



A&E Services Group, LLC
609 West Johnson Avenue
Suite 408
Cheshire, CT 06410
(203) 518-2054

SMALL CITIES PROJECT APPROVAL REQUEST

MUNICIPALITY Torrington GRANT # Program Income

DATE March 3, 2023 PROJECT # 143SC1801-11

OWNER NAME & ADDRESS Phyllis Waldron
31 Willow Street
Torrington, CT

PROJECT DESCRIPTION: Window installation performed through the Energize CT Program

Note to the Committee: When an owner's income is less than 60% of the State median income, I refer them to the Energize CT program funded by Eversource and United Illuminating. These programs provide a wide range of energy saving measures at little to no cost to the owner. Ms. Waldron was approved for a total of \$19,766.00 in energy upgrades which include new windows. The Energize CT program will cover all but \$3,150.00 of this work. The funds to the owner are a grant. I am asking that the Committee approve the request of \$3,150.00 for this project to provide as the owners share. See attached.

EQUITY STATUS: Current liens on property totaling \$ 38,604.00
City of Torrington's 100% appraised value as listed on Assessor's card \$ 101,335.00

BID AMOUNT RECEIVED TO ADDRESS DESCRIBED WORK \$ 3,150.00

PROJECT APPROVAL REQUEST SUBMITTED BY:

A&E Services Group, LLC
609 West Johnson Avenue
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TORRINGTON CITY COUNCIL APPROVAL

SIGNATURE

DATE

Peter Testa

From: Kim Smith <ksmith@ecosmartct.com>
Sent: Friday, February 10, 2023 10:34 AM
To: Peter Testa
Subject: Phyllis Waldron - Upgrade Recommendations & Cost

Peter,

Good morning. I have processed the recommendations for Phyllis Waldron and there would be a co-pay in the amount of \$3,150.00

Insulation:

Attic \$1915.20

Basement Rim Joist \$360.00

Basement Ceiling \$2,340.80

Insulation is fully covered by the program

Windows:

19 triple pane windows \$15,150

utility will cover \$12,000.00

Co-pay of \$3,150.00

Will the co-pay be covered by you/Torrington?

Thank you

Kim Smith

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a Division of R. Pelton Builders, Inc.
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860-828-6626 (phone)
860-828-6689 (fax)
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TITLE SEARCH REPORT

Date:	November 9, 2021
Current Owner(s):	Phyllis M. Waldron 31 Willow Street Torrington, CT 06790
Property Description/Schedule A:	Statutory Warrantee Deed Volume 653/Page 468
Encumbrance(s):	Second Mortgage Deed Down Payment Assistance Program Volume 653/Page 486 \$3,400.00 Mortgage Volume 1215/Page 1109 \$53,601.00
Lien(s):	None
Easement(s):	None
Right of Way(s):	None
Tax Check:	City of Torrington Current Water Pollution Control Authority Current
Flood Plain:	Zone C

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2019.



Information on the Property Records for the Municipality of Torrington was last updated on 11/3/2021.



Parcel Information

Location:	31 WILLOW ST	Property Use:	Residential	Primary Use:	Residential
Unique ID:	414	Map Block Lot:	117/026/007	Acres:	0.16
490 Acres:	0.00	Zone:	DD-R	Volume / Page:	0653/0468
Developers Map / Lot:		Census:	3108-2N		

Value Information

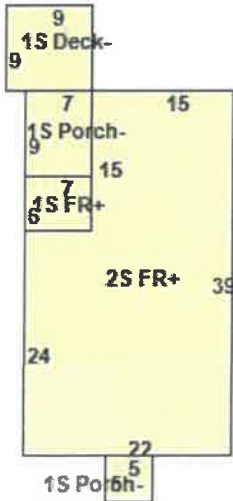
	Appraised Value	Assessed Value
Land	28,800	20,160
Buildings	65,303	45,710
Detached Outbuildings	7,232	5,060

	Appraised Value	Assessed Value
Total	101,335	70,930

Owner's Information

Owner's Data
WALDRON PHYLLIS M 31 WILLOW ST TORRINGTON, CT 06790

Building 1



Building Use:	Single Family	Style:	Other	Living Area:	1,548
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