92
  - REFERENCE IS MADE TO THE FOLLOWING MAPS:  
A. "RIGHT OF WAY AND TRACK MAP THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. OPERATED BY THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. FROM NEW HAVEN TO NEW LONDON STATION 2270+25 TO STATION 2323+05 TOWN OF EAST LYME STATE OF CONN. SCALE 1"=100', DATED JUNE 30, 1915, NUMBER V81-61/42.  
B. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF EAST LYME MAIN ST. NIANTIC ROUTE No. 333" SCALE 1"=40', DATED AUGUST 31, 1927, REVISED MAY 29, 1958.  
C. "NEW YORK, NEW HAVEN & HARTFORD RAILROAD REAL ESTATE & RIGHT OF WAY DEPARTMENT LAND IN EAST LYME, CONN. TO BE CONVEYED TO GLADYS H. D. WILSON", SCALE 1"=40', DATED APRIL 1938.  
D. "PLAN SHOWING LAND TO BE CONVEYED TO GLADYS H.D. WILSON, TOWN OF EAST LYME, CONN.", BY THE CONNECTICUT LIGHT AND POWER COMPANY, SCALE 1"=20', DATED 4-22-42.  
E. "NEW YORK NEW HAVEN & HARTFORD RAILROAD OFFICE OF ENGINEER - REAL ESTATE LAND IN EAST LYME, CONN. TO BE CONVEYED TO ANDREW PAPPAS", SCALE 1"=40', DATED APRIL 1958.  
F. "NEW YORK, NEW HAVEN & HARTFORD RAILROAD OFFICE OF ENGINEER - REAL ESTATE LAND IN EAST LYME, CONN. TO BE CONVEYED TO THE CONNECTICUT LIGHT & POWER COMPANY", SCALE 1"=40', DATED MARCH 1960.  
G. NEW YORK, NEW HAVEN & HARTFORD RAILROAD OFFICE OF ENGINEER - REAL ESTATE LAND IN EAST LYME, CONN. TO BE RELEASED TO THE NEW LONDON COAL COMPANY", SCALE 1"=50', DATED DECEMBER 1964.  
H. "NIANTIC OFFICE BUILDING PLAN OF PROPERTY", BY THE CONNECTICUT LIGHT AND POWER COMPANY, SCALE 1"=20', DATED 4-22-42, REVISED TO 6-21-60.
  - THE PROPERTY IS SUBJECT TO EXISTING DRAINAGE CONDITIONS AND FENCE AGREEMENTS AS DESCRIBED IN VOLUME 86, PAGE 133 OF THE EAST LYME LAND RECORDS.
  - REFERENCE IS MADE TO AN UNRECORDED AGREEMENT BETWEEN THE CONNECTICUT LIGHT AND POWER COMPANY AND ANDREW PAPPAS DATED APRIL 18, 1988 REGARDING A BUILDING ENCRoACHMENT, FIRE DOOR AND EMERGENCY ACCESS.
  - THE PROPERTY IS LOCATED IN A CB COMMERCIAL DISTRICT. SETBACK REQUIREMENTS:  
LOT SIZE: MINIMUM OF 10,000 SQUARE FEET.  
FRONTAGE: NOT LESS THAN 80 FEET.  
SETBACK: NO BUILDING OR STRUCTURE SHALL BE PLACED LESS THAN 20 FEET FROM THE STREET LINE OR 10 FEET FROM PROPERTY LINE, IF NOT BUILT ON A PROPERTY LINE IN ACCORDANCE WITH SECTION 20.18 OF THE REGULATIONS.  
COVERAGE: TOTAL AREA COVERED BY ALL BUILDINGS AND STRUCTURES ON A LOT SHALL NOT EXCEED 40 PERCENT OF THE LOT AREA.  
HEIGHT: NO BUILDING OR STRUCTURE SHALL EXCEED 40 FEET IN HEIGHT.  
OFF-STREET PARKING AND LOADING SPACE: 1 LOADING SPACE AND ONE PARKING SPACE FOR EACH 250 SQ. FT. OF GROSS FLOOR AREA.  
ALL AS MORE PARTICULARLY DESCRIBED IN THE EAST LYME ZONING REGULATIONS.
  - THERE ARE 7 PAINTED STANDARD PARKING SPACES AND 2 HANDICAP SPACES FOR A TOTAL OF 9 PAINTED PARKING SPACES LOCATED ON THE PROPERTY.
  - THE PROPERTY IS LOCATED IN ZONE C PER THE NATIONAL FLOOD INSURANCE PROGRAM MAP, COMMUNITY PANEL NUMBER 090098 0012 C, REVISED JUNE 15, 1984.
  - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH UNDERGROUND FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO URS CORPORATION AES. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
  - REFERENCE IS MADE TO A COMMITMENT FOR TITLE INSURANCE BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 00-00450, DATED APRIL 24, 2000.

FILED IN EAST LYME TOWN CLERK'S OFFICE  
APR 2 20 01 PM  
ESTER BULLIAMS  
EAST LYME TOWN CLERK

THIS DRAWING WAS REPRODUCED IN ACCORDANCE WITH STATE FILING REGULATIONS PROCESS USED: ORIGINAL INK ON MYLAR URS CORPORATION AES



No.	Date	Revision description
1	03-27-01	Notes Added

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

*Michael G. Wilmes*  
MICHAEL G. WILMES, L.S. LICENSE NO. 14206  
TRUE AND VALID COPIES OF THIS MAP OR PLAN MUST BEAR THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR. UNAUTHORIZED REPRODUCTION OR ALTERATION IS FORBIDDEN.

