

# Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

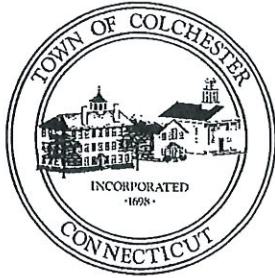
**Wednesday, July 27, 2022  
7:00 pm – Town Hall, Room 1**

## Special Meeting

### AGENDA

1. Call to Order
2. Additions or Deletions to the Agenda
3. Minutes of Previous Meeting
  - a. June 15, 2022
4. Public Hearings
  - a. Niantic Bay Group LLC – 0 Rutka Ln - Special Permit (2022-007)
5. Five Minute Session for the Public
6. Pending Applications
7. New Applications
8. Preliminary Reviews
9. Old Business
  - a. Town of Colchester Hayward Fire Department – Regulation Amendment (2022-008)
10. New Business
11. Planning Issues and Discussions
  - a. Discussion re: Municipal Regulation of Cannabis Establishments
  - b. Discussion re: non-conforming use
12. Correspondence
13. Adjournment

RECEIVED  
COLCHESTER, CT  
2022 JUL 25 PM 1:13  
*Gayle Furman*  
GAYLE FURMAN  
TOWN CLERK



# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

## Planning & Zoning Commission

June 15, 2022 7:00 p.m. via Zoom

Meeting was Recorded

RECEIVED  
COLCHESTER, CT  
2022 JUN 17 PM 3:55  
Gayle Furman  
TOWN CLERK

**Members Present:** Chairman J. Mathieu, B. Hayn, S. Smith, M. Noniewicz, S. Nadeau

**Absent:** M. Kehogreen, J. Novak

**Others Present:** ZEO Ariel Lago, Robert Collins, SLR, Fire Chief S. Hoffman, Deputy Fire Chief D. Lee

### MINUTES

- 1) **Call to Order** – Chairman Mathieu called the meeting to order at 7:11 pm
- 2) **Additions or Deletions to the Agenda** – Motion by M. Noniewicz to add item # 11b – Discussion about the Affordable Housing Plan. 2<sup>nd</sup> by B. Hayn. ***Vote was unanimous, motion carried.***
- 3) **Minutes of Previous Meeting**
  - a) June 1, 2022 – Motion by B. Hayn to approve, 2<sup>nd</sup> by S. Nadeau. ***Vote was unanimous, motion carried.***
- 4) **Public Hearings**
  - a) **Town of Colchester Hayward Fire Department** – Regulation Amendment (2022-008) Fire Chief Hoffman and Deputy Chief Lee answered questions from members regarding the possible additional cost to developers to be in compliance with the proposed new regulation. Exemptions to the requirements were discussed. Deputy Chief Lee stated there is a need to be consistent with the processes in other towns. With the need for additional information and a proposed regulation, the public hearing will be closed, but members are not yet ready to vote. Motion by B. Hayn to close public hearing, 2<sup>nd</sup> by M. Noniewicz.
  - b) **Town of Colchester Affordable Housing Plan** – To solicit public testimony regarding the Affordable Housing Plan, prepared in accordance with Section 8-30j of the CGS. Due to a 35-day warning requirement, this public hearing will be postponed. Motion by M. Noniewicz to add item # 11b – Discussion about the Affordable Housing Plan. 2<sup>nd</sup> by B. Hayn. ***Vote was unanimous, motion carried.***
- 5) **Five Minute Session for the Public** – None
- 6) **Pending Applications** – None
- 7) **New Applications** – None
- 8) **Preliminary Reviews** – None
- 9) **Old Business** - None
- 10) **New Business**

- a) Town of Colchester Hayward Fire Department – Regulation Amendment (2022-008) – No action taken

**11) Planning Issues and Discussions**

Motion by M. Noniewicz to reorder #11a & #11b. 2<sup>nd</sup> by B. Hayn. *Vote was unanimous, motion carried.*

- a) Town of Colchester Affordable Housing Plan – Robert Collins with SLR was in attendance to discuss the status of the final draft of the AHP. A letter to request an extension will be submitted due to the June 1<sup>st</sup> deadline passing. The plan will be posted on the town website for 35 days prior to the public hearing.

M. Noniewicz left the meeting at 8:46 pm

- b) Discussion re: Municipal Regulation of Cannabis Establishments – Proposed draft regulation text should be created as soon as possible so members can review. A workgroup of 3 members will meet to discuss the text.

**12) Correspondence – None**

- 13) Adjournment – Motion to adjourn by B. Hayn, 2<sup>nd</sup> by S. Nadeau. *Vote was unanimous, meeting adjourned at 8:55 pm.***

Respectfully submitted by, Stacey Kilgus, Clerk

**TOWN OF COLCHESTER  
PLANNING AND ZONING DEPARTMENT**

**TO:** Planning and Zoning Commission  
**FROM:** Ariel Lago, Assistant Planner and ZEO  
**DATE:** July 26, 2022  
**RE:** Niantic Bay Group LLC-Special Permit (2022-007)

***Introduction***

The applicant, Niantic Bay Group LLC, is requesting a special permit for a proposed 20-unit multi-family residential project on approximately 6 acres in the Town Center Village district and Aquifer Protection Zone. The parcel was previously intended to be a small subdivision with a cul-de-sac. Although reviewed by the town, the subdivision was never constructed, and the site is now intended for the proposed development in this application. The site topography consists of lightly wooded area with some open meadow areas to the north. The northern corner of the parcel is located in a wetlands upland review area. An administrative approval from the Town's wetlands agent was issued upon review of the proposed activities.

***Proposed Activity***

The applicant's agent is John Doran, Niantic Bay Group LLC. The applicant is proposing to construct 20 units on approximately 6 acres, on a private road off of Wall Street. The proposed house design includes rear deck or patio and garage. The houses and driveways are similar in design. Each single-family home will have exclusive use of a plot of land, and the remaining land, including the private roadway, drainage system (including detention basin) and green space will be under common ownership. A homeowner's association will be established to coordinate maintenance and management. The storm water system and private road have been maintained as originally intended. A proposed detention basin in the center of the development will create green space for active and passive recreation as well as control storm water runoff from roofs and roadways. The site will be serviced by the Town's public water and sewer system.

The applicant's engineer, Gregg Fedus, Fedus Engineering, reviewed the drainage design prepared for "The Park at Rutka Lane" revised 7/13/2006 and determined the stormwater system as originally designed will perform in the manner intended as the road construction has not changed and the driveway impervious areas and roof sizes are less than the original design.

***Parking and Access***

A sight line analysis was prepared by Traffic Engineering Consultant Robert V. Baltramaitis, P.E. dated November 14, 2017. A spot speed study was also previously conducted. Based on the findings, the sight lines in each direction are adequate for the design speed of the roadway. The Town Engineer concurred with the findings. The Zoning Board of Appeals approved variance for sightline from 500' to 380' based on these studies in their meeting on November 21, 2017.

*Staff Review*

Town staff has reviewed the plans and documents supporting the application. Outstanding comments (included in this packet) from the Town engineer, fire chief, fire marshal and Water Department will require additional information from the applicant and revised plans to be submitted.

