

Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

Wednesday, June 7, 2023

7:00 pm – Town Hall Meeting Room 1

Regular Meeting

AGENDA

1. Call to Order
2. Additions or Deletions to the Agenda
3. Minutes of Previous Meeting
 - a. Regular Meeting 5/17/23
4. Public Hearings - None
5. Five Minute Session for the Public
6. Pending Applications
 - a. **SE09-005 of Settlers Greene, LLC (Applicant) by Atty. David F. Sherwood (Counsel)** - Request for final 5-year extension of Special Exception and associated Site Plan to November 27, 2028 in accordance with CT General Statutes Sec. 8-3(m).
7. New Applications
 - a. **PZC2023-009 of Terese M. Russi (Applicant/Owner)** – Site Plan application to construct a 32' X 26' (832 SF) accessory building at 136 Chestnut Drive (MBL# 19-00/012-000) that exceeds the size permissible by the Zoning Enforcement Officer pursuant to Section 15.3 of the Town of Colchester Land Development (Zoning) Regulations. Zoning District: Suburban Use (SU).
 - b. **PZC2023-010 of the Town of Colchester Planning & Zoning Department (Applicant)** – Proposed Regulation Amendment to Sections 3.3, 3.4, 5.3.2, 8.3, 8.9 and 20.4 of the Town of Colchester Land Development (Zoning) Regulations.
 - c. **PZC2023-011 of the Town of Colchester Planning & Zoning Department (Applicant)** – Proposed Map Amendment from Future Development (FD) to the Rural Use (RU) for 7 parcels located on Chestnut Hill Road and Parum Road, as follows: 148 Chestnut Hill Road (4E-05/004-000) 5.75 Acres of Squire; 140 Chestnut Hill Road (4E-05/004-009) 0.69 Acres of Rapuano; 128 Chestnut Hill Road (4E-05/006-001) 2.08 Acres of Hastings; 122 Chestnut Hill Road (4E-05/006-002) 6.64 Acres of Clark; 363 Parum Road (03-07/038-000) 63.3 Acres of Doocey; 367 Parum Road (03-07/037-000) 0.27 Acres of Hardy; and 353 Parum Road (03-07/039-000) 2.26 Acres of Georgens.

RECEIVED
COLCHESTER, CT
2023 JUN -5 PM 3:24
Myle Furman
TOWN CLERK

8. Preliminary Reviews

9. Old Business

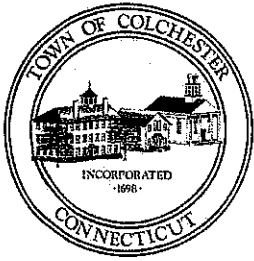
10. New Business

11. Planning Issues and Discussions

- a. Zoning Enforcement Status Report
- b. New Assistant Planner/Zoning Enforcement Officer will begin 6/12/23

12. Correspondence

13. Adjournment



Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415

PLANNING & ZONING COMMISSION

Wednesday, May 17, 2023
7:00 pm – Town Hall Meeting Room 1
Regular Meeting
MINUTES

RECEIVED
COLCHESTER, CT
2023 MAY 19 PM 4:07
Gayle Furman
TOWN CLERK

Members Present: Chairman J. Mathieu, Vice Chair J. Novak, M. Noniewicz, S. Smith, S. Nadeau, B. Hayn

Members Absent: M. Kehoegreen

Also Present: Planning Director D. Sorrentino, Land Use Assistant S. Kilgus, Applicants, Public

1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:00 pm
2. **Additions or Deletions to the Agenda** – none
3. **Minutes of Previous Meeting**
 - a. Regular Meeting 5/3/23 – Motion by M. Noniewicz to approve the minutes as written. 2nd by B. Hayn. **Vote was unanimous, motion carried.**
4. **Public Hearings** - None
5. **Five Minute Session for the Public** – none

Motion by M. Noniewicz to reorder agenda item #s 6 and 11 in order to apply that discussion to the discussion of the pending applications. 2nd by B. Hayn. **Vote was unanimous, motion carried.**
6. **Pending Applications**
 - a. **PZC 2023-005** of Mary J. McDonald (Applicant) and Gingerfield Associates (Mary J. McDonald & Fred J. Criscuolo, Owners) - Zone Change from Future Development (FD) to Rural Use (RU) for 90± acres of land located on Chestnut Hill Road (Assessor's ID 4E-05/004-011) Zoning District: Future Development (FD). Members discussed this application as part of their discussion in agenda item #11b. Motion by M. Noniewicz to approve application PZC 2023-005 of Mary J. McDonald (Applicant) and Gingerfield Associates (Mary J. McDonald & Fred J. Criscuolo, Owners) and hereby change the zoning designation of 90± acres of land located on Chestnut Hill Road (Assessor's ID 4E-05/004-011) from Future Development (FD) to Rural Use (RU) with an effective date of July 17, 2023. The Commission finds that this change is consistent with Colchester's 2015 Plan of Conservation & Development. 2nd by B. Hayn. **Vote was unanimous, motion carried.**
 - b. **PZC 2023-006** of ASW, LLC (Applicant) and Roaring Brook Advisors, LLC, Kathleen B. Fabian, and Patrick M. Shugrue (Owners) – Zone Change from Future Development (FD) to Suburban Use (SU) for 57± acres of land located on Lake Hayward Road (Assessor's ID 03-09/049-000 - 19± acres; Assessor's ID 03-09/52B-000 - 18± acres, and Assessor's ID 03-09/52A-000 – 20± acres) Zoning

District: Future Development (FD). Members discussed this application as part of their discussion in agenda item #11b. Motion by J. Novak to approve application PZC 2023-006 of ASW, LLC (Applicant) and Roaring Brook Advisors, LLC, Kathleen B. Fabian, and Patrick M. Shugrue (Owners) and hereby change the zoning designation of 57± acres of land located on Lake Hayward Road (Assessor's ID 03-09/049-000 - 19± acres; Assessor's ID 03-09/52B-000 - 18± acres, and Assessor's ID 03-09/52A-000 – 20± acres) from Future Development (FD) to Suburban Use (SU) with an effective date of July 17, 2023. The Commission finds that this change is consistent with Colchester's 2015 Plan of Conservation & Development. 2nd by S. Nadeau. In further discussion, M. Noniewicz went on record to state he does not believe this is consistent with our POCD. ***Motion carried with the required 4 members voting in the affirmative, with M. Noniewicz dissenting.***

7. New Applications

- a. **PZC2023-007** of Dorothy D. Winch (Applicant/Owner) – Site Plan application to construct a 32' X 40' (1,280 SF) accessory building w/ 1-BR accessory apartment at 131 River Road (MBL#06-14/004-002) that exceeds the size permissible by the Zoning Enforcement Officer pursuant to Section 15.3 of the Town of Colchester Land Development (Zoning) Regulations. Zoning District: Rural Use (RU). The recent passage of state statutes now prohibits municipalities from imposing restrictions on accessory buildings and apartments. Accessory apartments can be detached from the principal dwelling unlike in the past. Connections to existing well water and septic systems are allowed pending a review from the Chatham Health District during the building permit process. Dorothy Winch, owner/applicant, spoke about the changes to her septic system as well as the site plan presented to the commission. Members discussed their metrics for approval or denial of these applications. Motion by M. Noniewicz to approve application PZC 2023-007 of Dorothy D. Winch to construct a 32' X 40' (1,280 SF) accessory building w/ 1-BR accessory apartment at 131 River Road (MBL#06-14/004-002). The Commission finds that the proposal is consistent with the standards of Section 15.3 of the Colchester Land Development (Zoning) Regulations. 2nd by B. Hayn. ***Vote was unanimous, motion carried.***

- b. **PZC2023-008** of Scott & Bonnie Boothroyd (Applicants/Owners) – Site Plan application to construct a 30' X 50' (1,500 SF) accessory building at 33 Homonick Road (MBL#02-08/021-006) that exceeds the size permissible by the Zoning Enforcement Officer pursuant to Section 15.3 of the Town of Colchester Land Development (Zoning) Regulations. Zoning District: Rural Use (RU). Members discussed the site plan for this new single-family home construction with large accessory building. The applicant recently purchased two abutting parcels to the south. In response to the standards that the building is situated on the property in such a way as to minimize its visibility from the street; and minimize any adverse impacts on neighboring properties, members were in agreement the application met both of those metrics. Motion by M. Noniewicz to approve application PZC 2023-008 of Scott & Bonnie Boothroyd to construct a 30' X 50' (1,500 SF) accessory building at 33 Homonick Road (MBL#02-08/021-006) with the condition that there is an approval of the building permit application for the primary dwelling proposed to be built there. The Commission finds that the proposal is consistent with the standards of Section

15.3 of the Colchester Land Development (Zoning) Regulations. 2nd by B. Hayn. **Vote was unanimous, motion carried.**

8. Preliminary Reviews – none

9. Old Business – none

10. New Business – none

11. Planning Issues and Discussions

- a. **Zoning Enforcement Status Report** – D. Sorrentino, acting as interim ZEO, provided members with information on some outstanding zoning enforcement cases. S. Ezold from 46 Skyview Dr was in attendance. There was a discussion about what his next steps should be in his attempt to achieve compliance and close this case.
- b. **Future Development District** – D. Sorrentino provided members with a zoning map showing proposed changes to some parcels in the Future Development District. This is in response to the recent applications from landowners in that area to change their parcels back out of the FD and into the SU or RU. Because sewer and water infrastructure is very far away from this area, commercial development of these parcels is unlikely. Other property owners in that area will be solicited for their input on the desire to change the zoning of their land. Map amendments require public hearings and abutters would be notified in advance.
- c. **Definition of drive-through (drive-thru)** – After the preliminary review from Chipolte to construct a fast-casual type restaurant with an order pickup window, members discussed the difference between what they have proposed and a drive-through as the definition stands right now with fast food establishments, banks and pharmacies having drive-through windows in the town center. There was agreement that the regulations should clearly define each style of restaurant, choose to allow it in the town center and then evaluate applications based on the plans submitted and what type of restaurant it is.
- d. **Setbacks in Rural Use (RU) District** – Some setback requirements in the RU are extremely restrictive. Recent applications received by the Building Department to place pools or sheds on good-sized lots have been sent back to the applicant because the current setback requirements have made large portions of their land unusable. Commissioners tasked the Planning Director with coming up with more reasonable setbacks that would make it easier for landowners to improve their property.

12. Correspondence

- a. Connecticut Federation of Planning & Zoning Agencies Quarterly Newsletter – Spring 2023
- b. Notice of Exempt Modification dated 5/12/23 from General Dynamics Information Technology (GDIT) regarding installation of emergency back-up generator at existing AT&T wireless communications facility located at 812 Middletown Road (CT-16).

13. Adjournment – Motion to adjourn by B. Hayn. 2nd by M. Noniewicz. *Vote was unanimous, meeting adjourned at 9:31 pm.*

Respectfully submitted by: Stacey Kilgus, Land Use Assistant

MORIARTY, PAETZOLD & SHERWOOD

ATTORNEYS AT LAW

2230 MAIN STREET – P.O. BOX 1420

GLASTONBURY, CONNECTICUT 06033

DAVID F. SHERWOOD
dfsherwood@gmail.com

TELEPHONE (860) 657-1010
TELECOPIER (860) 657-1011

March 14, 2023

Demian Sorrentino, Planning Director
Colchester Town Hall
127 Norwich Avenue
Colchester, CT 06415

Reference: SE#09-005 – Settlers Greene, LLC – 321 Lebanon Avenue

Dear Mr. Sorrentino:

We represent Settlers Greene, LLC in connection with the above-referenced application. The site plan for Settlers Greene was approved by the Planning and Zoning Commission on November 18, 2009, and the approval was valid until November 27, 2018. Settlers Greene applied for and received a five-year extension of the approval on September 26, 2018, which will expire on November 27, 2023. Settlers Greene hereby requests one final five-year extension, until November 27, 2028, pursuant to C.G.S. § 8-3 (m) (1).

The applicant's reason for this request is that the economic recession prevented the project from proceeding due to lack of the availability of financing, and the COVID epidemic further delayed commencement of the project. Absolutely no changes whatsoever have taken place on the property, and no construction has commenced, since the date of the original approval.

The Commission may grant this request pursuant to General Statutes § 8-3 (m), which provides that site plan approvals made prior to July 1, 2011 "shall expire not less than fourteen years after the date of such approval," and that planning and zoning commissions may extend site plan approvals for a total period of not more than 19 years.

Demian Sorrentino, Planning Director

Page 2

March 14, 2023

Thank you for your consideration of this request. Please let me know if you require additional information.

Very truly yours,

MORIARTY, PAETZOLD & SHERWOOD

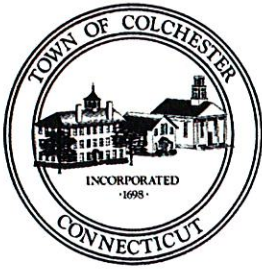
A handwritten signature in black ink, appearing to read 'D. Sherwood', with a long horizontal flourish extending to the right.

David F. Sherwood

/mds

Enclosures

cc: John Matheson



Town of Colchester, Connecticut
127 Norwich Avenue, Colchester, Connecticut 06415

May 12, 2023

SETTLER'S GREEN
P. O. Box 266
COLCHESTER, CT 06415

Regular & Certified Mail
Return Receipt Requested

RE: W2023-3076: 312 Lebanon Avenue, Settler's Green LLC; Applicant, Settler's Green Development LLC—Owner; Assessor's Map 05-06 Lot 003-000, request for extension of permit #W2009-2909

At their regularly scheduled meeting held on May 10, 2023, the Colchester Conservation Commission **APPROVED** application #W2023-3076, a five year extension of permit #W2009-2909, Settler's Green Development on Lebanon Avenue.

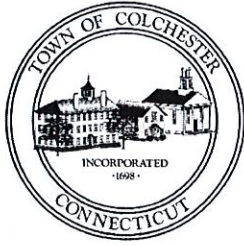
The Colchester Conservation Commission approved the application for extension of permit #2023-3076 as there has been no change in the plans or the property since the time of the approval of #W2009-2909.

The approved extension is the final extension of time allowable for permit #W2009-2909. The authorized activity must be initiated within five (5) years of issuance of this permit, April 7, 2028. This permit if not previously revoked, shall be null and void April 7, 2028.

If you have any questions, please do not hesitate to contact me at (860) 537-7283, or by email: cszymanski@colchesterct.gov.

Sincerely,

Carol Szymanski,
Town of Colchester
Wetlands Enforcement Officer



P&ZC Application No. PZC2023-009

PLANNING & ZONING COMMISSION
TOWN OF COLCHESTER, CONNECTICUT

APPLICATION FOR SITE PLAN APPROVAL

This application form, applicable fee(s), five (5) sets of plans, a detailed Statement of Use and all required supporting documentation shall be submitted to the Planning & Zoning Commission Office no later than noon (12:00P) on the Monday before the next regularly scheduled meeting (the first and third Wednesday of the month excepting Holiday periods). Public Hearing is not required but may be held at the discretion of the Commission.