Embossed seal

**URS**  
Surveying and Mapping by  
URS Corporation A-E-S  
500 Enterprise Drive, Suite 3B  
Rocky Hill, Connecticut 06067-4002  
Tel. (860) 529-8882

Scale: 1" = 20'  
Date: MARCH 2001

Field book # 1498-70  
Crew Chief F. SEGALINE  
Search # 3806  
Project # F3-00001774-09  
Checked by S. KALINKA  
Map file # T144-28

**NORTHEAST UTILITIES SERVICE CO.**

FOR:  
**THE CONNECTICUT LIGHT & POWER COMPANY**

TITLE:  
**ALTA/ACSM LAND TITLE SURVEY  
PROPERTY SURVEY  
THE MILLSTONE DISCOVERY CENTER  
278 MAIN STREET  
EAST LYME, CONNECTICUT**

DRAWING NUMBER  
Dr 5 # 649  
DRAWING NUMBER

## Enclosure 5 - Historical Photos

Most likely Transformers as described by people that remember seeing them there without having seen this

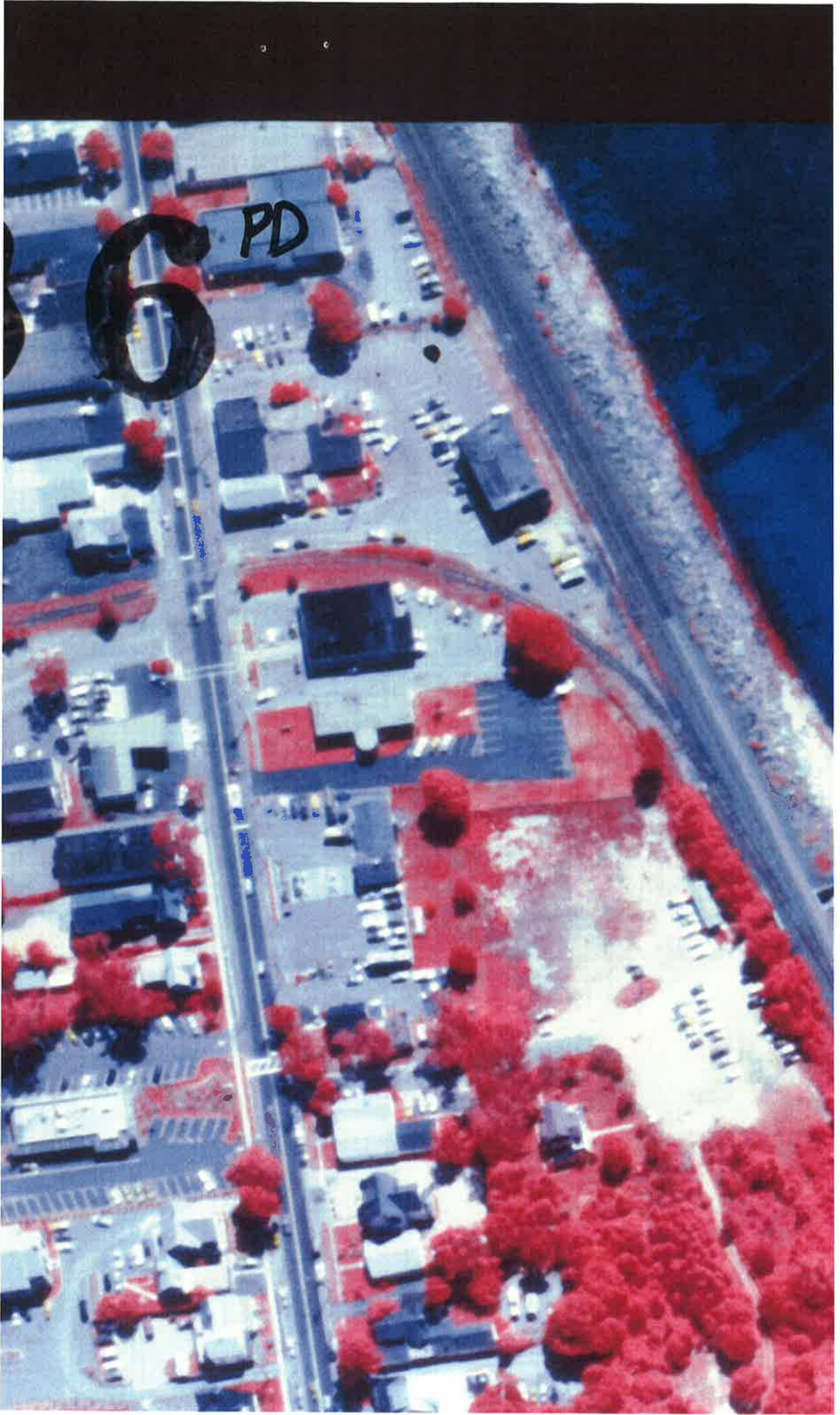
1974



1990 UCCMN MAGIC ORTHO



1986 VICON MAGIC ORTHO



1981 UCONIN MAGIC ORBIT



1974 JOANN MATOIC  
ORLANDO