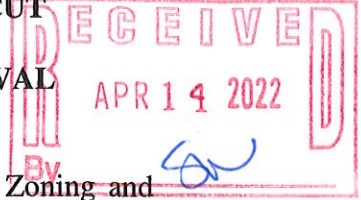
In order for staff to complete the review, we recommend that the public hearing be left open.

AL/SK



APPLICATION NO. 2022-007

**TOWN OF COLCHESTER, CONNECTICUT**  
**APPLICATION FOR SITE PLAN APPROVAL**



*Special Permit*

This application form and five (5) sets of plans shall be submitted to the Zoning and Planning Commission Office no later than noon on the Thursday before the next regularly scheduled meeting, (the first and third Wednesday of the month excepting Holiday periods). A Statement of Use as described in Section 12.5.3.A shall be submitted in addition to this application.

NAME OF APPLICANT Niantic Bay Group LLC  
(Please Print)  
MAILING ADDRESS 1967 N Rosehue Path  
Hernando FL 34442 TELEPHONE 860 941 0588  
(City) (State) (Zip)

OWNER OF RECORD Joe Rutka  
(Please Print)

MAILING ADDRESS 180 Wall St Colchester CT

LOCATION OF BUILDING LOT 0 Rutka Lane

IS THIS PROPERTY LOCATED IN:  AQUIFER PROTECTION ZONE; \_\_\_\_\_ LOCAL HISTORIC DISTRICT;  
\_\_\_\_\_ HISTORIC PRESERVATION OVERLAY ZONE

INTENDED USE(S) 20 <sup>unit, multi-family residential</sup> ~~lot single family home~~ subdivision

SQUARE FOOTAGE OF USE(S) \_\_\_\_\_ ZONE R3 Urban Town Center LOT SIZE \_\_\_\_\_

ASSESSOR'S MAP 10 LOT 3, 4, 5, 6, 7

ENGINEER/SURVEYOR Gregg Fedus TELEPHONE 860 536 7390

MAILING ADDRESS 70 Essex St, Ste 2C, Mystic CT 06355

**CONTACT PERSON TO WHOM CORRESPONDENCE AND INQUIRIES SHOULD BE DIRECTED**

NAME John Doran Niantic Bay Group

ADDRESS Applicant Above  
(Please Print)

TELEPHONE \_\_\_\_\_

[Signature]  
APPLICANT(S) SIGNATURE

[Signature]  
OWNER(S) SIGNATURE

For Official Use:  
APPLICATION SUBMITTED \_\_\_\_\_ ZPC FEE PAID 4/14/22 \$1360 - CK 6557 &

FIRST ENGINEERING REVIEW FEE PAID \_\_\_\_\_

FIRST HEALTH REVIEW FEE PAID \_\_\_\_\_

\$200 Base Admin \$100 P+Z Review  
Rev 12/03/04 \$1000 P+Z m-u housing  
\$60 State fee  
\$400 Eng. Review | \$200 Public Hearing |

6. List alternatives considered and state why the proposed activity set forth in this application was chosen (attach separate sheet; if necessary)

None

7. List names and address of all adjacent and affected property owners within 200~ and municipalities within 500 feet of the proposed activity.

8. Is the site located within 100 year floodplain? no

9. List any Federal, State or local permits required.

site plan approval

The undersigned applicant hereby consents to necessary and proper inspections of the above mentioned property by the Colchester Conservation Commission and/or its agents at reasonable times both before and after the permit in question has been granted.

The applicant affirms that the information supplied in this application is accurate to the best of his/her knowledge and belief.

The applicant and owner hereby certify that they are familiar with the information provided in the application and are aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.

SIGNATURE OF APPLICANT *John J. [unclear]*

SIGNATURE OF OWNER *Joseph G. [unclear]*

DATE 4-6-2022

=====

TO BE FILLED IN BY COMMISSION

Date of Receipt by Planning & Zoning Staff 4/11/22 by Commission D/A

Fee Amount \$110 - Date 4/11/22

*Paid w/ # 6556 on 4/11/22*

(Rev. 08/11)







Joe Rutka  
180 Wall Street  
Colchester, CT

April 6, 2022

Town of Colchester  
Conservation Commission  
Planning and Zoning Commission

Re: 0 Rutka Lane

Please accept this letter as authorization for Niantic Bay Group, LLC to act on my/our behalf with regard to any and all applications to the Town of Colchester relating to the proposed 20-lot subdivision of the above referenced property.

This letter also provides authorization for the commissioners and agents of the conservation Commission to inspect the property, at reasonable times, during the pendency of an application and for the life of the permit.

  
\_\_\_\_\_  
Joe Rutka  
Owner

NIANTIC BAY GROUP, LLC

1967 N Rosehue Path

Hernando, FL 34442

860-941-0588

To: Conservation Commission

Re: 0 Rutka Lane

Date: April 6, 2022

This letter certifies the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.



John Doran

Niantic Bay Group LLC

# Niantic Bay Group LLC



ALL YOU NEED IN THE PLACE YOU CALL HOME

1967 N Rose Hue Path  
Hernando, Florida 34442  
www.nianticbaygroup.com

**John Doran - Project Manager**  
cell: 860-941-0588  
fax: 941-870-7861  
john@nianticbaygroup.com

May 19, 2022

Ariel Logo  
Zoning Officer/Assistant Town Planner  
Town of Colchester  
127 Norwich Avenue  
Colchester, Connecticut 06415

Ariel:

We have received the town staff comments regarding our proposed zoning application on Wall Street from WPCA director Pam Minella and Town Engineer Sal Tassone. We are confident we can address all of the items on their respective lists; however, my engineer has experienced staffing issues with one of his key designers having contracted Covid. This will delay our response to address these items and accordingly we are requesting our application and public hearing be postponed until the first Zoning meeting in July.

Please accept this correspondence as our official granting of a 65-day extension from June 1, 2022 for the commission to make a decision regarding the application.

Regards,

*John Doran*

John Doran,  
Niantic Bay Group, LLC



[www.hfotusa.org](http://www.hfotusa.org)



BBB Rating: A+  
as of 5/20/2016  
Click for Review

**TOWN OF COLCHESTER  
LEGAL NOTICE**

The Planning and Zoning Commission will hold a public hearing on July 27, 2022, at 7:00 P.M. to hear and consider the following petitions:

1. **Niantic Bay Group LLC** – Special Permit (2022-007) – Proposed 20 unit multi-family residential project on approximately 6 acres in the Town Center Village district and Aquifer Protection Zone.

At this hearing interested persons may be heard and written communications received. A copy of this petition is in the Planning Department, Town Hall, 127 Norwich Avenue, and may be inspected during regular business hours (8:30 a.m. – 4:30 p.m., Monday through Friday).

Planning and Zoning Commission  
Joseph Mathieu, Chair

RECEIVED  
COLCHESTER, CT  
2022 JUL -7 AM 9:30  
*Gayle Furman*  
GAYLE FURMAN  
TOWN CLERK



## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions.  
If completed by hand - please print and use the [pdf version](#).  
Incomplete or incomprehensible reports will be mailed back to the municipal inland wetlands agency.

### PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: 2022 month: April
- CHOOSE ACTION TAKEN (see instructions for code): G
- WAS A PUBLIC HEARING HELD (check one)? yes  no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(type name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (type name): Colchester  
does this project cross municipal boundaries (check one)? yes  no   
If yes, list the other town(s) in which the activity is occurring (type name(s)): \_\_\_\_\_
- LOCATION (click on hyperlinks for information): [USGS quad map name](#): Colchester or [quad number](#): \_\_\_\_\_  
[subregional drainage basin number](#): \_\_\_\_\_
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Niantic Bay Group LLC
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (type information): 0 Rutka Lane  
briefly describe the action/project/activity (check and type information): temporary  permanent  description: \_\_\_\_\_  
20 lot single family residential subdivision
- ACTIVITY PURPOSE CODE (see instructions for code): B
- ACTIVITY TYPE CODE(S) (see instructions for codes): 14, Click for Code, Click for Code, Click for Code
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, type acres or linear feet as indicated):  
wetlands: \_\_\_\_\_ acres open water body: \_\_\_\_\_ acres stream: \_\_\_\_\_ linear feet
- UPLAND AREA ALTERED (type acres as indicated): \_\_\_\_\_ acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): \_\_\_\_\_ acres

DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

COLCHESTER CONSERVATION COMMISSION  
WETLANDS AGENT APPROVAL

Pursuant to CGS Section 22a-42a(c)(2) the following application has been approved by the duly authorized agent of the Conservation Commission of the Town of Colchester.

Number WA2022-384  
Applicant Nreative Bug Group LLC  
Location Ø Rutka Lane  
Activity Deck w/in URA

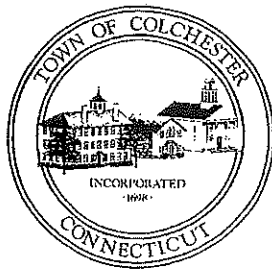
  
\_\_\_\_\_  
Jay Gigliotti  
Authorized Agent

=====

Above notice to be published in Legal Section of newspaper having general circulation in the Town of Colchester. Applicant to pay cost of publication.

**NOTICE NOT VALID UNLESS SIGNED**


Review 2



# Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

November 17, 2017

To: Colchester Zoning Board of Appeals,  
From: Salvatore A. Tassone P.E. – Town Engineer   
Re: Application of Dream Developers of Connecticut, LLC for Morut, LLC  
(Owner) 000 Rutka Lane, Tax Map No. 10-00/Lot Nos. 003-000, 004-000, 005-000,  
006-000 & 007-000. REQUEST FOR DRIVEWAY SIGHTLINE VARIANCE

The above referenced application includes a “Concept Plan for Site Line Variance Application Only” sheet S-1 dated Sept. 27, 2018. This plan shows a previously proposed multi-family development layout for this site known as: “The Park at Rutka Lane, a community development by Carrier Enterprises, Inc., 190 Wall Street, Colchester, CT. prepared by: CES Engineering, dated January 3, 2006. **Revised plan dated 7/13/06.**”

Having reviewed the referenced application and supporting plan along with additional information/revisions requested in my original review dated October 5, 2017, I concur with the findings presented in The Sight Line Analysis document dated Rev. November 14, 2017 and prepared by Traffic Engineering Consultant Robert V. Baltramaitis, P.E. This Analysis was prepared and submitted in support of the requested variance from a 500 feet sight line to a 380 feet sight line as supported by Conn. DOT and AASHTO design guidelines.



Robert V. Baltramaitis, P.E.  
27 Tammy Hill Road  
Wallingford, Connecticut 06492  
Tel/ Fax: (203) 265-4539  
baltro@aol.com

Rev. November 14, 2017

Mr. Steve Motto  
Dream Developers  
138 East High Street  
East Hampton, CT 06424

**RE: Sight Line Analysis  
Wall Street Project  
Colchester, Connecticut**

Déar Mr. Motto:

As requested, I have evaluated the intersection sight lines associated with a proposed residential development of property located along Wall Street in Colchester, Connecticut. The property is located on the west side of Wall Street approximately 600 feet south of Gill Street.

In the site vicinity, Wall Street is a two-lane bi-directional roadway with a posted speed limit of 25 miles per hour in each direction. The pavement width along the site frontage is approximately 24 feet and is generally in good condition. The roadway has a north-south orientation and links Linwood Cemetery Road to the south with Old Hartford Road (State Route 615) to the north. In addition to providing access to Wall Street and Gill Street residents, given its grade separation from Route 2, Wall Street serves as a convenient alternative to Route 85. Wall Street is classified as a collector road under Town of Colchester Regulations.

When considering safety at an intersection, it is important to look at the available Intersection Sight Distance (ISD). ISD is the length of roadway that a driver turning onto that roadway can see to recognize an approaching vehicle and make a decision to safely enter the roadway.

Section 15.4.21 of the Town of Colchester Zoning Regulations gives criterion for sight distances from exit driveways for Class 2 Site Plans. The Regulations require clear sight distances in each direction of 350 feet for local roads and 500 feet for collector roads and arterials. The Regulations assess sight lines from a 10-foot setback from the edge of the travelway and assume the height of a driver's eye is at 3-1/2 feet (42 inches) at each end.

A sight line assessment was conducted in the field utilizing the parameters described in the Regulations. The ISD looking to the left was found to exceed the 500 feet required for collector roadways. The ISD looking to the right was measured at 380 feet and is limited by the vertical geometry (crest curve) of Wall Street. This distance, to the right, meets the Regulations sight line requirement for local roads, but falls short of the 500 foot requirement for collector roads.

The ConnDOT Guidelines for Highway Design, revised 2003, gives guidelines for measuring the available ISD as well as design standards for ISD's to provide for safe entrance to the roadway.

The methodology is taken from the A Policy on Geometric Design of Highways and Streets, published by the American Association of State Highway and Transportation Officials (AASHTO); this manual is known as “the Green Book”. These standards are based on the design speed of the major roadway which is usually considered as the 85<sup>th</sup> percentile speed when it is known. The 85<sup>th</sup> percentile speed is the speed at which 85 percent of the vehicles are traveling at or below and 15 percent are traveling higher than.

A spot speed study was previously conducted along Wall Street along the site frontage to determine the speed characteristics of the vehicles passing the site. The data collected by the automatic traffic recorder machine statistically determined the 85<sup>th</sup> percentile speeds in each direction. Based on that data, the 85<sup>th</sup> percentile speeds are 34 mph in the northbound direction and 32 mph in the southbound direction. The corresponding ConnDOT recommended ISD’s are 379 feet and 357 feet to the right and left, respectively. The spot speed study is attached as Sheets A-1 and A-2 and the ConnDOT ISD data as Sheet A-3.