NAME OF APPLICANT: Teresese M Russi
(Please Print)

MAILING ADDRESS: 136 Chestnut Drive, Colchester, CT 06415

EMAIL ADDRESS: russi3@comcast.net TELEPHONE: 860-367-7207

OWNER OF RECORD: Teresese M. Russi
(Please Print)

MAILING ADDRESS: 136 Chestnut Drive, Colchester, CT 06415

STREET ADDRESS OF SUBJECT PROPERTY: 136 Chestnut Drive

ASSESSOR'S MAP 19 LOT 12 ZONING DISTRICT SU

IS THIS PROPERTY WHOLLY OR PARTIALLY LOCATED IN ANY OF THE FOLLOWING (Check all that apply):

- AQUIFER PROTECTION AREA (APA) AQUIFER PROTECTION ZONE (APZ)
- HISTORIC DISTRICT (HD) HISTORIC PROTECTION OVERLAY ZONE (HPOZ)

EXISTING USE(S): _____

PROPOSED USE(S): accessory building

APPLICABLE REGULATION SECTION(S): 15.3

ENGINEER/SURVEYOR: _____ TELEPHONE: _____

MAILING ADDRESS: _____

CONTACT PERSON TO WHOM CORRESPONDENCE AND INQUIRIES SHOULD BE DIRECTED:

NAME: Same as above
(Please Print) (Firm Name, if Applicable)

MAILING ADDRESS: _____

EMAIL ADDRESS: _____ TELEPHONE: _____

Teresese M. Russi 5-17-23
APPLICANT(S) SIGNATURE DATE

Teresese M. Russi 5-17-23
OWNER(S) SIGNATURE DATE

** IF THE APPLICANT IS NOT THE RECORD OWNER, A SIGNED LETTER OF AUTHORIZATION MUST ACCOMPANY THIS APPLICATION **

FOR OFFICIAL USE ONLY BELOW THIS LINE

DATE APPLICATION SUBMITTED: _____ P&ZC FEE PAID: \$ 300 - CK# 8337

DATE OF RECEIPT BY P&ZC: _____ PUBLIC HEARING START DATE: _____

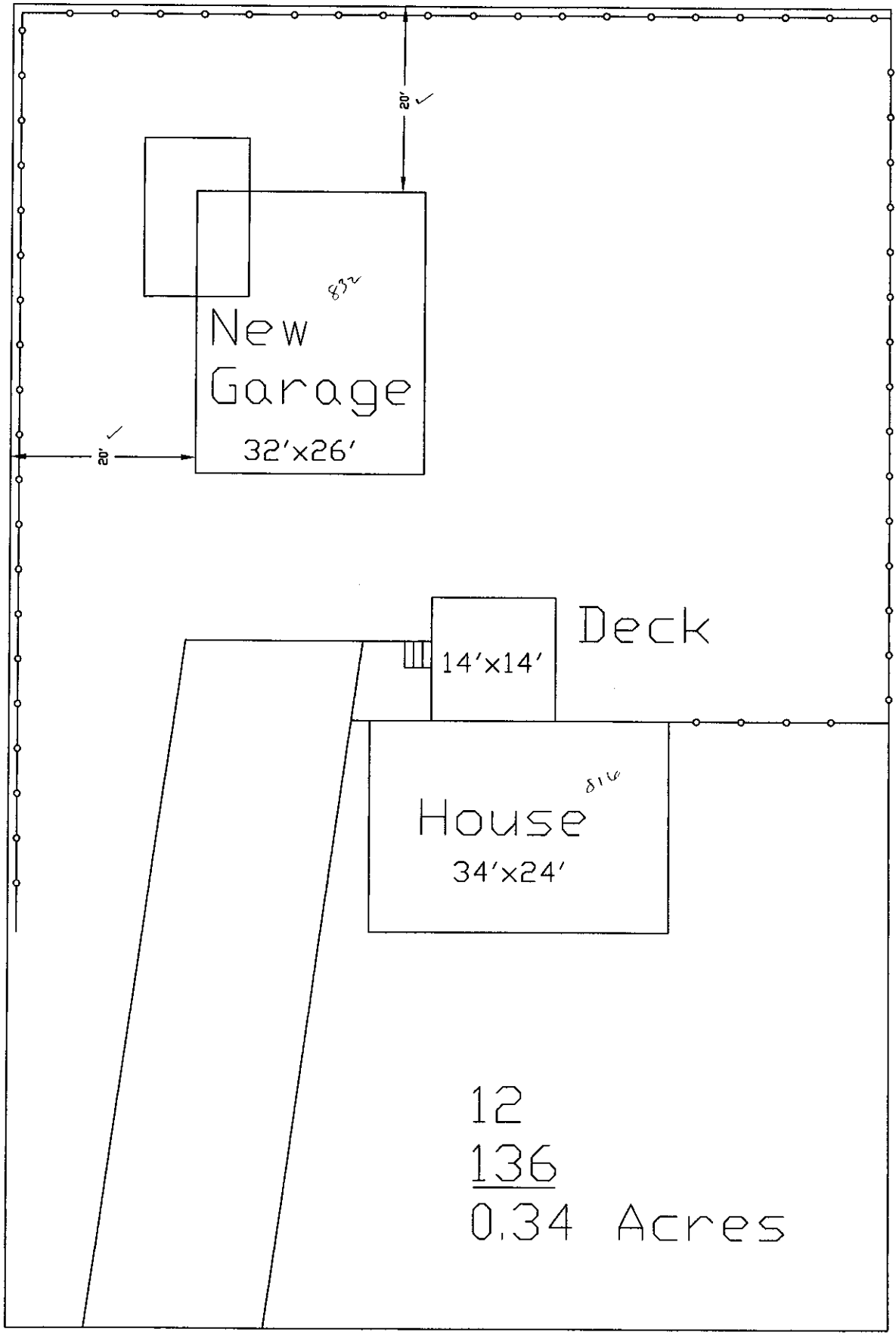
PUBLIC HEARING END DATE: _____ DATE OF DECISION: _____

NOTICE OF DECISION PUBLISHED: _____ ENGINEERING REVIEW FEES PAID: _____



100'

100' x 150' = 15,000
Max Lot Cov. = 20%



New
Garage
32'x26'

Deck
14'x14'

House
34'x24'

12
136
0.34 Acres

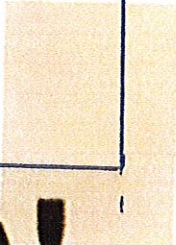
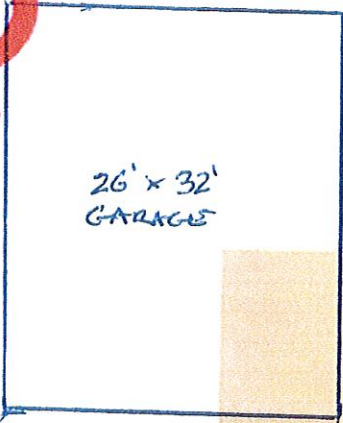
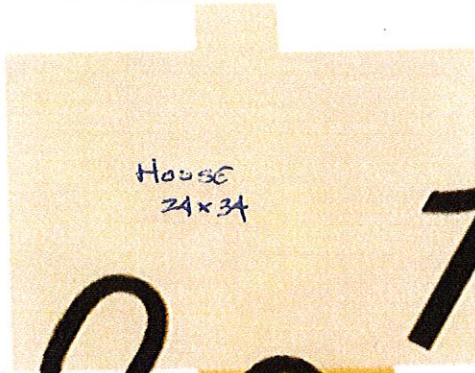
150'

100'

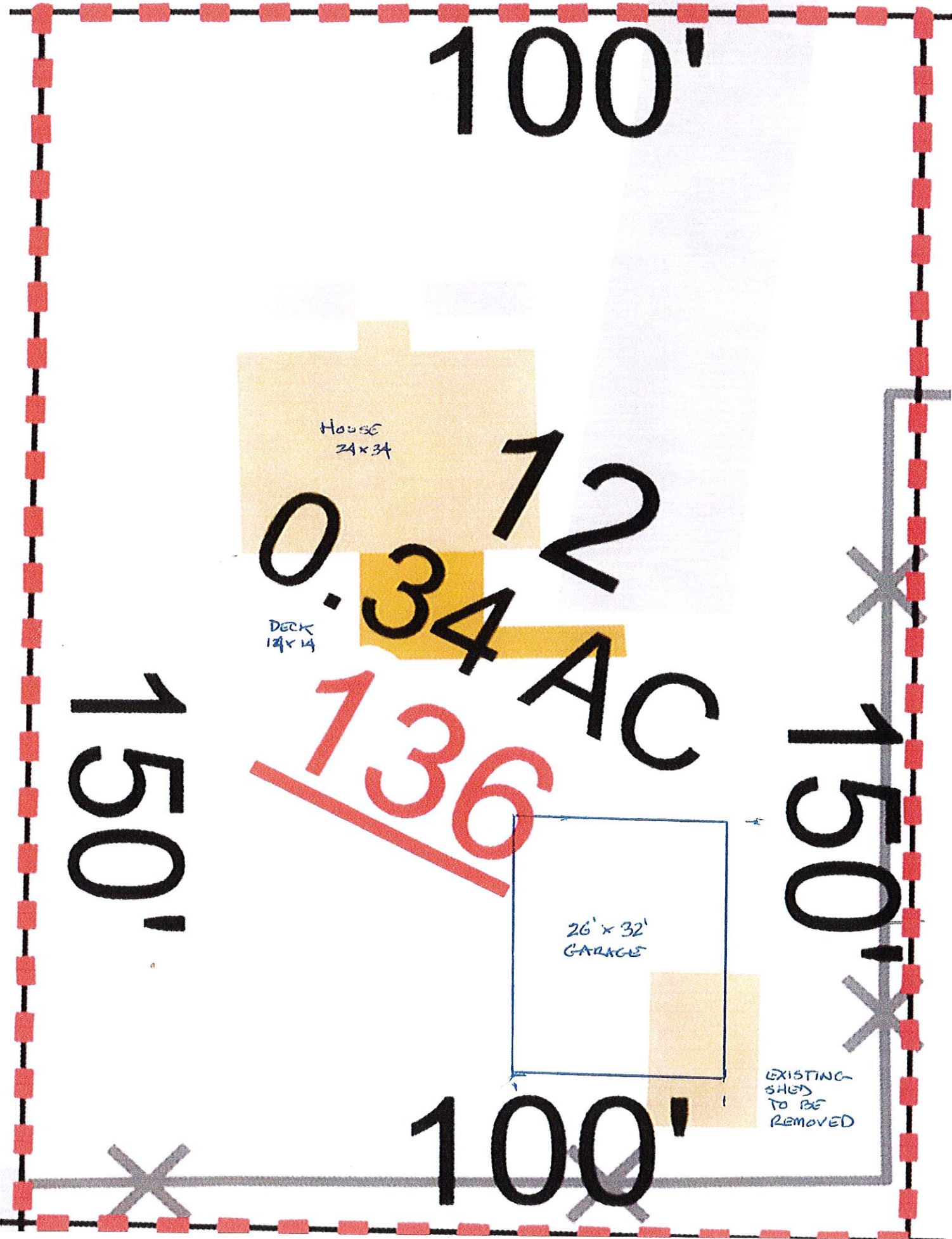
150'

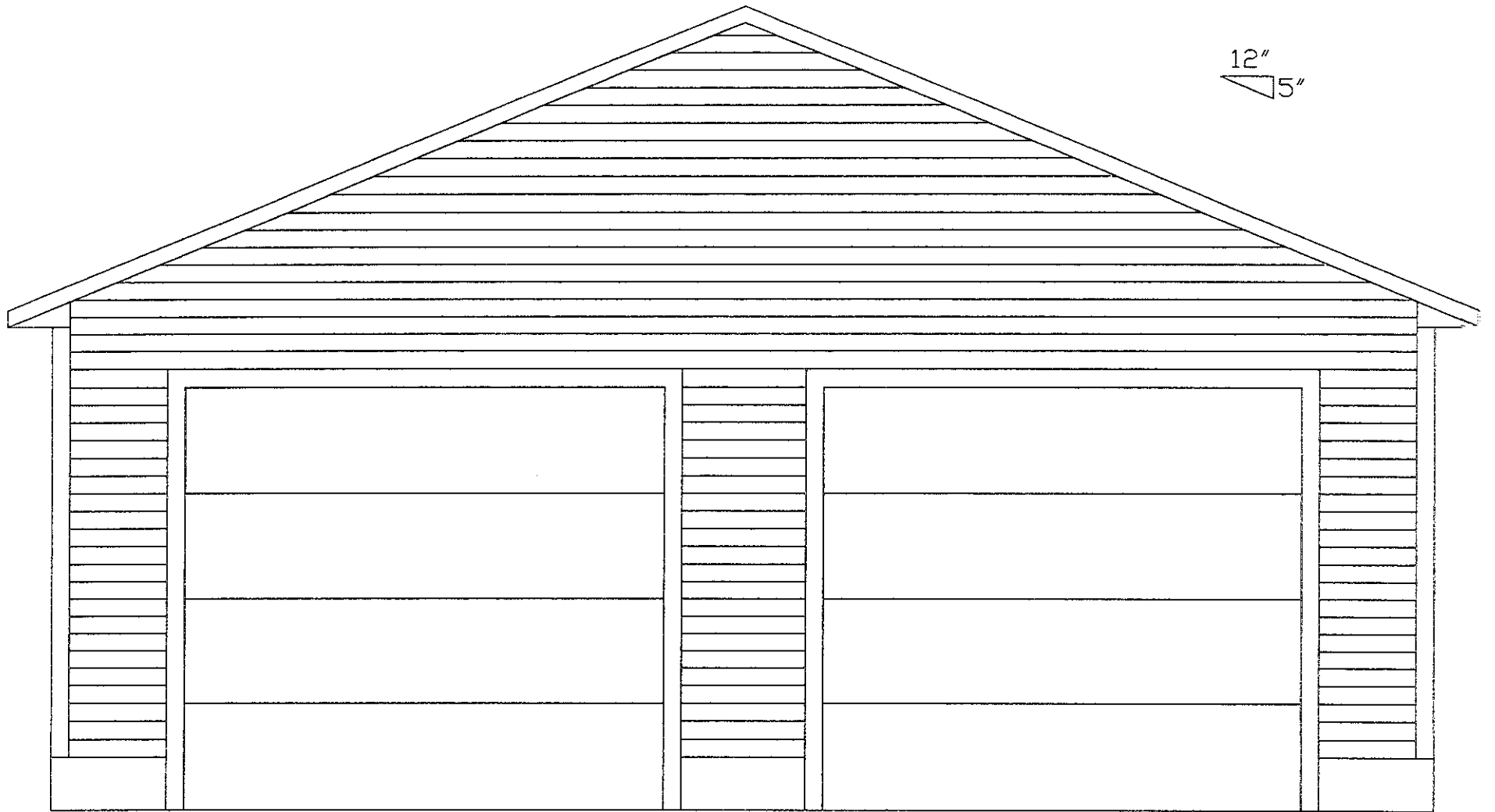
150'

100'

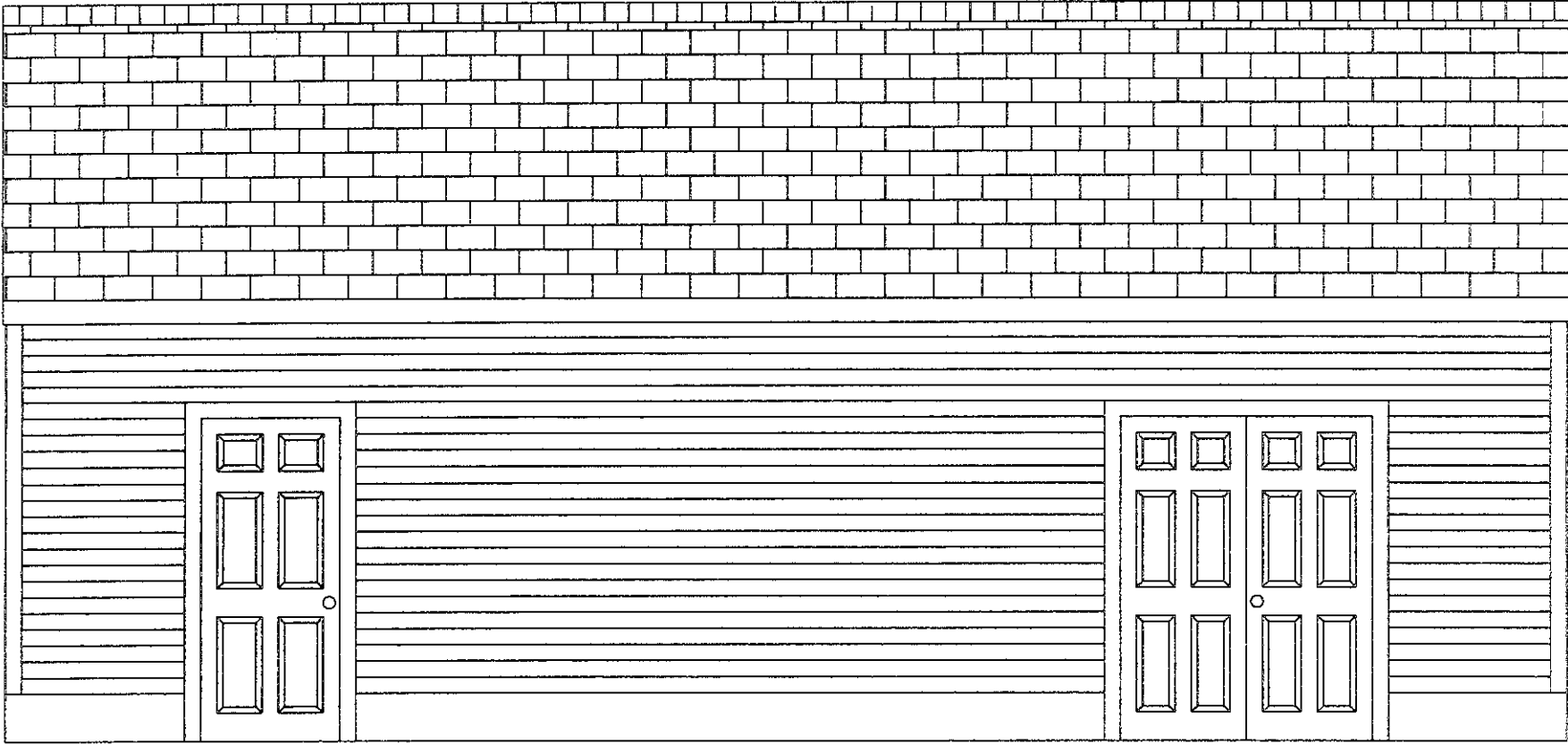


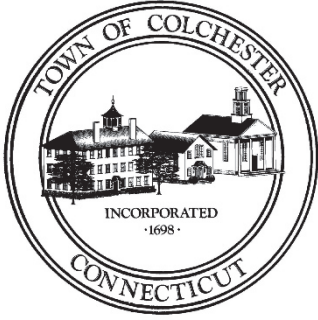
0.34
1.36 AC





12"
5"