Sight lines were assessed in the field using parameters set forth by the AASHTO Green Book and the aforementioned ConnDOT Guidelines. Sight lines were measured in each direction from the center of the proposed egress lane from a 10-foot setback from the edge of travelway and assuming a height of driver’s eye of 42 inches at each end. The following table summarizes the ISD data:

**ConnDOT/ AASHTO SIGHT LINE REQUIREMENTS**

<b>I.S.D. Looking:</b>	<b>Design/ 85<sup>th</sup> %-ile Speed</b>	<b>ConnDOT Suggested</b>	<b>Distance Achieved in Field</b>	<b>Adequate? (Y/N)</b>
Right	34 mph	379 ft	380 ft	Yes
Left	32 mph	357 ft	500 ft +	Yes

As summarized in the table above, the ISD’s in each direction from the proposed site driveway onto Wall Street will meet or exceed the ConnDOT/ AASHTO recommendations. The ISD’s are depicted below:



**ISD Looking to the Left**



**ISD Looking to the Right**

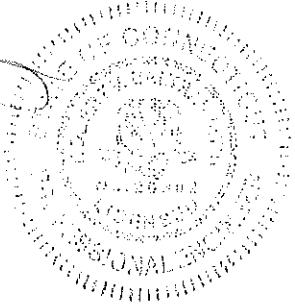
Based on these findings, the ISD's provided in each direction are adequate for the design speed of the roadway. The following recommendations are made to promote safe and efficient operation:

1. The site driveway (or street) shall have the proper signing and pavement markings for a "STOP" control condition installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) and as approved by the Town of Colchester Local Traffic Authority.
2. The site driveway (or street) should have sufficient width and geometry to accommodate ingress and egress traffic for the proper design vehicle. A pavement width of 24-feet (two 12-foot wide lanes) is recommended and is required by Section 15.4.21 of the Town of Colchester Zoning Regulations. Curb returns (radii) should be 20 feet to accommodate the appropriate design vehicle for residential developments.
3. The existing vegetation within the public right-of-way should be trimmed and pruned to maximize the intersection sight line looking left from the proposed driveway from a 10-foot setback.

If you have any questions, please feel free to contact me at (203) 915-8301.

Truly yours,

Robert V. Baltramaitis, P.E.



Northbound																Latitude: 0' 0.000 Undefined		
Start Time	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	85th Percent	95th Percent	
06/03/14	0	0	0	1	2	0	0	0	0	0	0	0	0	0	3	*	*	
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*	
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*	
03:00	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	*	*	
04:00	1	0	0	2	1	0	0	0	0	0	0	0	0	0	2	*	*	
05:00	1	0	1	6	7	2	1	0	0	0	0	0	0	0	4	*	*	
06:00	0	6	4	12	16	10	1	1	0	0	0	0	0	0	18	35	36	
07:00	1	7	6	19	18	11	2	0	0	0	0	0	0	0	50	36	39	
08:00	1	2	6	21	21	4	1	0	0	0	0	0	0	0	64	35	38	
09:00	2	4	9	24	12	6	1	0	0	0	0	0	0	0	56	34	37	
10:00	2	9	6	13	14	6	0	0	0	0	0	0	0	0	58	34	38	
11:00	0	2	0	14	9	5	0	0	0	0	0	0	0	0	50	34	37	
12 PM	0	7	6	21	6	4	0	0	0	0	0	0	0	0	30	35	38	
13:00	0	5	8	18	12	8	0	0	0	0	0	0	0	0	44	32	36	
14:00	0	4	7	16	10	2	0	0	0	0	0	0	0	0	51	35	38	
15:00	0	4	10	13	14	3	0	0	0	0	0	0	0	0	39	32	35	
16:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	44	33	35	
17:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
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19:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
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23:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
<b>Total</b>	<b>8</b>	<b>50</b>	<b>64</b>	<b>180</b>	<b>142</b>	<b>61</b>	<b>7</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>513</b>			
<b>Percent</b>	<b>1.6%</b>	<b>9.7%</b>	<b>12.5%</b>	<b>35.1%</b>	<b>27.7%</b>	<b>11.9%</b>	<b>1.4%</b>	<b>0.2%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>				
<b>AM Peak</b>	09:00	10:00	09:00	09:00	08:00	07:00	07:00	06:00										
<b>Vol.</b>	2	9	9	24	21	11	2	1									07:00	
<b>PM Peak</b>		12:00	15:00	12:00	15:00	13:00											64	
<b>Vol.</b>		7	10	21	14	8											13:00	
<b>Total</b>	14	74	115	295	264	92	12	1	0	0	0	0	0	0	867			
<b>Percent</b>	1.6%	8.5%	13.3%	34.0%	30.4%	10.6%	1.4%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				

15th Percentile : 19 MPH  
50th Percentile : 28 MPH  
85th Percentile : 34 MPH ←  
95th Percentile : 38 MPH

Stats  
10 MPH Pace Speed : 26-35 MPH  
Number in Pace : 490  
Percent in Pace : 56.5%  
Number of Vehicles > 25 MPH : 609  
Percent of Vehicles > 25 MPH : 70.2%  
Mean Speed(Average) : 28 MPH

NB 85th p-ile = 34mph  
(looking to the right)

Sheet A-1

Latitude: 0° 0.000 Undefined

Start Time	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	85th Percent	95th Percent
06/03/14	0	0	1	3	1	0	0	0	0	0	0	0	0	0	5	28	28
01:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	*	*
02:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	*	*
03:00	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	1	2	2	3	0	0	0	0	0	0	0	0	0	8	32	32
06:00	0	0	4	7	4	0	0	0	0	0	0	0	0	0	15	32	33
07:00	1	3	3	15	8	1	0	0	0	0	0	0	0	0	31	31	34
08:00	1	4	7	14	7	0	0	0	0	0	0	0	0	0	33	31	34
09:00	0	4	9	13	5	4	0	0	0	0	0	0	0	0	35	33	37
10:00	0	3	9	17	8	0	0	0	0	0	0	0	0	0	37	31	34
11:00	0	5	13	14	7	3	0	0	0	0	0	0	0	0	42	31	35
12 PM	1	5	17	14	10	1	0	0	0	0	0	0	0	0	48	31	34
13:00	0	7	13	13	15	0	0	0	0	0	0	0	0	0	48	32	34
14:00	0	2	13	15	5	1	2	0	0	0	0	0	0	0	38	30	34
15:00	1	6	11	18	8	1	1	0	0	0	0	0	0	0	46	30	33
16:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
17:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
18:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
19:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
20:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
21:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
22:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
23:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
<b>Total</b>	<b>4</b>	<b>42</b>	<b>103</b>	<b>147</b>	<b>81</b>	<b>11</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>391</b>		
<b>Percent</b>	<b>1.0%</b>	<b>10.7%</b>	<b>26.3%</b>	<b>37.6%</b>	<b>20.7%</b>	<b>2.8%</b>	<b>0.8%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>			
<b>AM Peak</b>	<b>07:00</b>	<b>11:00</b>	<b>11:00</b>	<b>10:00</b>	<b>07:00</b>	<b>09:00</b>										<b>11:00</b>	
<b>Vol.</b>	<b>1</b>	<b>5</b>	<b>13</b>	<b>17</b>	<b>8</b>	<b>4</b>										<b>42</b>	
<b>PM Peak</b>	<b>12:00</b>	<b>13:00</b>	<b>12:00</b>	<b>15:00</b>	<b>13:00</b>	<b>12:00</b>	<b>14:00</b>									<b>12:00</b>	
<b>Vol.</b>	<b>1</b>	<b>7</b>	<b>17</b>	<b>18</b>	<b>15</b>	<b>1</b>	<b>2</b>									<b>48</b>	
<b>Total</b>	<b>6</b>	<b>81</b>	<b>214</b>	<b>337</b>	<b>183</b>	<b>25</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>851</b>		
<b>Percent</b>	<b>0.7%</b>	<b>9.5%</b>	<b>25.1%</b>	<b>39.6%</b>	<b>21.5%</b>	<b>2.9%</b>	<b>0.6%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>			

15th Percentile : 19 MPH  
 50th Percentile : 26 MPH  
 85th Percentile : 32 MPH ←  
 95th Percentile : 35 MPH

Stats 10 MPH Pace Speed : 23-32 MPH  
 Number in Pace : 511  
 Percent in Pace : 60.0%  
 Number of Vehicles > 25 MPH : 508  
 Percent of Vehicles > 25 MPH : 59.7%  
 Mean Speed(Average) : 26 MPH

SB 85th-ile = 32 mph  
 (looking to the left)

Design Speed ( $V_{major}$ ) (mph)	ISD (ft)		
	Passenger Cars	Single-Unit Trucks	Tractor/Semitrailers
20	225	280	340
25	280	350	425
30	335	420	510
35	390	490	595
40	445	560	680
45	500	630	765
50	555	700	850
55	610	770	930
60	665	840	1015
65	720	910	1100
70	775	980	1185

Notes:

1. These ISD values assume a left or right turn onto a 2-lane facility without a median.
2. These ISD values assume a minor road approach grade less than or equal to 3%.

**INTERSECTION SIGHT DISTANCES  
(Two-Lane Highway or Street)**

Figure 11-2C

Suggested ISD to Left:

SB 85th %-ile speed = 32 mph

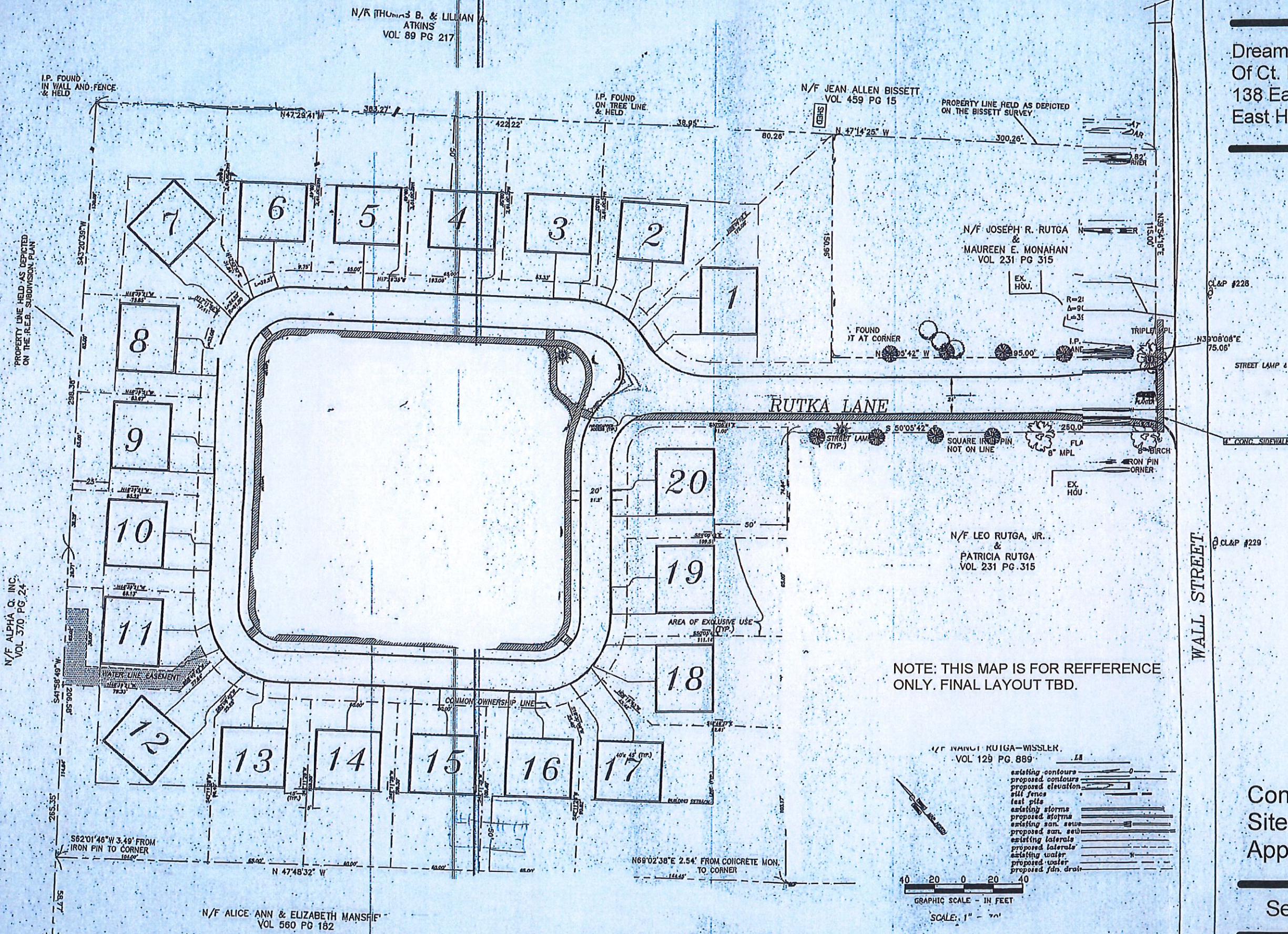
$$ISD = 335 + \frac{2}{3} (390 - 335) = 357 \text{ feet} \leftarrow$$

Suggested ISD to Right:

NB 85th %-ile speed = 34 mph

$$ISD = 335 + \frac{4}{5} (390 - 335) = 379 \text{ feet} \leftarrow$$

Dream Developers  
Of Ct. LLC  
138 East High Street  
East Hampton CT. 06424



NOTE: THIS MAP IS FOR REFERENCE ONLY. FINAL LAYOUT TBD.