**PLANNING & ZONING COMMISSION
TOWN OF COLCHESTER, CONNECTICUT
APPLICATION FOR ZONE CHANGE**

This application form, applicable fee(s), five (5) sets of plans and all required supporting documentation shall be submitted to the Planning & Zoning Commission Office no later than noon (12:00P) on the Monday before the next regularly scheduled meeting (the first and third Wednesday of the month excepting Holiday periods). The Applicant shall submit a copy of the Assessor's Map showing all properties and zoning districts within 500 feet of the subject property and a list of the names and addresses of the owners of all properties within 500 feet of the subject property. Public Hearing is required.

NAME OF APPLICANT: Colchester Planning & Zoning Department
(Please Print)

MAILING ADDRESS: 127 Norwich Avenue, Suite 105, Colchester, CT 06415

EMAIL ADDRESS: dsorrentino@colchesterct.gov TELEPHONE: (860) 537-7282

OWNER(S) OF RECORD: See attached list of owners of properties to be included in proposed zone change
(Please Print)

MAILING ADDRESS: See attached.

STREET ADDRESS OF SUBJECT PROPERTY (IES): 7 properties total - see attached list

ASSESSOR'S MAP See attached. LOT(S) See attached.

IS THIS PROPERTY WHOLLY OR PARTIALLY LOCATED IN ANY OF THE FOLLOWING (Check all that apply):

- AQUIFER PROTECTION AREA (APA) AQUIFER PROTECTION ZONE (APZ)
- HISTORIC DISTRICT (HD) HISTORIC PROTECTION OVERLAY ZONE (HPOZ)

EXISTING ZONING DISTRICT DESIGNATION(S): Future Development (FD)

PROPOSED ZONING DISTRICT DESIGNATION(S): Rural Use (RU)

ENGINEER/SURVEYOR: N/A TELEPHONE: N/A

MAILING ADDRESS: N/A

CONTACT PERSON TO WHOM CORRESPONDENCE AND INQUIRIES SHOULD BE DIRECTED:

NAME: Demian A. Sorrentino, AICP, CSS - Planning Director Town of Colchester
(Please Print) (Firm Name, if Applicable)

MAILING ADDRESS: 127 Norwich Avenue, Suite 105, Colchester, CT 06415

EMAIL ADDRESS: dsorrentino@colchesterct.gov TELEPHONE: (860) 537-7282

	<u>5/26/23</u>	<u>N/A</u>	
APPLICANT(S) SIGNATURE	DATE	OWNER(S) SIGNATURE	DATE

**** IF THE APPLICANT IS NOT THE RECORD OWNER, A SIGNED LETTER OF AUTHORIZATION MUST ACCOMPANY THIS APPLICATION ****

FOR OFFICIAL USE ONLY BELOW THIS LINE

DATE APPLICATION SUBMITTED: _____ P&ZC FEE PAID: \$ _____ CK# _____

DATE OF RECEIPT BY P&ZC: _____ PUBLIC HEARING START DATE: _____

PUBLIC HEARING END DATE: _____ DATE OF DECISION: _____

NOTICE OF DECISION PUBLISHED: _____ ENGINEERING REVIEW FEES PAID: _____



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

LAND USE DEPARTMENT

May 23, 2023

Property Owner Address Here

Re: Proposed Zone Change from Future Development (FD) to Rural Use (RU)

Dear Property Owner,

On May 17, 2023, the Colchester Planning & Zoning Commission approved a requested zone change for 92 acres of land owned by Gingerfield Associates on Chestnut Hill Road (MBL# 4E-05/004-000) from Future Development (FD) to Rural Use (RU).

During the public hearing process, several abutting property owners expressed interest in changing the zoning designation of their properties from FD to RU, as well. Based on this interest, and in order to provide a more logical district boundary line, the Commission intends to file an application to change the zoning designation of the following properties, including yours, from Future Development (FD) to Rural Use (RU):

148 Chestnut Hill Road (4E-05/004-000) 5.75 Acres of Squire
140 Chestnut Hill Road (4E-05/004-009) 0.69 Acres of Rapuano
128 Chestnut Hill Road (4E-05/006-001) 2.08 Acres of Hastings
122 Chestnut Hill Road (4E-05/006-002) 6.64 Acres of Clark
363 Parum Road (03-07/038-000) 63.3 Acres of Doocey
367 Parum Road (03-07/037-000) 0.27 Acres of Hardy
353 Parum Road (03-07/039-000) 2.26 Acres of Georgens

The Commission invites your input on the proposed change, so if you would like to discuss this matter prior to the public hearing, please contact the undersigned via telephone or email at the number or address provided below.

Sincerely,

Demian A. Sorrentino, AICP, CSS

Planning Director

T: (860) 537-7282

E: dsorrentino@colchesterct.gov

Town of Colchester

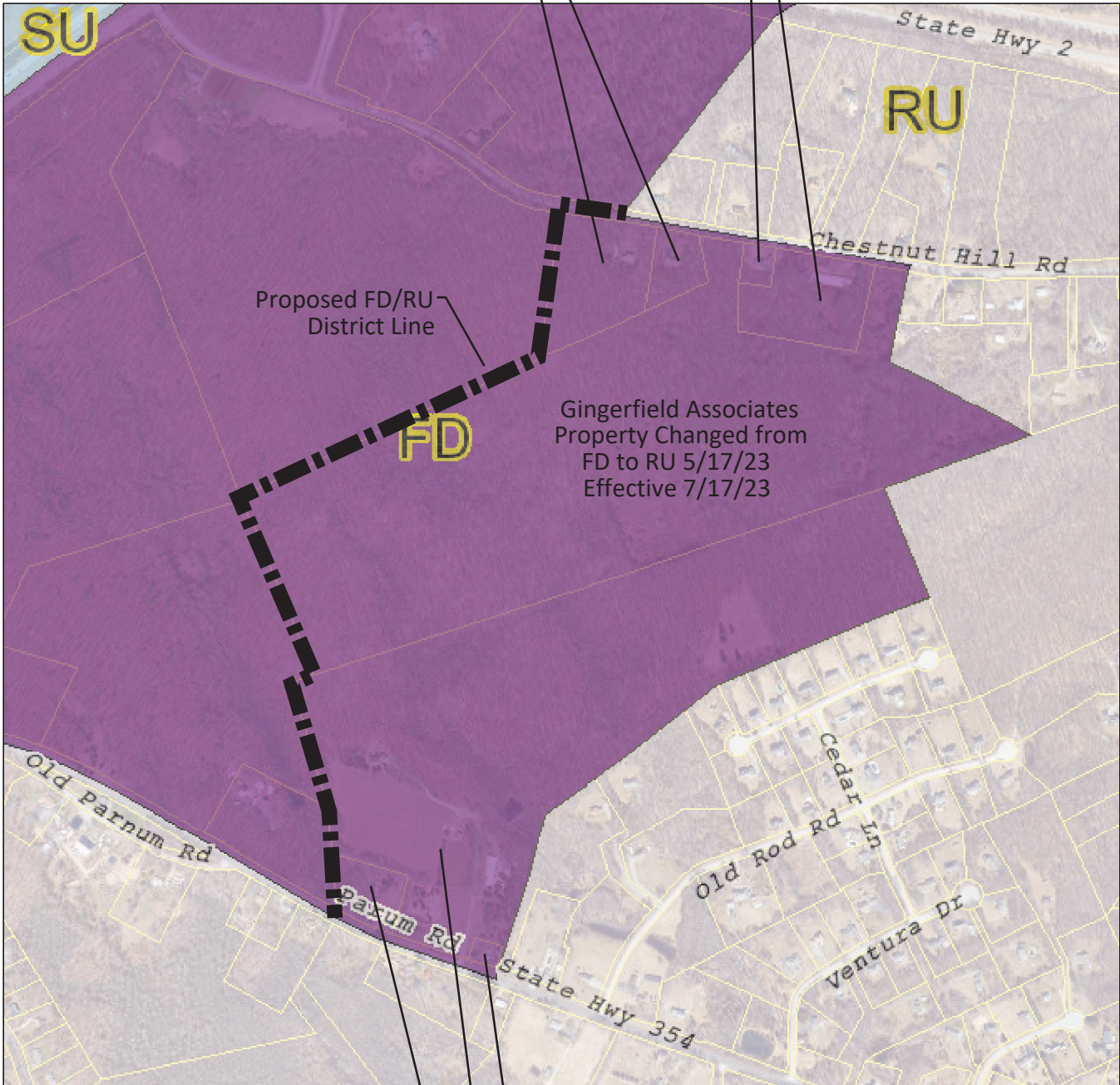
Geographic Information System (GIS)



148 Chestnut Hill Road
140 Chestnut Hill Road

128 Chestnut Hill Road
122 Chestnut Hill Road

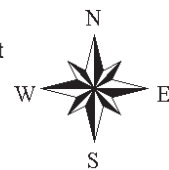
Date Printed: 5/26/2023



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Colchester and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 800 feet



367 Parum Road
363 Parum Road
353 Parum Road

Sketch to Accompany
Zone Change Application
PZC2023-011
DAS 5/26/23



Town of Colchester, CT

Property Report

Map Block Lot

4E-05/004-000

PID **4698**

Building # **1**

Section # **1**

Account

S0329200

Property Information

Property Location	148 CHESTNUT HILL RD
Owner	SQUIRE JEROME
Co-Owner	
Mailing Address	172 CHESTNUT HILL RD COLCHESTER CT 06415
Land Use	317V Farm Bldgs MDL-00
Land Class	C
Zoning Code	FD
Census Tract	

Neighborhood	
Acreage	5.75
Utilities	UNKNOWN
Lot Setting/Desc	UNKNOWN UNKNOWN
Additional Info	

Photo



Sketch



Primary Construction Details

Year Built	0
Stories	
Building Style	UNKNOWN
Building Use	Vacant
Building Condition	
Interior Floors 1	
Interior Floors 2	NA
Total Rooms	0
Basement Garages	
Occupancy	
Building Grade	

Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Bath Style	
Kitchen Style	
Roof Style	
Roof Cover	
AC Type	
Fireplaces	0

Exterior Walls	
Exterior Walls 2	NA
Interior Walls	
Interior Walls 2	NA
Heating Type	
Heating Fuel	
Sq. Ft. Basement	
Fin BSMT Quality	
Extra Kitchens	



Bk: 1526 Pg: 261

After Recording Please Return to:
Kristen M. Lynn, Esquire
Green & Sklarz LLC
One Audubon Street, Third Floor
New Haven, CT 06511

QUIT CLAIM DEED

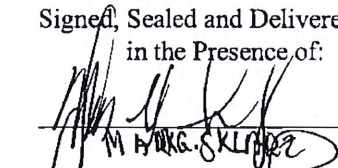
KNOW ALL MEN BY THESE PRESENTS:

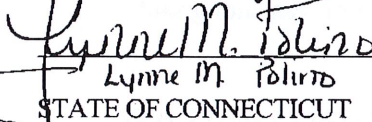
THAT **SONDRA SQUIRE**, of Colchester, Connecticut, acting hereunder by **MARTIN SQUIRE** of Cheshire, Connecticut, my agent by Statutory Power of Attorney dated December 1, 2018, hereinafter designated "Grantor", for valuable consideration but without monetary consideration, received to the full satisfaction of Grantor from **JEROME SQUIRE**, of Colchester, Connecticut, hereinafter designated "Grantee", does by these presents remise, release and forever QUITCLAIM unto GRANTEE, all right, title, interest, claim and demand whatsoever which Grantor has or ought to have in or to property known as **148 Chestnut Hill Road, 172 Chestnut Hill Road and Un-numbered Parcel Chestnut Hill Road**, situated in the Town of Colchester, State of Connecticut, more particularly described on Schedule A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises, with the appurtenances thereof, to the said Grantee and to the heirs and assigns of Grantee forever, so that neither Grantor nor the heirs of Grantor nor any person under Grantor or the heirs or successors of Grantor shall hereafter have any claim, right or title in or to the premises or any part thereof; but therefrom Grantor and the heirs or successors of Grantor are by these presents forever barred and excluded.

IN WITNESS WHEREOF, GRANTOR has hereunto set his hands and seals this 10th day of May, A. D. 2023.

Signed, Sealed and Delivered
in the Presence of:



MARTIN SQUIRE


Lynne M. Polino

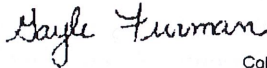
SONDRA SQUIRE BY
MARTIN SQUIRE, HER
ATTORNEY IN FACT. L.S.
SONDRA SQUIRE by Martin Squire
Her Attorney-in-Fact

STATE OF CONNECTICUT)
)
COUNTY OF NEW HAVEN)

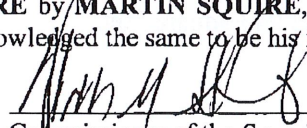
) ss. New Haven May 10, 2023

Personally appeared **SONDRA SQUIRE** by **MARTIN SQUIRE**, her Attorney-in-Fact, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed, before me.

Conveyance Tax Stamp State: \$0.00
Town: \$0.00



Colchester Town (



Commissioner of the Superior Court **MARTIN G. SKLARZ**
Notary Public:

My Commission Expires: _____

**TITLE TO THE REAL PROPERTY CONVEYED HEREIN HAS BEEN NEITHER EXAMINED
NOR APPROVED BY GREEN & SKLARZ, LLC**

Grantee's Address:
172 Chestnut Hill Road
Colchester, CT 06415

SCHEDULE A

LEGAL DESCRIPTION

Certain pieces or parcels of land with the improvements thereon situated in the Town of Colchester, County of New London and State of Connecticut and bounded and described as follows:

Northerly by the highway known as Chestnut Hill Road;
Easterly by land formerly of William H. Dennison; Southerly by land of John O'Brien; Westerly by land formerly of George L. Frink, containing one hundred twenty (120) acres, more or less.

Excepting therefrom premises described in deed dated October 17, 1958 recorded in the Colchester Land Records at Volume 76, page 257 and 258.

Being the same premises conveyed in a Committee Deed to Jerome Squire and Sondra Squire dated January 13, 1967 and recorded January 18, 1967 in Volume 89 at Page 679 , less the following:

That certain tract or parcel of land with improvements thereon, situated on the northerly side of Chestnut Hill Road, in the Town of Colchester, County of New London and State of Connecticut, bounded and described as follows:

Beginning at a monument set on the southerly side of said road at the northeasterly corner of Lot No. 8 and at the northwesterly corner of the herein described tract; thence S. 16° 21' 10" W. 229.14 feet, more or less, along the southeasterly side of said Lot No. 5 to an iron pin; thence S. 76° 50' 54" E. 199.95 feet, more or less, along other land now or formerly of Squire to an iron pin; thence N. 16° 31' 50" E. 215.12 feet, more or less, along the northwesterly side of Lot No. 6 to a monument; thence N. 76° 50' 54" W. 44.44 feet, more or less, along a stone wall and said road to an iron pin; thence N. 72° 32' 09" W. 141.70 feet, more or less, along said Chestnut Hill Road to the center of a tree; thence N. 63° 22' 15" W. 14.49 feet, more or less, along said Chestnut Hill Road to a monument and the place of beginning.

Being Lot No. 7 on a plan entitled "Proposed Subdivision prepared for Jerry Squire, Chestnut Hill Road, Colchester, Connecticut May 1981 Scale 1"=40'," by Dutch and Associates, 12 Norwich Avenue, Colchester, Connecticut.

Said tract contains 43,943 square feet.

PARCEL 1 OF LOT NO. 4

That certain piece or parcel of land known as a portion of Lot No. 4 (Parcel No. 1) located on the southerly boundary of Chestnut Hill Road in the Town of Colchester, County of New London and State of Connecticut, known and designated on a certain map entitled, "Proposed Subdivision" prepared for Jerome Squire, Chestnut Hill Road, Colchester, Connecticut, Date 1-17-8-, Scale 1" = 50', Sheet 3 of 3. prepared by Dutch & Associates, said premises being bounded and described as follows:

BEGINNING at a point on the southerly boundary of Chestnut Hill Road, said point being the

{00313034.8 }

corner of Lots No. 3 and No. 4, and running S. 4° 59' 46" W. a distance of 100.00 feet along Lot No. 3; thence N. 84° 00' 14" E. a distance of 150.00 feet along other portion of Lot No. 4; thence S. 4°, 59' 46" W. a distance of 210.00 feet along other portion of Lot No. 4; thence S. 76° 20' 51" W. a distance of 140.47 feet to a point on the boundary line between Lots No. 3 and No. 4; thence S. 6° 10' 17" E. a distance of 221.45 feet along Lot No. 3; thence N. 84° 24' 46" E. a distance of 150.00 feet along land N/F Ozimek; thence N. 3° 49' 36" E. a distance of 238.16 feet along land N/F Palmer; thence N. 4° 59' 48" E. a distance of 251.52 feet along land N/F Palmer to a point on the southerly boundary of Chestnut Hill Road; thence N. 76° 50' 54" W. a distance of 202.03 feet along the southerly boundary of Chestnut Hill Road to the point and place of beginning. Said parcel containing 1.4786 acres.

Together with a right of way as shown on said plan for all purposes over property known as Lot 4 of Parcel 2.

PARCEL NO. 2 OF LOT NO. 4

That certain piece or parcel of land known as a portion of Lot No. 4 (Parcel No. 2) located on the southerly boundary of Chestnut Hill Road in the Town of Colchester, County of New London and State of Connecticut, known and designated on a certain map entitled, "Proposed Subdivision" prepared for Jerome Squire, Chestnut Hill Road, Colchester, Connecticut, Date 1-17-8-, Scale 1" = 50', Sheet 3 of 3 prepared by Dutch & Associates, said premises being bounded and described as follows:

COMMENCING at a point, said point being 100.00 feet S. 4° 59' 46" W. of point of beginning of parcel No. 1; thence N. 84° 00' 14" E. a distance of 150.00 feet along other portion of Lot No. 4; thence S. 4° 59' 46" W. a distance of 210.00 feet along other portion of Lot No. 4; thence S. 76° 28' 51" W. a distance of 140.47 feet along other portion of Lot No. 4 to a point on the easterly boundary of Lot No. 3; thence along Lot No. 3 S. 6° 10' 17" E. a distance of 75.00 feet to a point on the easterly boundary of Lot No. 3; thence continuing S. 4° 59' 46" W. a distance of 155.00 feet along Lot No. 3 to the point and place of beginning.

Said parcel containing .7388 acres.

Subject to a right of way as shown on said plan for the benefit of Lot 4 Parcel 1.

LOT NO. 1

That certain piece or parcel of land known as Lot No. 1 located on the southerly boundary of Chestnut Hill Road in the Town of Colchester, County of New London and State of Connecticut, known and designated on a certain map entitled, "Proposed Subdivision" prepared for Jerome Squire, Chestnut Hill Road, Colchester, Connecticut, Date 1-17-8-, Scale 1" = 50', Sheet 3 of 3, prepared by Dutch & Associates.

Beginning at an iron on the southerly side of Chestnut Hill at the northwesterly corner of Lot No. 5 and the northeasterly corner of the herein described tract; thence S. 15° 51' 44" W. 468.86 feet along said Lot No. 5 to an iron pin; thence N. 85° 00' 14" W. 175.23 feet along said Lot No. 5 to an iron pin; thence N. 13° 51' 44" E. 293.24 feet to an iron pin; thence N. 74° 05' 16" W. 25.00 feet to an iron pin; thence N. 15° 51' 44" E. 200.00 feet to an iron pin and stone

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wall; thence easterly 200.22 feet along the southerly line of said road to an iron pin and the place of beginning.

Said tract contains 20.4 acres, more or less.

That certain trace or parcel of land with improvements thereon situated in the Town of Colchester, County of New London and State of Connecticut, bounded and described as follows:

Beginning at a drill hole on the southerly side of Chestnut Hill Road at the northwesterly corner of the herein described tract; thence S. 76° 50' 54" E. 200.00 feet along said road to a point; thence S. 4° 59' 46" W. 425.00 feet along Lot 3 to a point; thence N. 85° 00' 14" W. 205.00 feet along Lot 5 to a point; thence N. 15° 51' 44" E. 461.64 feet along Lot 5 to a drill hole and the place of beginning.

Being Lot 2 on a plan entitled "Subdivision of Land, Property of Jerome Squire, Chestnut Hill Road, Colchester, Conn. July 5, 1980, Scale 1"=100'" prepared by Dutch and Associates.

That certain piece or parcel of land known as lot No. 3 located on the southerly boundary of Chestnut Hill Road in the town of Colchester, County of New London and State of Connecticut, known and designated on a certain map entitled: Proposed Subdivision, property of Jerome Squire, Chestnut Hill Road, Colchester, Connecticut, Date 10-17-80, Scale - 1" = 50', Sheet 3 of 3, prepared by Dutch & Associates, said parcel being bounded and described as follows:

BEGINNING at a point on the southerly boundary of Chestnut Hill Road, said point being the corner of lots No. 2 and 3, and running S. 4° 59' 46" W. a distance of 622.60 feet along lots 2 and 3; thence N. 84° 24' 46" E. a distance of 261.89 feet along land now or formerly of Ozimek; thence N. 8° 10' 17" N. a distance of 296.45 feet long Lot No 4; thence N 4° 39' 4" E. a distance of 255.00 feet along Lot 4 to a point on the southerly boundary of Chestnut Hill Road; thence N. 76° 50' 54" W. a distance of 202.03 feet along the southerly boundary of Chestnut Hill Road to point and place of beginning. Said parcel containing 2.90 acres.

All that certain tract or parcel of land with improvements thereon situated in the Town of Colchester, County of New London and State of Connecticut, bounded and described as follows:

Beginning at an iron pin on the southerly side of Chestnut Hill Road at the northwesterly corner of the herein described tract; thence S. 20° 15' 28" E. 262.44 feet to a pin; thence S. 76° 50' 35" E. 215.00 feet to a pin; thence N. 16° 21' 10" E. 214.14 feet to a merestone; thence N. 63° 22' 15" W. 200.00 feet to an iron pin and place of beginning.

Being Lot No. 5 on a plan entitled "Jerry Squire Chestnut Hill Rd. Colchester, Ct. Scale 1"=40' May 1981".

That certain tract or parcel of land with improvements thereon situated in the Town of Colchester, County of New London and State of Connecticut bounded and described as follows:

Beginning at an iron pin on the southerly side of Chestnut Hill Road at the northwesterly corner of Lot 2; thence N. 76° 50' 54" W. 50.06 feet along said road to merestone; thence S. 15° 51' 44" W. 468.88 feet along Lot 1 to an iron pin; thence N. 65° 00' 14" W. 203.65 feet along Lot 1 to an iron pin; thence S. 11° 35' 19" W. 297.55 feet along other land of Squire to an iron

{00313034.8 }

pin; thence N. 05° 51' 00" E. 361.02 feet to an iron pin; thence N. 84° 24' 40" E. 221.08 feet to an iron pin; thence N. 4° 59' 46" E. 197.60 feet along Lot 3 to an iron pin; thence N. 85° 00' 14" W. 285.00 feet along Lot 2 to an iron pin; thence N. 15° 51' 44" E. 461.64 feet along Lot 2 to a drill hole and the place of beginning.

Being Lot 5 on a plan entitled "Subdivision of Land, Property of Jerome Squire, Chestnut Hill Road, Colchester, Conn. July 5, 1980, Scale 1"=100'" prepared by Dutch and Associates.

That certain piece or parcel of land, located on the Southerly boundary of Chestnut Hill Road, in the Town of Colchester, County of New London and State of Connecticut, being a portion of the boundary shown on a map entitled: "Property of Jerome Squire", Chestnut Hill Road, Colchester, Connecticut July 5, 1980, Scale: 1"=100', Sheet 1 of 2 and Sheet 2 of 2, prepared by Dutch & Associates, said premises being bounded and described as follows:

BEGINNING at a point on the Southerly boundary of Chestnut Hill Road, said point being the Northwest corner of herein described piece and the Northeast corner of land now or formerly of Clark and running S 1° 47' 26" E a distance of 248.80 feet to a point;
 thence S 80° 58' 42" W a distance of 591.53 feet to a point;
 thence S 83° 10' 15" W a distance of 335.52 feet to a point;
 thence S 81° 09' 08" W a distance of 555.04 feet to a point;
 thence S 79° 50' 25" W a distance of 361.45 feet to a point;
 thence S 81° 58' 37" W a distance of 336.73 feet to a point;
 thence S 82° 44' 55" W a distance of 400.61 feet to a point;
 thence S 12° 13' 42" E a distance of 345.26 feet to a point;
 thence S 9° 20' 28" E a distance of 393.44 feet to a point;
 thence S 12° 18' 51" E a distance of 406.02 feet to a point;
 thence last ten (10) courses and distances bounded by land now or formerly of Clark;
 thence N 83° 59' 48" E a distance of 627.71 feet to a point;
 thence N 85° 25' 58" E a distance of 432.24 feet to a point;
 thence N 84° 43' 47" E a distance of 452.11 feet to a point;
 thence N 84° 40' 21" E a distance of 506.93 feet to a point;
 thence N 84° 25' 50" E a distance of 606.52 feet to a point;
 thence N 84° 45' 46" E a distance of 273.08 feet to a point;
 thence N 85° 10' 50" E a distance of 795.82 feet to a point, these last seven (7) courses and distances bounded by land now or formerly of Ozimek; thence N 46° 01' 09" W a distance of 773.56 feet to a point; thence N 20° 15' 28" E a distance of 462.44 feet to a point on the Southerly boundary of Chestnut Hill Road, these last two (2) courses and distances bounded by other land of Jerome Squire; thence along the Southerly boundary of Chestnut Hill Road, N 63° 22' 15" W a distance of 90.58 feet to a point; thence continuing along the Southerly boundary of Chestnut Hill Road, N 64° 35' 03" W a distance of 110.44 feet to a point; thence S 20° 15' 28" W a distance of 450.00 feet to a point; thence N 65° 41' 11" W a distance of 623.46 feet to a point; thence N 22° 27' 59" E a distance of 450.00 feet to a point on the Southerly boundary of Chestnut Hill Road, these last three (3) courses and distances bounded by other land of Jerome Squire; thence along the Southerly boundary of Chestnut Hill Road, N 67° 32' 01" W a distance of 42.82 feet to a point; thence continuing along the Southerly boundary of Chestnut Hill Road, N 65° 41' 27" W a distance of 207.18 feet to the point and place of beginning.

Said parcel containing 90.1159 acres.

Received for Record at Colchester, CT
 5/11/2023 03:43:47 PM

Bayle Furman

Colchester Town Clerk



Town of Colchester, CT

Property Report

Map Block Lot

4E-05/004-009

PID 1296

Building # 1

Section # 1

Account

D0329100

Property Information

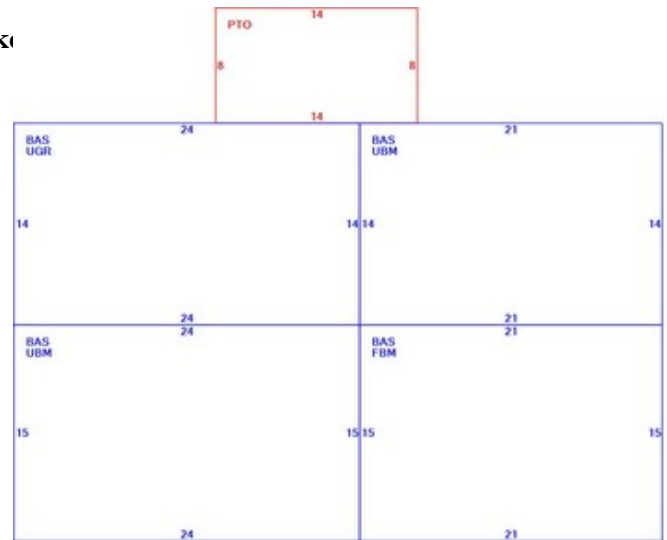
Property Location	140 CHESTNUT HILL RD
Owner	RAPUANO THOMAS M
Co-Owner	na
Mailing Address	140 CHESTNUT HILL RD COLCHESTER CT 06415
Land Use	1010 Single Fam
Land Class	R
Zoning Code	FD
Census Tract	

Neighborhood	
Acreage	0.69
Utilities	UNKNOWN
Lot Setting/Desc	UNKNOWN UNKNOWN
Additional Info	

Photo



Sk



Primary Construction Details

Year Built	1960
Stories	1
Building Style	Ranch
Building Use	Residential
Building Condition	
Interior Floors 1	Hardwood
Interior Floors 2	NA
Total Rooms	5
Basement Garages	
Occupancy	1.00
Building Grade	

Bedrooms	3 Bedrooms
Full Bathrooms	1
Half Bathrooms	1
Extra Fixtures	1
Bath Style	
Kitchen Style	
Roof Style	Gable
Roof Cover	Asphalt
AC Type	None
Fireplaces	0

Exterior Walls	Vinyl Siding
Exterior Walls 2	NA
Interior Walls	Drywall
Interior Walls 2	NA
Heating Type	Hot Water
Heating Fuel	Oil
Sq. Ft. Basement	
Fin BSMT Quality	
Extra Kitchens	



Town of Colchester, CT

Property Report

Map Block Lot

4E-05/004-009

PID **1296**

Building # **1**

Section # **1**

Account **D0329100**

Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	156400	109500
Extras	0	0
Improvements		
Outbuildings	0	0
Land	55600	38900
Total	212000	148400

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	1305	1305
Basement, Finished	315	0
Patio	112	0
Basement, Unfinished	654	0
Bsmt Garage	336	0
Total Area		1305

Outbuilding and Extra Features

Type	Description

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
RAPUANO THOMAS M	0515/0307	10/18/1999	129000
DOLCE GREGORY J + MARY F	0370/0123	10/27/1994	105000
SQUIRE MARTIN	0331/0113	6/15/1993	115000
SQUIRE JEROME + SONDR	0089/0679	1/18/1967	0

VOL 515 PG 307

WARRANTY DEED

To all People to whom these Presents shall come, Greeting:

KNOW YE, THAT Gregory J. Dolce and Mary F. Dolce of the Town of Colchester, State of Connecticut, (Grantors) for the consideration of One Hundred Twenty-nine Thousand and 00/100 (\$129,000.00) Dollars received to their full satisfaction of Thomas M. Rapuano of 43 Glimmer Glen, in the Town of East Haddam, State of Connecticut (Grantee) does give, grant, bargain, sell and confirm unto the said Grantee, his heirs and assigns forever, the following piece or parcel of land, with the improvements thereon and appurtenances thereto, situated in the Town of Colchester, County of New London and State of Connecticut, on the southerly side of Chestnut Hill Road, known as No. 140 Chestnut Hill Road and more particularly described as follows:

Beginning at a point on the Southerly side of said Chestnut Hill Road, which point is Two Hundred Fifty (250) feet Easterly of the Northwest corner of land now or formerly of Sondra Squire and Jerome Squire and the Northeast corner of land of one Clark, the line runs Easterly along a stone wall and a wire fence, a distance of One Hundred Fifty (150) feet; thence running Southerly by an interior angle of 90° along other land now or formerly of Sondra Square and Jerome Squire, a distance of Two Hundred (200) feet; thence running Westerly by an interior angle of 90° along other land now or formerly of Sondra Squire and Jerome Squire, a distance of One Hundred Fifty (150) feet; thence running Northerly along other land now or formerly of Sondra Squire and Jerome Squire, Two Hundred (200) feet to the point of beginning on said Chestnut Hill Road.