N/F IVANCI RUTGA-WISSLER VOL 129 PG 889

- existing contours
- proposed contours
- proposed elevation
- set fence
- set site
- existing storms
- proposed storms
- existing san. sew.
- proposed san. sew.
- existing laterals
- proposed laterals
- existing water
- proposed water
- proposed fdn. draft

GRAPHIC SCALE - IN FEET  
SCALE: 1" = 20'

WALL STREET

Concept Plan for  
Site Line Variance  
Application Only

Sept. 27, 2018

Sheet S-1

N/R THOMAS B. & LILLIAN A. ATKINS VOL 89 PG 217

N/F JEAN ALLEN BISSETT VOL 459 PG 15

N/F JOSEPH R. RUTGA & MAUREEN E. MONAHAN VOL 231 PG 315

N/F LEO RUTGA, JR. & PATRICIA RUTGA VOL 231 PG 315

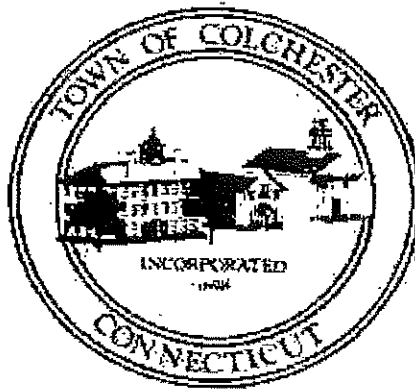
N/F ALICE ANN & ELIZABETH MANSFIELD VOL 560 PG 182

N/F JOHN & MONICA S. KNAPP VOL 130 PG 1027

PROPERTY LINE HELD AS DEPICTED ON THE R.E.B. SUBDIVISION PLAN

N/F ALPHA Q. INC. VOL 370 PG 24

Code Enforcement  
Building Official  
Wetlands Enforcement



Planning and Zoning  
Planning Director  
Zoning Enforcement

## COLCHESTER ZONING BOARD OF APPEALS NOTICE OF DECISION

### CERTIFIED MAIL

**ZBA#17-002, Dream Developers of Connecticut, LLC. (Applicant), MORUT, LLC., Maureen Monahan, Leo Thomas Rutka (Owner)** for property located at 000 Rutka Lane, Tax Map No. 10-00, Lot Nos. 003-000, 004-000, 005-000, 006-000, and 007-000 in the TC Zone. The applicant is requesting variances to Section 15.4.21 of the Colchester Land Development Regulations to reduce the sightline requirement from 500' to 380' to the southwest of Rutka Lane.

Dear Applicant:

The Zoning Board of Appeals, at their Regular Meeting held on Tuesday, November 21, 2017, voted to **APPROVE** the above application for a variance of Section 15.4.21 of the Colchester Land Development Regulations to reduce the sight line requirement from 500' to 380', a reduction of 120' to the southwest sight line along Wall Street from Rutka Lane for the following reasons:

- A. The Colchester Land Development Regulations permit, upon the written recommendation of the Town Engineer, alternative road design where the proposed development can be shown to meet acceptable engineering practice, embraces low impact or context sensitive flexible design concepts, and does not compromise pedestrian or vehicular safety or emergency access;
- B. The Sight Line Analysis document dated Rev. November 14, 2017 and prepared by Traffic Engineering Consultant Robert V. Baltramaitis, P.E. provides evidence of acceptable engineering practice as supported by Connecticut Department of Transportation and American Association of State Highway and Transportation Officials' design guidelines;
- C. The Colchester Town Engineer has provided written recommendation for granting the requested variance;
- D. Granting of the variance will not substantially affect the general purpose and intent of the Zoning Regulations or the general zoning plan, will enable appropriate development of the parcels accessed by Rutka Lane in the Town Center District (TC) immediately adjacent to the Arterial/Commercial District (AC) and is consistent with the Plan of Conservation and Development;
- E. The grade of the connecting town maintained collector road, Wall Street, creates an unusual situation that cannot be corrected by a strict adherence to the letter of the Zoning Regulations; thus causing a hardship different from that affecting other properties;



Variance of Section No. 15.4.21

Colchester Land Development Regulations

Rutka Lane

November 21, 2017

Page No. 2

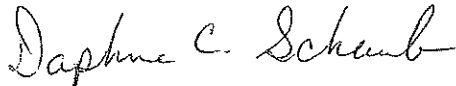
- F. This hardship is not the result of the applicant's own action and is not merely financial as it would require re-construction an existing town road.
- G. The variance granted has been found to be in harmony with the general purpose and intent of the Regulations and due consideration has been given to conserving the public health, safety, convenience, welfare and property values with respect to these parcels of land and owing to conditions especially affecting these parcels, but not affecting generally the district in which it is situated.

Per Connecticut General Statute's Section 8-3d, the variance(s) shall become effective upon publication of the decision. Publication is scheduled for December 1, 2017 in the *Rivereast News Bulletin*. Anyone appealing this decision must do so within fifteen days of the publication of the decision through the Superior Court of the State of Connecticut.

Please note that this Approval is not valid until filed on the land records in the Office of the Town Clerk. This document is to be used for filing purposes, and filing may be done after publication. Please provide this office with a copy of the filing receipt so we may close out the file.

The owner/applicant shall be bound by the provisions of this Application and Approval.

Respectfully,



Daphne C. Schaub, CZEO

Assistant Planner & Zoning Enforcement Officer

/dcs

## Stacey Kilgus

---

**From:** Pam Minella  
**Sent:** Friday, May 6, 2022 2:36 PM  
**To:** Ariel Lago; Stacey Kilgus  
**Subject:** Rudka Lane  
**Attachments:** 20220505090714882.pdf

---

Ariel and Stacey,

I attached a copy of the site plan showing water and sewer incase you needed it.

Comments are presented below for the Rutka Lane Subdivision Development Plan for :

This development is in the Aquifer Protection Zone (APZ)

1. Hydrants shall be located in accordance with the Colchester Fire Dept and Fire Marshall requirements
- 2.
3. Water Main intersections shall be fully gated, isolation gates shall be installed at a maximum 500ft spacing.
- 4.
5. The water main loop shall continue to through to Wall street.
- 6.
7. The map shows a double gate on wall street this should be a triple gate.
- 8.
9. All sanitary sewer and water materials & installation requirements shall be in accordance with Town of Colchester Water & Sewer standards.
- 10.
11. The water main shall be deeded to the Town after acceptance and one year of successful performance along with a 20 ft wide easement with the main centered on the easement. The easement shall be wide enough to include service lines up to the curb stop locations.
- 12.
13. Water and Sewer laterals need to be 10 feet apart

# Public Works Feedback

**Stacey Kilgus**

---

**From:** Heide Perham  
**Sent:** Wednesday, July 13, 2022 8:43 AM  
**To:** Stacey Kilgus  
**Subject:** Rutka Lane

Comments: Concern about the Maple near Wall Street, need to make sure it doesn't interfere with sight lines.  
Will this be a private road? Town will not be responsible for plowing or maintenance.  
Heide

Heide Perham  
Administrative Assistant  
Public Works  
127 Norwich Ave.  
Colchester, CT 06415  
860-537-7288

John Jones  
Dir. Public  
WORKS

## Ariel Lago

---

**From:** Steven Hoffmann  
**Sent:** Monday, July 18, 2022 2:08 PM  
**To:** Stacey Kilgus; Ariel Lago  
**Subject:** Rutka Lane - Comments

**Importance:** High

*FMO  
Comments  
Noantic Bay  
Group*

Good Afternoon Stacey,

The Fire Marshal and I have reviewed the plans for Rutka Ln. The only comment from me would be the movement of the existing hydrant in the middle of the development to the corner (across the roadway from #11) that follows the main for access by the fire department. The hydrant is already on the drawings and would just be moving it from the middle of the complex to an area by the corner. The other hydrant is on Wall St, so having a hydrant in the complex would make for a smaller hose lay and easier access to water for fire suppression. The FM will provide some feedback as well, but that's all I have on it.

I will get the drawings back to you asap.

Thanks,

Steven Hoffmann  
Fire Chief  
Colchester Hayward Fire Department



(o) 860-537-2512  
(c) 860-705-9382  
[shoffmann@colchesterct.gov](mailto:shoffmann@colchesterct.gov)

## Ariel Lago

---

**From:** Sean Shoemaker  
**Sent:** Monday, July 18, 2022 1:56 PM  
**To:** Ariel Lago  
**Subject:** Re: Niantic Bay Group (Rutka Lane Sub-Division) John Doran

Ariel,

I just reviewed the plans with the Fire Chief and it shows a hydrant in the center of the circle that is marked to be removed, but a location for a replacement is not on the plans. I can stop by the office and show you the most logical location for the one to be installed.

Sean

*Sean C. Shoemaker*, IAAI-FIT  
Fire Marshal/EMD  
Colchester Hayward Fire Department  
52 Old Hartford Road  
Colchester, CT 06415  
Phone: 860-207-6870  
Fax: 860-531-9393

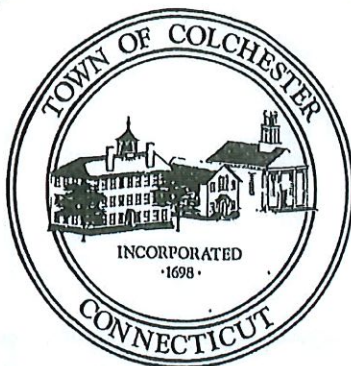
---

**From:** Ariel Lago <alago@ColchesterCT.gov>  
**Sent:** Monday, July 18, 2022 1:46 PM  
**To:** Planning and Zoning Commission <planningandzoningcommission@colchesterct.gov>  
**Cc:** Reed Gustafson <building@colchesterct.gov>; Pam Minella <pminella@colchesterct.gov>; Sal Tassone <townengineer@colchesterct.gov>; Carol Szymanski <cszymanski@colchesterct.gov>; Sean Shoemaker <firemarshal@colchesterct.gov>; Ryan McCammon <Ryan.McCammon@chathamhealth.org>; John Doran <john@nianticbaygroup.com>  
**Subject:** FW: Niantic Bay Group (Rutka Lane Sub-Division) John Doran

*Wet-land area included in attached packet.*

Review #1

Code Administration  
Building Official  
Fire Marshal  
Wetlands Enforcement



Planning and Zoning  
Planning Director  
Zoning Enforcement  
Town Engineer

July 15, 2022

Sheet 1 of 2

To: Colchester Conservation Commission and Zoning & Planning Commission

From: Salvatore A. Tassone P.E. – Town Engineer

Re: Proposed twenty unit residential community, Wall Street Colchester, Connecticut, Applicant: Niantic Bay Group, LLC, prepared by Fedus Engineering, LLC. Dated April 6, 2022, latest revision 7/5/2022.

- 1) Need to provide soil scientist certification for existing wetlands shown on plan sheet 2.
- 2) Need to provide A-2 Boundary certification with necessary stamp and signature by licensed land surveyor.
- 3) Need to provide construction detail for proposed street lamps shown on sheet 2. Also need to provide lighting contour/impact plan.
- 4) Need to provide ADA accessible sidewalk ramps on both sides of entrance drive. Also, need to label proposed sidewalk along Wall Street frontage and provide spot grade elevations for sidewalk construction in this area.
- 5) Need to provide applicable ADA accessible sidewalk ramp details for the various style ramps shown on plans.
- 6) Need to show one-way traffic circulation throughout the 20 feet wide portion of proposed driveway. Also need to show traffic circulation signs and pavement markings and provide construction details on plans.
- 7) Need to show existing/proposed sightline profiles on both sides of driveway onto Wall Street to demonstrate compliance with reduced sightline variance granted by ZBA in 2017. Also need to provide copy of ZBA approval letter for sightline variance on plans to justify reduced sightline.
- 8) Need to provide complete dimensions and construction notes/details for proposed sedimentation chambers shown on sheet 8. Also label the proposed sediment chambers on plan sheet 4. Sediment chambers should have "Snout" type hoods on the outlet pipe to help remove oils and other floatables contaminants from the stormwater. Will the proposed 3,500 psi concrete be capable of supporting the traffic loading on the proposed structures?
- 9) Need to provide sequence of construction and anticipated construction schedule on plans.
- 10) Need to provide storm water management system maintenance/structure cleaning schedule and indicate to be performed by the homeowners association.
- 11) Need to remove "4" bit conc sidewalk detail along Rutka Lane" shown on sheet 7. All proposed sidewalks are to be constructed of Portland cement concrete and there is no Rutka Lane.
- 12) The "New Street Detail" on sheet 7 should be labeled as a Private Drive. Also, the driveway name sign will need to have the words "Private Drive" after the Name.
- 13) Need to provide construction detail for proposed 20 feet wide One-Way section of driveway.
- 14) Need to remove reference to Rutka Lane from "sidewalk ramp at Wall Street" detail on sheet 7. Also, ramp must be ADA compliant with tactile warning pad.

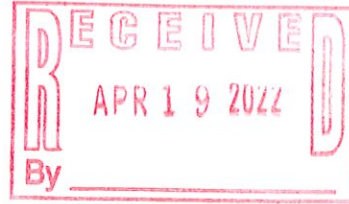
- 15) The "sidewalk across drive" detail on sheet 7 must show class "F" 4000 psi concrete.
- 16) For "Work Within Wall Street R-O-W" detail on sheet 7, need to indicate that all pavement cut edges shall be tack coated prior to paving and hot sealed after paving has been completed. Also need to indicate that minimum pavement thickness is 3.5 inches in two lifts, however; if existing pavement is thicker, then must match existing thickness.
- 17) There appears to be an erroneous note on sheet 8 indicating "All elevations adjusted to reflect new datum".
- 18) Need to provide at least 25 percent of all new pavement as porous pavement. Clearly show location of proposed porous pavement on plans and provide construction detail for porous pavement.
- 19) Based upon prior site investigations, it appears that there is a steep roadside embankment immediately adjacent to the edge of pavement in the area of proposed storm drain pipe along the west side of Wall Street. The plan does not appear to depict this condition. Provide accurate elevations throughout this area and show proposed grading necessary to match/restore existing lawn areas.
- 20) In accordance with Zoning Regulations section 8.10.C.1, provide a traffic impact statement prepared by a Traffic Engineer.
- 21) Water Main Installation Note number 15 on sheet 6 contains an erroneous reference to "Cabin Road".
- 22) Plan sheet 4 shows an earth cut across the existing "Triple maple tree" located just north of the entrance drive. How will this tree be protected during construction or will it need to be removed?
- 23) Need to show location and grading of drive entrance for 180 Wall Street. How will this drive entrance be impacted during installation of proposed storm drain and road widening? Need to provide detail for potential driveway apron reconstruction and show limits of reconstruction on plans.