Being the same premises acquired by the Grantors herein by warranty deed from Martin H. Squire recorded in Volume 370 at Page 123 of the Colchester Land Records.

Said premises are subject to taxes due the Town of Colchester on the list of October 1, 1998, second installment, not yet due and payable, which the grantee assumes as part consideration for this deed and restrictions as of record may appear.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto him the said Grantee and his heirs and assigns forever, and to him and their own proper use and behoof. And also, they the said Grantors do for themselves and their heirs and assigns covenant with the said Grantee, his heirs and assigns, that at and until the ensealing of these presents, they are well seised of the premises, as a good indefeasible estate in FEE SIMPLE; and they have a good right to bargain and sell the same in

#3657

VOL 515 PG 308

manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as is above written.

AND FURTHERMORE, they the said Grantors do by these presents bind themselves and their heirs and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to him the said Grantee and to his heirs and assigns, against all claims and demands whatsoever, except as is above written.

IN WITNESS WHEREOF, Gregory J. Dolce and Mary F. Dolce have caused this deed to be executed this 15th day of October, 1999.

WITNESS:

GRANTOR:

Gail S. Shaulys
GAIL S. SHAULYS
TORRY L. ZANACEFSKI

Gregory J. Dolce
Gregory J. Dolce
Mary F. Dolce
Mary F. Dolce

STATE OF CONNECTICUT
COUNTY OF HARTFORD

ss.

October 15, 1999

PAID TO: L. A. GREGG
W. H. GREGG

RECEIVED
COLCHESTER, CT
99 OCT 18 AM 9:56

Personally appeared Gregory J. Dolce and Mary F. Dolce, signers and sealers of the foregoing instrument, who acknowledged the same to be their free act and deed, before

\$ 141.90 Conveyance Tax received
Patricia A. LaGrone
Town Clerk of Colchester

Gail S. Shaulys
Gail S. Shaulys
Commissioner of the Superior Court

6451
\$ State Conveyance Tax Received
Patricia A. LaGrone
Town Clerk of Colchester



Town of Colchester, CT

Property Report

Map Block Lot

4E-05/006-001

PID 2167

Building # 1

Section # 1

Account

H0058400

Property Information

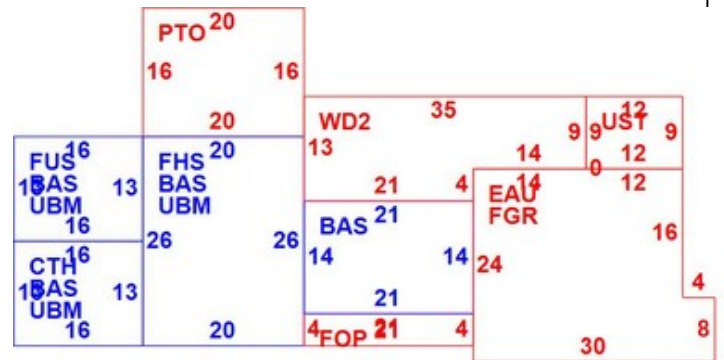
Property Location	128 CHESTNUT HILL RD
Owner	HASTINGS KEVIN B + KATHLEEN K
Co-Owner	na
Mailing Address	128 CHESTNUT HILL RD COLCHESTER CT 06415
Land Use	1010 Single Fam
Land Class	R
Zoning Code	FD
Census Tract	

Neighborhood	
Acreage	2.08
Utilities	UNKNOWN
Lot Setting/Desc	UNKNOWN UNKNOWN
Additional Info	

Photo



Sketch



Primary Construction Details

Year Built	1983
Stories	1.5
Building Style	Cape Cod
Building Use	Residential
Building Condition	
Interior Floors 1	Hardwood
Interior Floors 2	NA
Total Rooms	6
Basement Garages	
Occupancy	1.00
Building Grade	

Bedrooms	3 Bedrooms
Full Bathrooms	2
Half Bathrooms	0
Extra Fixtures	0
Bath Style	
Kitchen Style	
Roof Style	Gable
Roof Cover	Asphalt
AC Type	None
Fireplaces	0

Exterior Walls	Clapboard
Exterior Walls 2	NA
Interior Walls	Drywall
Interior Walls 2	NA
Heating Type	Hot Water
Heating Fuel	Oil
Sq. Ft. Basement	
Fin BSMT Quality	
Extra Kitchens	



Town of Colchester, CT

Property Report

Map Block Lot **4E-05/006-001**

PID **2167**

Building # **1** Section # **1** Account **H0058400**

Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	226300	158400
Extras	2400	1700
Improvements		
Outbuildings	1000	700
Land	58900	41200
Total	288600	202000

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	1230	1230
Cathedral Ceiling	208	0
Attic, Expansion, Unfinished	656	0
Garage	656	0
Half Story, Finished	520	364
Open Porch	84	0
Upper Story, Finished	208	208
Patio	320	0
Basement, Unfinished	936	0
Utility, Storage, Unfinished	108	0
Composite Deck	399	0
Total Area		1802

Outbuilding and Extra Features

Type	Description
Fpl 2ST Chim	1 UNITS
Shed Frame	135 S.F.

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
HASTINGS KEVIN B + KATHLEEN K	0164/0125	3/30/1987	135000

WARRANTEE DEED (Survivorship)

UOI 164
11453



Cleveland Legal Mail Service, Inc.

To all People to whom these Presents shall come, Greeting:

125

KNOW YE, THAT WE, MARK W. CLARK and MARGARET A. CLARK, both of the Town of Colchester, County of New London and State of Connecticut

for the consideration of one dollar and other valuable consideration

received to our full satisfaction of KEVIN B. HASTINGS and KATHLEEN K. HASTINGS, both of the Town of Colchester, County of New London and State of Connecticut

do give, grant, bargain, sell and confirm unto the said KEVIN B. HASTINGS and KATHLEEN K. HASTINGS

and the survivor of them, and the heirs and assigns of the survivor of them forever ~~and their~~

two certain pieces or parcels of land with the buildings thereon and appurtenances thereto situated in the Town of Colchester, County of New London and State of Connecticut and being more particularly bounded and described as follows:

First Piece:

A certain tract or parcel of land located on the southerly side of Chestnut Hill Road in the Town of Colchester, County of New London and State of Connecticut and designated as Parcel "1" on a survey map entitled "Property Survey Prepared for Margaret and Mark Clark, Chestnut Hill Rd., Colchester, Ct., Scale 1"=40', March 15, 1982" and more particularly bounded and described as follows:

Beginning at an iron pin set in the northeast corner of said land which pin is located 2.0 feet northerly from a fence post marking the northwest corner of land of Jerome Squire, thence running south 00 degrees 00 minutes west 285.71 feet to a point which point is the southeast corner of the herein described land; thence running north 90 degrees 00 minutes west 210.00 feet to a point which represents the southwest corner of said tract; thence north 00 degrees 00 minutes east a distance of 285.71 feet to an iron pin at a point which represents the northwest corner of said tract, thence south 90 degrees 00 minutes east 210.00 feet to an iron pin and the point and place of beginning.

Second Piece

A certain piece or parcel of land with the appurtenances thereto situated in the Town of Colchester, County of New London and State of Connecticut and being shown and designated on a certain map or plan entitled "Map Showing Parcel To Be Conveyed To Mark & Margaret Clark Chestnut Hill Rd. Colchester, Ct. Scale 1" = 40' February 13, 1987 Surveying - Engineering Centroplex P.O. Box 15 Colchester, Conn. Jess J. McMinn, L.S." which map is on file in the Colchester Land Records to which reference may be had.

Said premises are more particularly bounded and described as follows:

Beginning at a point marked by an iron pin situated in the southerly line of Chestnut Hill Road which points marks the northeasterly corner of land now or formerly of Mark W. and Margaret A. Clark, the grantees herein, being the First Piece hereinabove described; thence running S 90°00'00" E a distance of 0.93 feet along the southerly line of Chestnut Hill Road as shown on said map to a point; thence running S 25°01'27" E a distance of 247.20 feet to a point; thence running S 57°44'41" W a distance of 373.07 feet to a point marked by an iron pin, the last two courses and distances being along land now or formerly of Jerome Squire as shown on said map; thence running N 00°00'00" E along land now or formerly of Thomas and Laura Clark as

VOI 164

126

shown on said map a distance of 137.39 feet to a point; thence running S 90°00'00" E a distance of 210.00 feet to a point; thence running N 00°00'00" E a distance of 285.71 feet to the point or place of beginning, the last two courses and distances being along land now or formerly of Mark W. & Margaret A. Clark, the grantees herein, being the First Piece hereinabove described.

Said premises are conveyed subject to any ordinance, municipal regulation public or private law and to any easement as of record appears and to taxes on the Colchester Grand List of October 1, 1986 to be hereafter levied, which taxes the Grantees herein assume and agree to pay as part consideration for this transfer.

\$ 148.⁵⁰ Conveyance Tax received

Patricia A. La Juega

Town Clerk of Colchester

\$607.⁵⁰ State Conveyance Tax received

Patricia A. La Juega

Town Clerk of Colchester

VO1164

127

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees and the survivor of them, and the heirs and assigns of the survivor of them forever, and to their own proper use and behoof. And also, we the said grantors do for our selves our heirs, executors, administrators, and assigns covenant with the said grantees, their survivor and such survivor's heirs and assigns, that at and until the ensembling of these presents,

we are well seised of the premises, as a good indefeasible estate in FEE SIMPLE; and we have a good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as is above written.

AND FURTHERMORE, we the said grantors do by these presents bind ourselves and our heirs and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as is above written.

IN WITNESS WHEREOF, WE, MARK W. CLARK and MARGARET A. CLARK

have hereunto set our hands this 27th day of March 19 87

Signed and Delivered in the presence of (Type or Print name below each signature.)

WITNESS:

GRANTOR:

David R. Lynch
DAVID R. LYNCH
William C. Kroll
WILLIAM C. KROLL

Mark W. Clark
MARK W. CLARK
Margaret A. Clark
MARGARET A. CLARK

STATE OF CONNECTICUT, }
COUNTY OF Hartford } ss. Glastonbury March 27, 1987

Personally Appeared Mark W. Clark and Margaret A. Clark
Signer(s) of the foregoing Instrument, and acknowledged the same to be their
free act and deed, before me.

David R. Lynch
Notary Public / Commissioner of Superior Court
DAVID R. LYNCH

Received for record at Colchester, Conn.

STATE OF CONNECTICUT, }
COUNTY OF } ss. on 3-30-87 at 1:52 P.M. 19

Personally Appeared
acknowledged the same to be
and the free act and deed of said corporation/partnership, before me.

Attest, Patricia La Gruga, Town Clerk.

Grantees' Address:

Chestnut Hill Road
Colchester, Connecticut

Notary Public / J. of Peace / Commissioner of Superior Court



Town of Colchester, CT

Property Report

Map Block Lot

4E-05/006-002

PID 888

Building # 1

Section # 1

Account

C0059400

Property Information

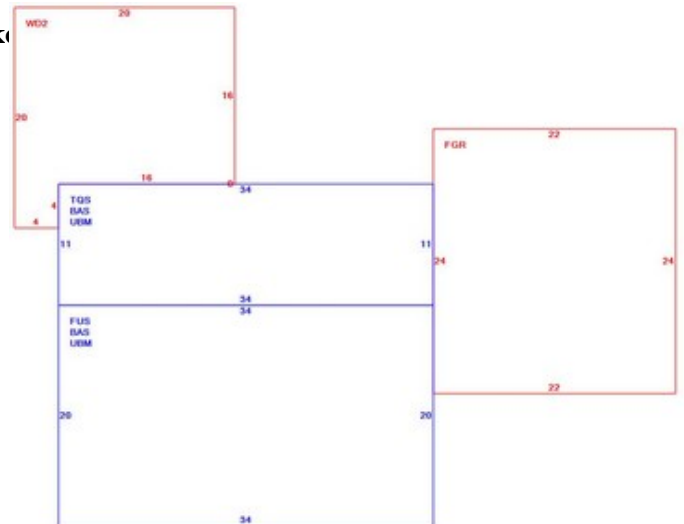
Property Location	122 CHESTNUT HILL RD
Owner	CLARK THOMAS A + LAURA E
Co-Owner	na
Mailing Address	122 CHESTNUT HILL RD COLCHESTER CT 06415
Land Use	1010 Single Fam
Land Class	R
Zoning Code	FD
Census Tract	

Neighborhood	
Acres	6.64
Utilities	UNKNOWN
Lot Setting/Desc	UNKNOWN UNKNOWN
Additional Info	

Photo



Ski



Primary Construction Details

Year Built	1987
Stories	2
Building Style	Colonial
Building Use	Residential
Building Condition	
Interior Floors 1	Carpet
Interior Floors 2	NA
Total Rooms	8
Basement Garages	
Occupancy	1.00
Building Grade	

Bedrooms	4 Bedrooms
Full Bathrooms	2
Half Bathrooms	1
Extra Fixtures	0
Bath Style	
Kitchen Style	
Roof Style	Salt Box
Roof Cover	Asphalt
AC Type	None
Fireplaces	0

Exterior Walls	Clapboard
Exterior Walls 2	NA
Interior Walls	Drywall
Interior Walls 2	NA
Heating Type	Hot Water
Heating Fuel	Oil
Sq. Ft. Basement	
Fin BSMT Quality	
Extra Kitchens	



Town of Colchester, CT

Property Report

Map Block Lot 4E-05/006-002

PID 888

Building # 1

Section # 1

Account C0059400

Valuation Summary (Assessed value = 70% of Appraised Value)

Table with 3 columns: Item, Appraised, Assessed. Rows include Buildings, Extras, Improvements, Outbuildings, Land, and Total.

Sub Areas

Table with 3 columns: Subarea Type, Gross Area (sq ft), Living Area (sq ft). Rows include First Floor, Garage, Upper Story, Finished, Three Quarter Story, Basement, Unfinished, Composite Deck, and Total Area.

Outbuilding and Extra Features

Table with 2 columns: Type, Description. Rows include Fpl 2ST Chim and Shed Frame.

Sales History

Table with 4 columns: Owner of Record, Book/ Page, Sale Date, Sale Price. Rows include CLARK THOMAS A + LAURA E and CLARK THOMAS A + LAURA.