**F** **FEDUS ENGINEERING, LLC**  
**CIVIL ENGINEERS**

70 Essex Street, Unit 2C, Mystic, CT 06355 ■ Phone: 860-536-7390

April 19, 2022

Salvatore A. Tassone  
Town Engineer/Civil P.E.  
Town of Colchester  
127 Norwich Avenue  
Colchester, CT 06415



Re: Kristens Way – 20 Unit Development  
Wall Street  
Colchester, CT 06415

Dear Mr. Tassone:

We have reviewed the drainage design for “The Park at Rutka Lane”, Colchester, CT, prepared for Carrier Enterprises, Inc., prepared by CES Engineering, dated May 12, 2006 and revised 7/13/2006. The plan set prepared including the road design and detention basin design were also reviewed. We compared the impervious coverage which included roadway, driveways, and house structures with the current design and they are very similar. The house footprint (which includes the rear porch, garage and patio) are about 80 SF less per house (each) than the original design. The driveways are similar in size; however 25 percent of the driveways will be paved with a porous asphalt as required by the current zoning regulations.

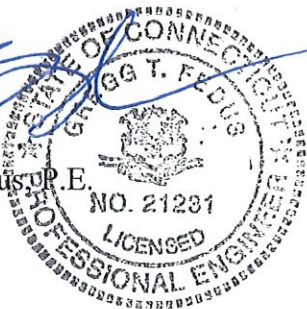
We also ran the current/original design through HydroCAD and found the intent of the original design was met (reduction in stormwater rates and volumes for storms from 2 years through 100 years).

In conclusion, the stormwater system as originally designed will perform in the manner intended as the road construction has not changed and the driveway impervious areas and roof sizes are less than the original design.

If you have any questions or require additional information please contact me at your earliest convenience.

Sincerely,

Gregg Fedus, P.E.





TOWN OF COLCHESTER, CONNECTICUT

Parcel ID	Site Address	Owner Name	Mailing Address
09-00/008-004	87 UPTON RD	ALPHA Q INC	87 UPTON RD
10-00/010-001	156 WALL ST	ATKINS THOMAS B + LILLIAN A	156 WALL ST
10-00/010-000	148 WALL ST	ATKINS THOMAS B + LILLIAN A	156 WALL ST
10-00/009-000	168 WALL ST	ATKINS THOMAS + LILLIAN A	156 WALL ST
09-00/008-013	124 UPTON RD	DVI PROPERTIES LLC	20 HOLMES RD
09-00/008-015	76 UPTON RD	76/96 UPTON RD LLC	226 UPTON RD
10-00/047-000	191 WALL ST	DOMINICK HENRY CHARLES	191 WALL ST
09-00/008-003	33 UPTON RD	FILLORAMO JOHN N	19 BULL HILL RD
10-00/001-000	208 WALL ST	JORDAN ELIZABETH A	208 WALL ST
05-00/002-000	232 WALL ST	KNAPP JOHN	232 WALL ST
10-00/048-000	203 WALL ST	ANGELL ROBERT L + CAROLYN	203 WALL ST
05-00/003-000	224 WALL ST	MANSFIELD ALICE ANN + ELIZABET	224 WALL ST
09-00/008-014	96 UPTON RD	76/96 UPTON RD LLC	226 UPTON RD
10-00/005-000	RUTKA LN	MORUT LLC	180 WALL ST
10-00/006-000	RUTKA LN	MORUT LLC	180 WALL ST
10-00/004-000	RUTKA LN	MORUT LLC	180 WALL ST
10-00/011-000	124 WALL ST	REILLY DAVID M	124 WALL ST
10-00/008-000	180 WALL ST	RUTKA JOSEPH R + MONAHAN MAURE	180 WALL ST
10-00/003-000	RUTKA LN	RUTKA JOSEPH R + MONAHAN MAURE	180 WALL ST
10-00/007-000	RUTKA LN	RUTKA LEO T JR	196 WALL ST
10-00/002-000	196 WALL ST	RUTKA LEO THOMAS JR + PATRICIA A	196 WALL ST
05-00/02A-000	240 WALL ST	NSL REALTY LLC	PO BOX 671
10-00/046-000	183 WALL ST	NA	183 WALL ST
10-00/02A-000	220 WALL ST	WISSLER NANCY RUTKA- +	220 WALL ST

09-00/008-004 ALPHA Q INC 87 UPTON RD COLCHESTER CT 06415	10-00/010-001 ATKINS THOMAS B + LILLIAN A 156 WALL ST COLCHESTER CT 06415	10-00/010-000 ATKINS THOMAS B + LILLIAN A 156 WALL ST COLCHESTER CT 06415
10-00/009-000 ATKINS THOMAS + LILLIAN A 156 WALL ST COLCHESTER CT 06415	05-00/004-000 BISSON STEVEN + NICOLE 223 WALL ST COLCHESTER CT 06415	10-00/049-000 DAVIS ROBERT SR 215 WALL ST COLCHESTER CT 06415
10-00/047-000 DOMINICK HENRY CHARLES 191 WALL ST COLCHESTER CT 06415	10-00/001-000 JORDAN ELIZABETH A 208 WALL ST COLCHESTER CT 06415	05-00/002-000 KNAPP JOHN 232 WALL ST COLCHESTER CT 06415
10-00/048-000 ANGELL ROBERT L + CAROLYN 203 WALL ST COLCHESTER CT 06415	05-00/003-000 MANSFIELD ALICE ANN + ELIZABET 224 WALL ST COLCHESTER CT 06415	10-00/005-000 MORUT LLC 180 WALL ST COLCHESTER CT 06415
10-00/006-000 MORUT LLC 180 WALL ST COLCHESTER CT 06415	10-00/004-000 MORUT LLC 180 WALL ST COLCHESTER CT 06415	10-00/011-000 REILLY DAVID M 124 WALL ST COLCHESTER CT 06415
10-00/008-000 RUTKA JOSEPH R + MONAHAN MAURE 180 WALL ST COLCHESTER CT 06415	10-00/003-000 RUTKA JOSEPH R + MONAHAN MAURE 180 WALL ST COLCHESTER CT 06415	10-00/007-000 RUTKA LEO T JR 196 WALL ST COLCHESTER CT 06415
10-00/002-000 RUTKA LEO THOMAS JR + PATRICIA A 196 WALL ST COLCHESTER CT 06415	05-00/02A-000 NSL REALTY LLC PO BOX 671 COLCHESTER CT 06415	10-00/046-000 NA 183 WALL ST COLCHESTER CT 06415
10-00/02A-000 WISSLER NANCY RUTKA- + 220 WALL ST COLCHESTER CT 06415	05-00/007-000 CONNECTICUT STATE OF 165 CAPITOL AVE HARTFORD CT 06106	