RETURN TO:
Anthony J. Salzarulo
558 Main Street
Cromwell, CT 06416



Doc ID: 001275950002 Type: LAN
BK 1295 PG 147-148

QUIT CLAIM DEED

IN ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that I, **Walter J. Clark**, of the Town of Colchester, County of New London and State of Connecticut, (herein designated as the Releasor), for no consideration paid, Grants to **Thomas A. Clark and Laura E. Clark**, of the Town of Colchester, County of New London and State of Connecticut herein designated as Joint Tenants with Rights of Survivorship, does by these presents remise, release, and forever Quit-Claim unto the said Releasees and to the Releasee's heirs, successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Releasor has or ought to have in or to a certain piece or parcel of land with the buildings and improvements thereon situated in the **Town of Colchester, County of New London and State of Connecticut**, and being more particularly bounded and described as follows:

SEE SCHEDULE A

TO HAVE AND TO HOLD the premises hereby remised, released and quit-claimed with all the appurtenances unto the said Releasees and to the Releasee's heirs, successors and assigns forever, so that neither the Releasor nor the Releasor's heirs, successors or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents, forever barred and excluded.

IN WITNESS WHEREOF, the Releasor, Walter J. Clark, have signed and sealed this instrument on this 1st day of September, 2016.

Signed and delivered in the presence of:

Doreen A. Sharkey
Doreen A. Sharkey

Walter J. Clark

Denise H. Garrey
Denise H. Garrey

STATE OF CONNECTICUT :
 : ss. Cromwell
COUNTY OF MIDDLESEX :

September 1, 2016

Personally Appeared Walter J, Clark, signer and sealers of the foregoing Instrument, and acknowledged the same to be their free act and deed, before me.

Anthony J. Salzarulo
Anthony J. Salzarulo
Commissioner of the Court

Grantee's Address:
122 Chestnut Hill
Colchester, CT 06415

No Conveyance Tax collected

Gayle Ferriman
Town Clerk of Colchester

SCHEDULE A

A certain parcel of land located in the State of Connecticut, County of New London and Town of Colchester described on a certain map entitled "Boundary Survey for Lot Line Revision" prepared for Walter Clark; 58 & 122 Chestnut Hill Road – Colchester, Connecticut; Scale 1 inch = 40 feet – June 21, 2016; Dutch & Associates Land Surveyors 392 South Main Street, Colchester, CT and recorded in the Town of Colchester, Map Records, in Book 48 Page 3314. As the land of Walter Clark to be conveyed to Thomas A. and Laura Clark, area equals 187,983 sq. ft. – 4.32 acres and more particularly bound as follows:

Northerly: by Chestnut Hill Road 290.00 feet;

Easterly: by land now or formerly of Thomas A. or Laura Clark;

Southerly: by land now or formerly of Gingerfield Associates 355.52 feet;

Westerly: by land now or formerly by Walter Clark 732.49 feet.

Received for Record at Colchester, CT
On 09/06/2016 At 2:08:52 pm

Gayle Furman



Town of Colchester, CT

Property Report

Map Block Lot

03-07/038-000

PID 5048

Building # 1

Section # 1

Account

T0356300

Property Information

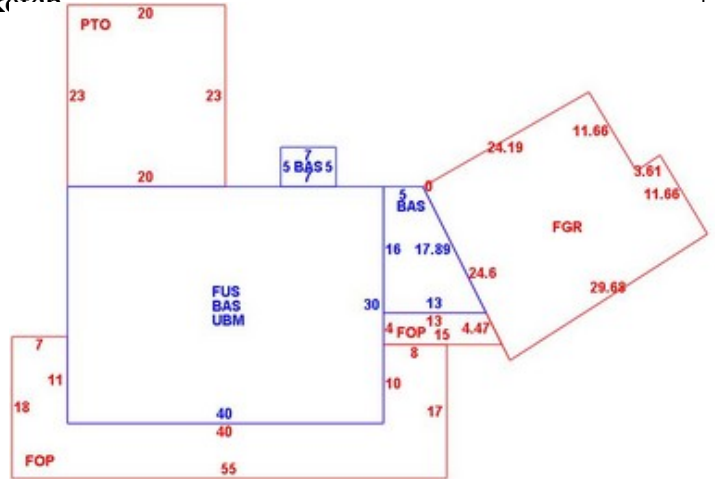
Property Location	363 PARUM RD
Owner	DOOCY CYNTHIA A
Co-Owner	na
Mailing Address	363 PARUM RD COLCHESTER CT 06415
Land Use	1010 Single Fam
Land Class	R
Zoning Code	FD
Census Tract	

Neighborhood	
Acreage	63.3
Utilities	UNKNOWN
Lot Setting/Desc	UNKNOWN UNKNOWN
Additional Info	

Photo



Sketch



Primary Construction Details

Year Built	1988
Stories	2
Building Style	Colonial
Building Use	Residential
Building Condition	
Interior Floors 1	Hardwood
Interior Floors 2	NA
Total Rooms	7
Basement Garages	
Occupancy	1.00
Building Grade	

Bedrooms	3 Bedrooms
Full Bathrooms	2
Half Bathrooms	1
Extra Fixtures	0
Bath Style	
Kitchen Style	
Roof Style	Salt Box
Roof Cover	Asphalt
AC Type	Central
Fireplaces	0

Exterior Walls	Clapboard
Exterior Walls 2	NA
Interior Walls	Drywall
Interior Walls 2	NA
Heating Type	Hot Water
Heating Fuel	Gas
Sq. Ft. Basement	
Fin BSMT Quality	
Extra Kitchens	



Town of Colchester, CT

Property Report

Map Block Lot **03-07/038-000**

PID **5048**

Building # **1** Section # **1** Account **T0356300**

Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	277000	193900
Extras	2500	1800
Improvements		
Outbuildings	150200	105100
Land	133100	93200
Total	562800	394000

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	1379	1379
Garage	642	0
Open Porch	598	0
Upper Story, Finished	1200	1200
Patio	460	0
Basement, Unfinished	1200	0
Total Area		2579

Outbuilding and Extra Features

Type	Description
Shed Frame	120 S.F.
Stable 2	625 S.F.
Garage Poor	660 S.F.
Fpl 2ST Chim	1 UNITS
Steel Building	4000 S.F.
Shed Good	192 S.F.

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
DOOCY CYNTHIA A	1144/0080	1/26/2012	62500
TROMBLEY BRUCE S +	0176/0218	7/16/1987	0



Doc ID: 000600260003 Type: LAN

BK **1144** PG **80-82**

RETURN TO:
Cynthia A. Doocy
363 Parum Road
Colchester, CT 06415

STATUTORY FORM WARRANTY DEED

KNOW YE, THAT, **BRUCE S. TROMBLEY**, of the Town of Charlestown and State of Rhode Island,

for the consideration of SIXTY-TWO THOUSAND FIVE HUNDRED AND 00/100THS DOLLARS, (\$62,500.00)

received to my full satisfaction of **CYNTHIA A. DOOCY**, of the Town of Colchester, County of New London and State of Connecticut,

do grant, bargain, sell and confirm unto the said

CYNTHIA A. DOOCY,

with WARRANTY COVENANTS, all of my right, title and interest in and to:

a certain piece or parcel of land, with the buildings thereon, situated in the Town of Colchester, County of New London and State of Connecticut, known as 363 Parum Road and as shown on a certain map entitled "Map Showing Land to be Conveyed to Cynthia & Bruce Trombley Colchester, Connecticut Scale 1" = 100' Sept, 1985", which map was prepared by Thomas A. Brennan, Jr., and which map is to be placed on file in the Colchester Town Clerk's office, to which map reference may be had for a more particular description of the premises herein conveyed; said premises containing 63.30 acres, more or less, and being bounded and described as follows:

BEGINNING at a point in the northerly highway line of Parum Road (State Road #354), which point marks the southwesterly corner of land shown on said map as "N/F Theodore L. Fedus et al" and the southeasterly corner of the premises herein conveyed;

THENCE along said Fedus land, N 19° 00' 46" E, 400.00 feet to a point; and S 76° 59' 37" E, 118.00 feet to a point in a wire fence line;

THENCE along said Fedus land and land shown on said map as "N/F Deloris Fedus", N 16° 27' 41" E, 43.76 feet to a point; N 14° 31' 07" E, 358.61 feet to a point; N 54° 19' 25" E, 514.54 feet to a point; N 52° 08' 14" E, 569.85 feet to a point; N 67° 11' 29" E, 859.10 feet to a point; N 68° 30' 28" E, 286.05 feet to a point; and N 20° 04' 29" W, 630.74 feet to a point at land shown on said map as "N/F Sandra Squire et al";

THENCE along said Squire land, S 64° 59' 02" W, 497.34 feet to a point; S 70° 13' 04" W, 433.10 feet to a point; S 69° 55' 47" W, F:\DOC\ESTATE PLANNING\Trombley, Bruce S\Warranty Deed - Colchester 2011.doc

495.64 feet to a point; S 67° 23' 07" W, 160.08 feet to a point; and S 70° 00' 03" W, 1,474.84 feet to a point at land shown on said map as "N/F Michael A. Marvin et al";

THENCE along said Marvin land, S 07° 08' 15" E, 207.79 feet to a point; S 04° 25' 54" E, 327.43 feet to a point; and S 05° 50' 23" E, 257.58 feet to a point at land shown on said map as "N/F Ronald Jones et al";

THENCE along said Jones land, S 73° 16' 31" E, 385.00 feet to a point; and S 09° 56' 08" W, 301.32 feet to a point in said northerly highway line of Parum Road;

THENCE along said northerly highway line of Parum Road, S 70° 27' 26" E, 321.08 feet to a point marked by a merestone; and S 76° 59' 37" E, 106.52 feet to the point of beginning.

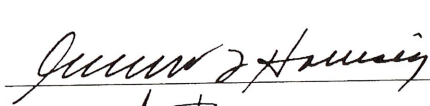
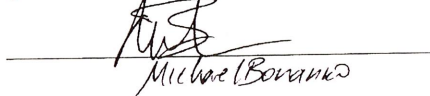
Being all and the same premises conveyed to the Grantor herein by Executor's Deed dated December 18, 1985, and recorded in Volume 148 at Page 996 of the Colchester Land Records. Further reference is made to a Certificate of Change of Name dated July 14, 1987 and recorded in Volume 176 at Page 218 of the said land records.

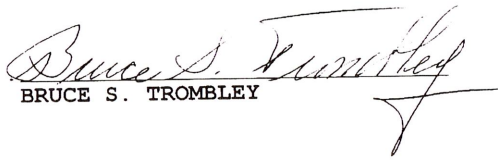
Said premises are conveyed subject to the following:

1. Any and all provisions of any ordinance, municipal regulation, or public or private law.
2. Taxes due the Town of Colchester on the List of October 1, 2010, which taxes the Grantee herein assumes and agrees to pay as part consideration for this conveyance.
3. Building, building line and zoning restrictions as of record appear.
4. Any easements, restrictions, covenants, mortgages and agreements, as of record may appear.

Signed this 17th day of November, 2011.

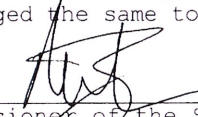
Signed, sealed and delivered
in the presence of:



 Michael Boranko


 BRUCE S. TROMBLEY

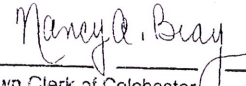
STATE OF CONNECTICUT)
) ss. Manchester November 17, 2011
COUNTY OF HARTFORD)

Personally appeared **BRUCE S. TROMBLEY**, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed, before me.

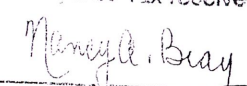


Commissioner of the Superior Court
Michael Bouanno

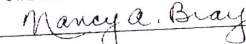
Grantee's Mailing Address:
363 Parum Road
Colchester, CT 06415

\$312⁵⁰ State Conveyance Tax Received


Town Clerk of Colchester

156²⁵ Conveyance Tax received


Town Clerk of Colchester



Nancy A. Bray



Town of Colchester, CT

Property Report

Map Block Lot

03-07/037-000

PID 2138

Building # 1

Section # 1

Account

H0108300

Property Information

Property Location	367 PARUM RD
Owner	HARDY TRACY P + ELIZABETH D
Co-Owner	na
Mailing Address	367 PARUM RD COLCHESTER CT 06415
Land Use	1010 Single Fam
Land Class	R
Zoning Code	FD
Census Tract	

Neighborhood	
Acreage	0.27
Utilities	UNKNOWN
Lot Setting/Desc	UNKNOWN UNKNOWN
Additional Info	

Photo



Sk



Primary Construction Details

Year Built	1945
Stories	1
Building Style	Cape Cod
Building Use	Residential
Building Condition	
Interior Floors 1	Carpet
Interior Floors 2	NA
Total Rooms	4
Basement Garages	
Occupancy	1.00
Building Grade	

Bedrooms	1 Bedroom
Full Bathrooms	2
Half Bathrooms	0
Extra Fixtures	0
Bath Style	
Kitchen Style	
Roof Style	Gable
Roof Cover	Asphalt
AC Type	None
Fireplaces	0

Exterior Walls	Vinyl Siding
Exterior Walls 2	NA
Interior Walls	Drywall
Interior Walls 2	NA
Heating Type	Hot Water
Heating Fuel	Oil
Sq. Ft. Basement	
Fin BSMT Quality	
Extra Kitchens	



Town of Colchester, CT

Property Report

Map Block Lot 03-07/037-000

PID 2138

Building # 1 Section # 1 Account H0108300

Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	118900	83200
Extras	0	0
Improvements		
Outbuildings	21100	14800
Land	40200	28100
Total	180200	126100

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	850	850
Attic, Finished	484	97
Open Porch	72	0
Patio	120	0
Basement, Unfinished	196	0
Total Area		947

Outbuilding and Extra Features

Type	Description
Garage W Loft	750 S.F
Shed Frame	120 S.F.

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
HARDY TRACY P + ELIZABETH D	0357/0325	5/5/1994	40000
FEDUS THEODORE L + DELORES S	0136/0083	7/27/1983	0

FORM 178 CONNECTICUT - WARRANTY DEED - SURVIVORSHIP

vol 357

WETLAND REGISTERED IN A FEE OFFICE

325

To all People to Whom these Presents shall Come, Greeting:

Know Ye That we, THEODORE L. FEDUS and DOLORES S. FEDUS (sometimes spelled Delores S. Fedus) both of the Town of Groton, County of New London and State of Connecticut,

for the consideration of Forty Thousand and 00/100ths (\$40,000.00) Dollars

received to our full satisfaction of TRACY P. HARDY and ELIZABETH D. HARDY, both of the Town of Colchester, County of New London and State of Connecticut,

do give, grant, bargain, sell and confirm unto the said Tracy P. Hardy and Elizabeth D. Hardy,

and unto the survivor of them, and unto such survivor's heirs and assigns forever, that certain parcel of land, together with the buildings and improvements thereon, situated in the Town of Colchester, County of New London and State of Connecticut, known as 367 Parum Road, bounded and described as follows:

See Schedule A attached hereto and made a part hereof.

SCHEDULE A

That certain parcel of land, with the buildings and improvements thereon, situated in the Town of Colchester, County of New London and State of Connecticut, on the northerly side of Parum Road, known as 367 Parum Road, containing 1.08 acres, more or less, and being bounded and described as follows:

- NORTHERLY - by land formerly of Joseph Ozimek, 118 feet;
- EASTERLY - by land now or formerly of Thomas J. Hardy, et al, 400 feet;
- SOUTHERLY - by Parum Road (also known as Connecticut Route No. 354), 118 feet; and
- WESTERLY - by land formerly of Joseph Ozimek, 400 feet.

Being all and the same premises conveyed to the Grantors herein by deed of the Estate of Stella V. Detelj dated July 18, 1983 and recorded in the Colchester Land Records in Volume 136 at Page 83.

Said premises are conveyed subject to building, building line, zoning, subdivision and inland wetland ordinances and regulations of the Town of Colchester.

As part consideration on this deed the Grantees herein assume and agree to pay property taxes to become due to the Town of Colchester on and after July 1, 1994.

01234

Vol 357

19325-326

326

vol 351

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

And also, we, the said grantors do for ourselves and our heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the ensembling of these presents we are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, we, the said grantors, do by these presents bind ourselves and our heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, we have hereunto set our hand and seal this day of May in the year of our Lord nineteen hundred and ninety-four, Signed, Sealed and Delivered in presence of

James E. St. Clair

Theodore L. Fedus

Paul Gregory

Dolores S. Fedus

90 MAY -5 AM 10:47 COLCHESTER, CT

State of Connecticut, } SS. Colchester
County of New London

On this the day of May, 1994, before me, Robert F. Gregory, the undersigned officer, personally appeared

Theodore L. Fedus and Dolores S. Fedus known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, as their free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.

\$ 10. State Conveyance Tax received

Robert F. Gregory
Commissioner of the Superior Court
Title of Officer

State of Connecticut } SS.
County of Colchester

On this the day of 19 before me, the undersigned officer, personally appeared

who acknowledged himself to be the a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

In Witness Whereof, I hereunto set my hand and official seal.

44.00 Conveyance Tax received

Leticia A. LaRocca
Town Clerk of Colchester
Title of Officer

Latest address of Grantee:
No. and Street 373 Perum Road
City Colchester
State CT Zip 06415



Town of Colchester, CT

Property Report

Map Block Lot

03-07/039-000

PID 717

Building # 1

Section # 1

Account

C0179100

Property Information

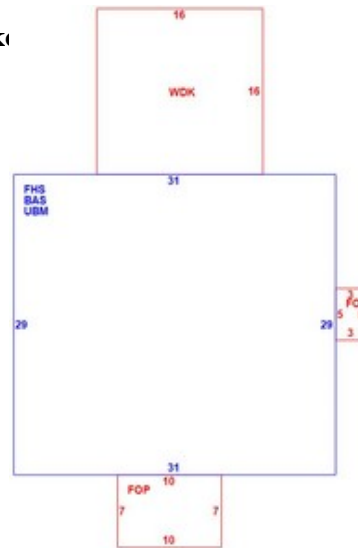
Property Location	353 PARUM RD
Owner	GEORGENS KELBY
Co-Owner	na
Mailing Address	353 PARUM RD COLCHESTER CT 06415
Land Use	1010 Single Fam
Land Class	R
Zoning Code	FD
Census Tract	

Neighborhood	
Acreage	2.26
Utilities	UNKNOWN
Lot Setting/Desc	UNKNOWN UNKNOWN
Additional Info	

Photo



Sk



Primary Construction Details

Year Built	1930
Stories	1.5
Building Style	Cape Cod
Building Use	Residential
Building Condition	
Interior Floors 1	Hardwood
Interior Floors 2	NA
Total Rooms	7
Basement Garages	
Occupancy	1.00
Building Grade	

Bedrooms	2 Bedrooms
Full Bathrooms	1
Half Bathrooms	0
Extra Fixtures	0
Bath Style	
Kitchen Style	
Roof Style	Salt Box
Roof Cover	Asphalt
AC Type	None
Fireplaces	0

Exterior Walls	Vinyl Siding
Exterior Walls 2	NA
Interior Walls	Plaster
Interior Walls 2	NA
Heating Type	Steam
Heating Fuel	Oil
Sq. Ft. Basement	
Fin BSMT Quality	
Extra Kitchens	



Town of Colchester, CT

Property Report

Map Block Lot **03-07/039-000**

PID 717

Building # **1** Section # **1**

Account **C0179100**

Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	147900	103500
Extras	0	0
Improvements		
Outbuildings	4100	2900
Land	47700	33400
Total	199700	139800

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	899	899
Half Story, Finished	899	629
Open Porch	85	0
Basement, Unfinished	899	0
Wood Deck	256	0
Total Area		1528

Outbuilding and Extra Features

Type	Description
Shed Frame	240 S.F.
Shed Frame	120 S.F.

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
GEORGENS KELBY	0826/0001	1/19/2005	158500
CARLI PETER J	0210/0352	7/8/1988	105000

VOL 826 PG 001

Statutory Warranty Deed

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY

To All People To Whom These Presents Shall Come, Greeting:

Know Ye, that, PETER J. CARLI, of the Town of Colchester, County of New London and State of Connecticut, for the consideration of One Hundred Fifty Eight Thousand Five Hundred and 00/100ths (\$158,500.00) received to my full satisfaction of KELBY GEORGENS, do give, grant, bargain, sell and confirm unto the said KELBY GEORGENS, with Warranty Covenants, a certain piece or parcel of land known as 353 Parum Road, Colchester, CT 06415, and more particularly bounded and described in Schedule A attached hereto and made a part hereof.

Signed, Sealed and Delivered in the presence of (as to both):

[Signature]
Jeffrey F. Walsh - Witness

[Signature]
CRESSA TULLER - Witness

[Signature]
Peter J. Carli

RECEIVED
COLCHESTER, CT
05 JAN 19 AM 2:17
NANCY A. BRAY
TOWN CLERK

State of Connecticut, County of Hartford ss: Manchester

The foregoing instrument was acknowledged before me this 13th day of January, 2005, by Peter J. Carli.

#00002
\$792.00 State Conveyance Tax Received
Nancy A. Bray
Town Clerk of Colchester

[Signature]
Dawn L. Babinetz
Notary Public
My Comm Exp: 11/30/07

Latest mailing address of Grantee:
353 Parum Road
Colchester, CT 06415

\$396.05 Conveyance Tax received
Nancy A. Bray
Town Clerk of Colchester

VOL 826 PG 002

SCHEDULE A

353 Parum Road, Colchester, CT 06415

That certain parcel of land, with the buildings and improvements thereon, situated in the Town of Colchester, County of New London and State of Connecticut, bounded and described as follows:

BEGINNING at a point in the southwest corner of the farm on the north side of Parum Road where the same is intersected by land now or formerly of Mary Pehowda:

THENCE - northerly along said boundary, 255 feet;

THENCE - easterly along land now or formerly of John Ozimek, 385 feet;

THENCE - southerly along land now or formerly of said Ozimek, 300 feet to the north side of Parum Road;

THENCE - westerly along the north side of said road, 328 feet to the point of beginning.

Said premises contain 2.25 acres.

EXCEPTING THEREFROM that tract of land conveyed to the State of Connecticut for highway purposes by deed recorded in the Colchester Land Records in Volume 78 at Pages 101-102.

Said premises are subject to any and all provisions of any ordinance, municipal regulation, or public or private law; and taxes on the Grand List of October 1, 2003, to the Town of Colchester, which taxes the grantee herein agrees to assume and pay as part consideration for this conveyance.

Reference may be had to a Warranty Deed from Ronald O. Jones and Mary E. Jones to Peter J. Carli dated July 1, 1988 and recorded in Volume 210 at Page 352 of the Colchester Land Records.



**PLANNING & ZONING COMMISSION
TOWN OF COLCHESTER, CONNECTICUT**

APPLICATION FOR REGULATION CHANGE

This application form, applicable fee(s), a written statement of rationale for the proposed regulation change(s), five (5) copies of the proposed regulation change(s) and all required supporting documentation shall be submitted to the Planning & Zoning Commission Office no later than noon (12:00P) on the Monday before the next regularly scheduled meeting (the first and third Wednesday of the month excepting Holiday periods). Public Hearing is required.

NAME OF APPLICANT: Colchester Planning & Zoning Department
(Please Print)

MAILING ADDRESS: 127 Norwich Avenue, Suite 105, Colchester, CT 06415

EMAIL ADDRESS: dsorrentino@colchesterct.gov TELEPHONE: (860) 537-7282

PROPOSING CHANGE(S) TO THE FOLLOWING REGULATIONS (Check all that apply):

ZONING REGULATIONS SUBDIVISION REGULATIONS

PLAN OF CONSERVATION & DEVELOPMENT

BRIEF DESCRIPTION OF PROPOSED CHANGE(S): Proposed amendments to Sections 3.3, 3.4, 5.3.2, 8.3, 8.9 and 20.4 to resolve identified issues, definitions and limitations for drive-thru window versus pick-up window and bring accessory apartment regulations into compliance with State Statutes.

STATEMENT OF RATIONALE FOR PROPOSED REGULATION CHANGE(S): ATTACH SEPARATE PAGE(S)

REGULATION TEXT: ATTACH SEPARATE PAGE(S)

REQUIRED TEXT FORMATTING FOR ALL REGULATION AMENDMENT SUBMISSIONS:

Existing regulation text to remain shall be in plain font, no italics, no bold, no underline: Text to remain

Existing regulation text to be omitted or deleted shall be shown with a strike-through: ~~Text to be deleted~~

Proposed regulation text to be added shall be shown in bold with underline. **Text to be added**

ATTORNEY OR AGENT FOR APPLICANT: N/A TELEPHONE: N/A

MAILING ADDRESS: N/A

CONTACT PERSON TO WHOM CORRESPONDENCE AND INQUIRIES SHOULD BE DIRECTED:

NAME: Demian A. Sorrentino, AICP, CSS - Planning Director Town of Colchester
(Please Print) (Firm Name, if Applicable)

MAILING ADDRESS: 127 Norwich Avenue, Suite 105, Colchester, CT 06415

EMAIL ADDRESS: dsorrentino@colchesterct.gov TELEPHONE: (860) 537-7282

Demian Sorrentino 6/5/23
APPLICANT(S) SIGNATURE DATE

FOR OFFICIAL USE ONLY BELOW THIS LINE

DATE APPLICATION SUBMITTED: _____ P&ZC FEE PAID: \$ _____ CK# _____

DATE OF RECEIPT BY P&ZC: _____ PUBLIC HEARING START DATE: _____

PUBLIC HEARING END DATE: _____ DATE OF DECISION: _____

NOTICE OF DECISION PUBLISHED: _____ ENGINEERING REVIEW FEES PAID: _____

EXISTING REGULATIONS:

3.3 SPECIAL PERMIT USES IN THE RU DISTRICT

The following are eligible for Special Permit in the RU District after consideration and approval from the Commission:

1. Commercial Kennel;
2. Accessory Apartments;
3. Bed and Breakfast;
4. Golf course;
5. Institutional and municipal land uses including public utilities;
6. Day care/nursery schools in accordance with Section 8.8.9 of these Regulations and licensed by the State of Connecticut;
7. Educational Institutions;
8. Agricultural uses permitted by Special Permit pursuant to Section 8.9.

3.4 RURAL USE DISTRICT DESIGN STANDARDS

1. Minimum Lot Area

The minimum lot area for the RU district shall be 80,000 square feet. Land to be developed for residential uses in the RU District may be developed under the following development options:

- A. Conservation Subdivision:** Development as a conservation subdivision is required where new Roads or Road extensions are proposed or for any subdivision proposed with more than four (4) lots.

Conservation subdivisions provide an opportunity for greater flexibility in the design of subdivisions with a view towards preserving and enhancing the natural beauty of the Landscape; protecting areas with unique or fragile natural resources; producing more attractive, safe and healthy living environments, conserving natural resources, and to encouraging Low Impact Development (LID) methods.

The minimum lot size for calculating Gross Residential Density (GRD) for a conservation subdivision shall be 80,000 square feet. Lot Frontage shall be three hundred (300) feet on Arterial and Collector Roads and two hundred fifty (250) feet on Local or dead-end roads. See Sections 3.8 and 3.9 for possible lot size reductions.

- B. Conventional Subdivision:** For developing residential lots fronting on existing Roads, the minimum lot size for calculating Gross Residential Density (GRD) shall be 120,000 Square Feet. Lot Frontage shall be three hundred fifty (350) feet on Arterial and Collector Roads and three hundred (300) feet on local or dead-end Roads. Minimum Lot width shall not be less than two hundred (200) feet at any point excepting Flag Lots per Section 8.11.7.
- 2. Maximum Building Coverage** for residential use on any lot shall not exceed twelve percent (12%) of the Buildable Area, and twenty percent (20%) for nonresidential uses.
- 3. Maximum Building Height** – The maximum Building Height for structures within the RU District shall be thirty-five (35) feet, except where otherwise expressly permitted. Agricultural uses are permitted to exceed thirty-five (35) feet in accordance with Section 8.9.5.E and certain architectural features are permitted to exceed thirty-five (35) feet in accordance with Section 8.11.10.
- 4. Building Setbacks**
- A. Front Yard Setbacks** for land uses on existing Arterial and Collector Roads in the RU District shall preserve rural vistas to the maximum extent practicable. See Exhibit 2.
- 1. For proposed residential uses where the Road edges are cleared of trees,** the Front Yard Setback shall be a minimum of two hundred (200) feet and shall include a minimum of one hundred fifty (150) feet of Meadow or active agricultural land measured from the edge of the right of way. Significant trees, ponds or other natural features may also be included in the Front Yard.
- 2. For proposed residential uses where the Road edges are forested,** the Front Yard Setback shall be a minimum of one hundred (100) feet and a minimum forested buffer of fifty (50) feet shall be maintained. This Setback requirement may also be applied to Road edges that are cleared if the applicant demonstrates, through the use of a Landscape plan, prepared by a licensed landscape architect, that a fifty (50) foot forested buffer will be installed at the time of construction.
- 3. For proposed residential uses utilizing existing Local Roads or proposed new Roads or extensions,** the Front Yard Setback shall be seventy-five (75) feet.
- B. Side and Rear Yard Setbacks** – For proposed conservation subdivisions, side and rear Yard Setbacks shall be a minimum of twenty-five (25) feet. For Lots created within a conventional subdivision, the side and rear Yard Setbacks shall be no less than thirty- five (35) feet.
- 5. Buildable Area** – Individual Lots shall contain a minimum contiguous and accessible Buildable Area that can contain a square with sides equal to one hundred fifty (150) feet or an equivalent sized rectangle with the shortest side not less than one hundred twenty-five (125) feet.

5.3.2 SPECIAL PERMIT USES IN THE TC DISTRICT

The following uses are eligible for Special Permit in the TC District subject to consideration and approval of the Commission:

1. Multi-Family residential development on parcels with ten (10) acres or more of buildable area and subject to the requirements of Section 8.1, may include more than eight (8) dwelling units per building but in no event shall exceed thirty six (36).
2. Cannabis Food and Beverage Manufacturer.

8.3 ACCESSORY APARTMENTS

Accessory Apartments shall be permitted in connection with all Single-Family Dwellings in accordance with the standards contained herein.

1. The Zoning Permit application and Site Plan shall be of sufficient detail, as determined by the Zoning Enforcement Officer, to determine compliance with the design standards of this Section and, in addition, the applicant for an Accessory Apartment use shall submit:
 - A. Required application form, completed, signed, and dated by the property owner.
 - B. A copy of the current deed for the subject Parcel.
 - C. A sworn notarized statement from the applicant(s) that he/she/they will reside at the subject Premises as a condition of maintaining the validity of the Accessory Apartment. This statement shall be placed on the Land Records against the name of the owner and shall only be released upon a written request to remove the Accessory Apartment or replacement with a similar statement executed by a subsequent owner. Failure to comply with the owner occupancy requirements herein shall be deemed a violation of these Regulations, and be grounds for enforcement, which may include revocation of the Zoning Permit.
 - D. A set of floor plans and Building elevations, with dimensions or drawn to scale, depicting the existing interior and exterior of the structure and clearly depicting the proposed interior and exterior of the structure after the creation of the Accessory Apartment. If no exterior Building improvements are proposed, Building elevations are not required.
 - E. A calculation of Floor Area for the existing Dwelling and Accessory Apartment.
 - F. A Site Plan prepared by a licensed surveyor that indicates the location of any existing and proposed structures on the Parcel, the existing and/or proposed utilities to service the Dwelling and Accessory Apartment, parking and Driveway areas, and any other information or reports that the Zoning Enforcement Officer may require to determine compliance with the intent and purpose of these Regulations.

2. Design Standards

- A. The Accessory Apartment must be created within or attached to a Single- Family Dwelling and have a common wall with living space in the primary Dwelling and there shall be only one Accessory Apartment permitted for each Single-Family Dwelling. Principal access must occur through the primary Building. Secondary access is acceptable through a common garage, rear entrance or breezeway from the primary residence. See Exhibit 10, below.
- B. The owner of the Dwelling Unit with which the Accessory Apartment is associated must occupy at least one of the Dwelling Units.

Exhibit 10 – Accessory Apartment – Entrance and Relationship to Primary Unit

- C. All new construction shall meet the Building Coverage, minimum Setback requirements, and Building Height requirements applicable to the principal structures for the zoning district in which the Accessory Apartment is to be located.
- D. The Accessory Apartment shall be serviced by the same water and wastewater system serving the principal residence provided such service complies with all current requirements of the Public Health Code. The Accessory Apartment may share utilities (electric and heat) with the principal residence.
- E. The Accessory Apartment shall clearly be the secondary and subordinate use and is limited to one (1) bedroom. The maximum Floor Area of the Accessory Apartment shall not exceed 600 square feet or thirty-three percent (33%) of the combined Floor Areas of the principal Single-Family Dwelling and the Accessory Apartment, whichever is less. The definition of Floor Area in Section 20.4 of these Regulations shall be used for the purposes of calculating the size of the Accessory Apartment.
- F. Off-street parking shall be provided for all Accessory Apartments and for the principal Single-Family Dwelling Unit. Parking and access from the public right-of-way shall serve both the principal and accessory unit, and shall not be distinguishable as separate facilities.
- G. The Accessory Apartment shall have its own independent sleeping, cooking and sanitary facilities and shall comply with all other applicable building, housing and health codes.
- H. The entire Building to be converted shall comply with all current applicable, state, local, health, building and housing codes after conversion and shall maintain the exterior appearance and architectural style (roof line, roof pitch, building materials, colors, window style, and spacing, etc.) of the principal residence. Accessory Apartments created through conversion or Addition shall have a common wall with the living quarters of the principal residence and main access through the principal residence. This may be accomplished via the incorporation of one entrance to both the principal residence and Accessory Apartment to reflect the single-family architectural style.
- I. Accessory Apartments shall not be considered as “units” for the purpose of calculating the maximum residential Density.

8.9 AGRICULTURAL USES

2. Agriculture is defined as that included in CGS Section 1-1 (q), as follows: *Except as otherwise specifically defined, the words “agriculture” and “farming” shall include cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, other molluscan shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale. The term “farm” includes farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoop houses and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities. The term “aquaculture” means the farming of the waters of the state and tidal wetlands and the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farm lands. Nothing herein shall restrict the power of a local zoning authority under chapter 124.*

Notwithstanding anything herein contained to the contrary, the cultivation of marijuana, including medical marijuana, is prohibited in the Town of Colchester in all zones other than the Large Scale Indoor Agricultural Zone.

20.4 DEFINITIONS

ACCESSORY APARTMENT: A Dwelling Unit which is clearly secondary to the principal use as a Single-Family Dwelling, which meets the criteria in these Regulations and is intended to provide affordable housing for young individuals or older persons who no longer can, or wish to, maintain a traditional Dwelling. Access is provided through the primary Dwelling.

PROPOSED REGULATION AMENDMENTS:

3.3 SPECIAL PERMIT USES IN THE RU DISTRICT

The following are eligible for Special Permit in the RU District after consideration and approval from the Commission:

1. Commercial Kennel;
- ~~2.~~ Accessory Apartments;
- ~~3.~~ 2. Bed and Breakfast;
- ~~4.~~ 3. Golf course;
- ~~5.~~ 4. Institutional and municipal land uses including public utilities;
- ~~6.~~ 5. Day care/nursery schools in accordance with Section 8.8.9 of these Regulations and licensed by the State of Connecticut;
- ~~7.~~ 6. Educational Institutions;
- ~~8.~~ 7. Agricultural uses permitted by Special Permit pursuant to Section 8.9.

3.4 RURAL USE DISTRICT DESIGN STANDARDS

1. Minimum Lot Area

The minimum lot area for the RU district shall be 80,000 square feet. Land to be developed for residential uses in the RU District may be developed under the following development options:

- A. Conservation Subdivision:** Development as a conservation subdivision is required where new Roads or Road extensions are proposed or for any subdivision proposed with more than four (4) lots.

Conservation subdivisions provide an opportunity for greater flexibility in the design of subdivisions with a view towards preserving and enhancing the natural beauty of the Landscape; protecting areas with unique or fragile natural resources; producing more attractive, safe and healthy living environments, conserving natural resources, and to encouraging Low Impact Development (LID) methods.

The minimum lot size for calculating Gross Residential Density (GRD) for a conservation subdivision shall be 80,000 square feet. Lot Frontage shall be three hundred (300) feet on Arterial and Collector Roads and two hundred fifty (250) feet on Local or dead-end roads. See Sections 3.8 and 3.9 for possible lot size reductions.

- B. Conventional Subdivision:** For developing residential lots fronting on existing Roads, the minimum lot size for calculating Gross Residential Density (GRD) shall be 120,000 Square Feet. Lot Frontage shall be three hundred fifty (350) feet on Arterial and Collector Roads and three hundred (300) feet on local or dead end roads. Minimum Lot width shall not be less than two hundred (200) feet at any point excepting Flag Lots per Section 8.11.7.

2. Maximum Building Coverage for residential use on any lot shall not exceed twelve percent (12%) of the Buildable Area, and twenty percent (20%) for nonresidential uses.
3. Maximum Building Height – The maximum Building Height for structures within the RU District shall be thirty-five (35) feet, except where otherwise expressly permitted. Agricultural uses are permitted to exceed thirty-five (35) feet in accordance with Section 8.9.5.E and certain architectural features are permitted to exceed thirty-five (35) feet in accordance with Section 8.11.10.
4. Building Setbacks
 - A. Front Yard Setbacks for **all** land uses ~~on existing Arterial and Collector Roads~~ in the RU District shall preserve **existing vegetation, stone walls and** rural vistas to the maximum extent practicable. See ~~Exhibit 2~~.
 1. ~~For proposed residential uses where the Road edges are cleared of trees, the Front Yard Setback shall be a minimum of two hundred (200) feet and shall include a minimum of one hundred fifty (150) feet of Meadow or active agricultural land measured from the edge of the right of way. Significant trees, ponds or other natural features may also be included in the Front Yard.~~ **Required front yard setbacks for proposed development on new lots shall be one hundred (100) feet on Arterial Roads (CT State Routes) and seventy-five (75) feet on all other roads.**
 2. ~~For proposed residential uses where the Road edges are forested, the Front Yard Setback shall be a minimum of one hundred (100) feet and a minimum forested buffer of fifty (50) feet shall be maintained. This Setback requirement may also be applied to Road edges that are cleared if the applicant demonstrates, through the use of a Landscape plan, prepared by a licensed landscape architect, that a fifty (50) foot forested buffer will be installed at the time of construction.~~ **Required front yard setbacks for proposed development on improved lots shall be one hundred (100) feet on Arterial Roads (CT State Routes) and seventy-five (75) feet on all other roads, except that:**
 - a. **Existing buildings not meeting the required front yard setback can be expanded both vertically and laterally along the existing front building line, provided that the existing front yard setback is not further reduced and all other applicable requirements are met (see Sec. 13.3.2);**
 - b. **Proposed detached accessory buildings/structures, ground mounted solar arrays and swimming pools may be built up to, but not beyond, the existing front building line, provided that all other applicable requirements are met.**
 3. ~~For proposed residential uses utilizing existing Local Roads or proposed new Roads or extensions, the Front Yard Setback shall be seventy five (75) feet.~~

Exhibit 2 – Front Yard Setbacks **DELETE**

- B. ~~Side and Rear Yard Setbacks~~ – ~~For proposed conservation subdivisions, side and rear Yard Setbacks shall be a minimum of twenty five (25) feet. For Lots created within a conventional subdivision, the side and rear Yard Setbacks shall be no less than thirty five (35) feet.~~ **Side and rear yard setbacks shall be thirty-five (35) feet, except that:**
- 1. Side and rear yard setbacks shall be twenty-five (25) feet for lots in Conservation Subdivisions.**
 - 2. Existing buildings not meeting the required side/rear yard setback can be expanded both vertically and laterally along the existing side/rear building line, provided that the existing side/rear yard setback is not further reduced and all other applicable requirements are met (see Sec. 13.3.2).**
 - 3. One shed less than 200 SF may be 10' in accordance with the requirements of Section 8.8.19.**
 - 4. Swimming pools, associated decks and other appurtenances may be fifteen (15) feet in accordance with the requirements of Section 8.4.**
5. ~~Buildable Area – Individual Lots~~ **All new lots in the RU District** shall contain a minimum contiguous and accessible Buildable Area that can contain a square with sides equal to one hundred fifty (150) feet or an equivalent sized rectangle with the shortest side not less than one hundred twenty-five (125) feet.

5.3.2 SPECIAL PERMIT USES IN THE TC DISTRICT

The following uses are eligible for Special Permit in the TC District subject to consideration and approval of the Commission:

1. Multi-Family residential development on parcels with ten (10) acres or more of buildable area and subject to the requirements of Section 8.1, may include more than eight (8) dwelling units per building but in no event shall exceed thirty six (36).
2. Cannabis Food and Beverage Manufacturer.
- 3. Pick-Up Window as defined in Section 20.4. This use is expressly prohibited within the Historic Preservation Overlay Zone (HPOZ).**

8.3 ACCESSORY APARTMENTS

Accessory Apartments shall be permitted in connection with all Single Family Dwellings in accordance with the standards contained herein

One accessory apartment may be permitted, subsequent to the issuance of a Zoning Permit by the Zoning Enforcement Officer, upon any property that contains a single-family residence, provided that all requirements of this Section are satisfied.

1. Application Requirements

The Zoning Permit application and **accompanying** Site Plan shall be of sufficient detail, as determined by the Zoning Enforcement Officer, to determine compliance with the ~~design standards~~ **requirements** of this Section and, in addition, the applicant for an Accessory Apartment use shall submit:

~~A.~~ Required application form, completed, signed, and dated by the property owner.

~~B.~~ A copy of the current deed for the subject Parcel.

~~C.~~ **A.** A sworn notarized statement from the applicant(s) **property owner** that he/she/they will reside at the subject premises **occupy either the principal single-family residence or the accessory** apartment as a condition of maintaining the validity of the Accessory Apartment. This statement shall be placed on the Land Records against the name of the owner and shall only be released upon a written request to remove the Accessory Apartment or replacement with a similar statement executed by a subsequent owner. Failure to comply with the owner-occupancy requirements herein **requirement** shall be deemed a violation of these Regulations, and be grounds for enforcement, which may include revocation of the Zoning Permit.

~~D.~~ **B.** A set of floor plans and Building elevations, with dimensions or drawn to scale, depicting the existing interior and exterior of the structure and clearly depicting the proposed interior and exterior of the structure after the creation of the Accessory Apartment. If no exterior Building improvements are proposed, Building elevations are not required.

~~E.~~ **C.** A calculation of Floor Area for the **principal single-family residence** dwelling and the **proposed** Accessory Apartment, **per the definition of Floor Area contained in Section 20.4 of these regulations.**

~~F.~~ **D.** A Site Plan prepared by a licensed surveyor that indicates the location of any existing and proposed structures on the Parcel, the existing and/or proposed utilities to service the ~~Dwelling~~ **principal single-family residence** and Accessory Apartment, parking and Driveway areas, and any other information or reports that the Zoning Enforcement Officer may require to determine compliance with the intent and purpose of these Regulations.

E. The decision on any application for an Accessory Apartment shall be rendered not later than sixty-five (65) days after receipt of such application, except that an applicant may consent to one or more extensions of not more than an additional sixty-five days or may withdraw such application.

2. Design Standards Requirements

- A. ~~The Accessory Apartment must be created within or attached to a Single-Family Dwelling and have a common wall with living space in the primary Dwelling and there shall be only one Accessory Apartment permitted for each Single-Family Dwelling. Principal access must occur through the primary Building. Secondary access is acceptable through a common garage, rear entrance or breezeway from the primary residence. See Exhibit 10, below. may be within or in addition to the principal single-family residence, or within a detached accessory building. If within a detached accessory building, the size-specific permitting requirements of Section 15.3.1 of these regulations shall be followed.~~
- B. ~~The owner of the Dwelling Unit single-family residence with which the Accessory Apartment is associated must occupy at least one of the Dwelling Units. either the single-family residence or the Accessory Apartment.~~

~~Exhibit 10 – Accessory Apartment – Entrance and Relationship to Primary Unit DELETE~~

- C. All new construction shall meet the Building/Lot Coverage, minimum Setback requirements, and Building Height requirements applicable to the ~~principal structures for the zoning district in which the Accessory Apartment is to be located.~~
- ~~D.~~ ~~The Accessory Apartment shall be serviced by the same water and wastewater system serving the principal residence provided such service complies with all current requirements of the Public Health Code. The Accessory Apartment may share utilities (electric and heat) with the principal residence.~~
- ~~E.~~ D. The Accessory Apartment shall clearly be the secondary and subordinate use to the principal single-family residence and is shall be limited to one (1) bedroom. The maximum Floor Area of the Accessory Apartment shall ~~not exceed 600 square feet or thirty three percent (33%) of the combined Floor Areas of the principal Single-Family Dwelling and the Accessory Apartment, whichever is less.~~ not exceed thirty percent (30%) of the floor area of the principal single-family residence or one thousand (1,000) square feet, whichever is less. The definition of Floor Area in Section 20.4 of these Regulations shall be used for the purposes of calculating the size of the Accessory Apartment.
- ~~F.~~ E. One designated off-street parking space shall be provided for the Accessory Apartment in addition to those required. Off-street parking shall be provided for all Accessory Apartments and for the principal single-family residence. Dwelling Unit. Parking and access from the public right-of-way shall serve both the principal and accessory unit, and shall not be distinguishable as separate facilities.
- ~~G.~~ F. The Accessory Apartment shall have its own independent sleeping, cooking and sanitary facilities and shall comply with all other applicable building, housing and public health codes.
- ~~H.~~ The entire Building to be converted shall comply with all current applicable, state, local, health, building and housing codes after conversion and shall maintain the exterior appearance and architectural style (roof line, roof pitch, building materials, colors, window style, and spacing,

etc.) of the principal residence. Accessory Apartments created through conversion or Addition shall have a common wall with the living quarters of the principal residence and main access through the principal residence. This may be accomplished via the incorporation of one entrance to both the principal residence and Accessory Apartment to reflect the single-family architectural style.

- ↳ **G.** Accessory Apartments shall not be considered as “units” for the purpose of calculating the maximum residential density.

H. Pursuant to CT General Statutes Section 8-2o(d), the Colchester Sewer and Water Department shall not: (1) consider an accessory apartment to be a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless such accessory apartment was constructed at the same time as a new single-family dwelling on the same lot; or (2) require the installation of a new or separate utility connection directly to an accessory apartment or impose a related connection fee or capacity charge.

8.9 AGRICULTURAL USES

2. Agriculture is defined as that included in CGS Section 1-1 (q), as follows: *Except as otherwise specifically defined, the words “agriculture” and “farming” shall include cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, other molluscan shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale. The term “farm” includes farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoop houses and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities. The term “aquaculture” means the farming of the waters of the state and tidal wetlands and the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farm lands. Nothing herein shall restrict the power of a local zoning authority under chapter 124.*

~~Notwithstanding anything herein contained to the contrary, the cultivation of marijuana, including medical marijuana, is prohibited in the Town of Colchester in all zones other than the Large Scale Indoor Agricultural Zone.~~

20.4 DEFINITIONS

DRIVE-THROUGH (DRIVE-THRU) WINDOW - A convenience amenity to commercial development designed to allow customers to remain in their motor vehicle while performing two or more of the following functions: (1) order goods; (2) pay for goods; and (3) receive goods that are intended to be consumed off-premises. This definition shall apply to fast-food restaurant uses, service uses such as, but not limited to banks, retail uses such as, but not limited to, pharmacies, and car washes. This use is expressly prohibited within the Town Center (TC) district.

PICK-UP WINDOW - A convenience amenity to commercial development designed to allow customers to remain in their motor vehicle to receive goods that have been pre-ordered and pre-paid, which goods are intended to be consumed off-premises. This definition shall apply only to restaurant uses that also have on-premises dining. This use is expressly prohibited within the Historic Preservation Overlay Zone (HPOZ).

ACCESSORY APARTMENT: A **separate** dwelling unit which is clearly secondary **and subordinate** to the principal use as a Single-Family Dwelling **single-family dwelling located on the same lot**, which meets the **all specified** criteria in **established by Section 8.3 of** these Regulations. and is intended to provide affordable housing for young individuals or older persons who no longer can, or wish to, maintain a traditional Dwelling. Access is provided through the primary Dwelling.