

# Town of East Lyme

## APPLICATION FOR SPECIAL PERMIT

Date of Application: 5/26/22 Zone: CA

Applicant's Name: 138 BPR, LLC

Applicant's Address: 138 Boston Post Road, East Lyme, CT 06333 Telephone: 860-391-5995

Location of Affected Premises: 138 Boston Post Road, East Lyme Assessor's Map/Block/Lot: 07/31.1

Owner of Record: 138 BPR, LLC Volume/Page: V1053/Pg129

Owner's Address: 138 Boston Post Road, East Lyme, CT 06333 Telephone: \_\_\_\_\_

**DESCRIPTION OF SPECIAL PERMIT REQUESTED** {Requires compliance with Zoning Regulations 24, 25 & 9 and all other applicable Zoning Regulations of the Town of East Lyme; also state which sections of Zoning Regulations Special Permit is subject to}:

8.2.8 - Elderly Housing, CA - Three proposed elderly (55+) housing apartment buildings (17 total units) with 3 covered detached garage buildings and associated improvements. The existing single-family Victorian house on the property will remain. The existing barn will remain and the 2nd floor space will be converted to a small office.

Signature of Owner: \_\_\_\_\_ 

Signature of Applicant: \_\_\_\_\_ Same

**Attach a true copy of the Deed and a Site Plan {10 copies required}.** A copy of the deeds for all affected properties and a site plan demonstrating compliance with all applicable zoning code requirements must accompany this application.

**Proof of posting of Special Permit Application public notice sign (Section 25.4.3-1).** Proof of posting of the Special Permit Application for Public Notice must be submitted.

\*\*\*\*\*

**Below this line for Office Use Only:**

\*\*\*\*\*

Deed Copies Attached:	YES	NO		PERMIT FEE: SPECIAL PERMIT FEE	\$150.00	<u>150.0</u>
				OUTDOOR DINING RENEWAL	\$20.00	_____
Site Plan Attached:	YES	NO	N/A	SITE PLAN FEE	\$300.00	<u>300.</u>
				STORM WATER	\$300.00	<u>300.</u>
				STATE FEE:	\$60.00	_____
CHECK #:	<u>5827</u>			TOTAL DUE:		\$ <u>810.00</u>

Date Approved: \_\_\_\_\_ Date Denied: \_\_\_\_\_

Approval subject to conditions below:

1. \_\_\_\_\_
2. \_\_\_\_\_

Approval to become effective upon publication and date of entry into the land records of the Town of East Lyme affecting the premises as described in this application.

Date: \_\_\_\_\_ Attest \_\_\_\_\_  
East Lyme Zoning Chairman

Return to:  
Theodore A. Harris  
Stevens, Harris & Guernsey, P.C.  
351 Main Street  
Niantic, CT 06357

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of

**WARRANTY DEED-STATUTORY**

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

KNOW YE, THAT, Flanders Baptist and Community Church, ("Grantor(s)"), by Kimberly J. Thompson, duly authorized Chairperson of the Board of Trustees, of the Town of East Lyme County of New London and State of Connecticut, for the consideration of THREE HUNDRED TWENTY THOUSAND AND NO/100ths DOLLARS (\$320,000.00) and other valuable considerations received to my full satisfaction of 138 BPR LLC, of the Town of Old Lyme, County of New London and State of Connecticut, do hereby give, grant, bargain, sell and confirm unto the said 138 BPR LLC.

ad. C.

Certain real property, situated in the Town of East Lyme, County of New London and State of Connecticut, known as 138 Boston Post Road Road, East Lyme CT06333, and being more particularly bounded and described as attached Schedule A.

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CLE

The Grantees herein assume and agree to pay all taxes hereinafter due to the Town of East Lyme.

**INTENTIONALLY LEFT BLANK**

ad. C.

NO CONVEYANCE TAX RECEIVED  
KAREN MILLER GALEO  
EAST LYME, CT TOWN CLERK

Phone: (860) 444-0144  
Fax: (860) 201-1112  
Email: [Team@sabililaw.com](mailto:Team@sabililaw.com)



Chelsea Groton Building  
One Montauk Ave, New London CT 06320  
Mailing: P.O. Box 774, Waterford, CT 06385



Schedule A

Please note that the description typed below is based off of a prior poor copy:

The Land referred to herein below is situated in the County of New London, State of Connecticut, and is described as follows:

one certain tract of land situated in said East Lyme in the Village of Flanders, bounded and described as follows: (viz) North on Lyme and New London Turnpike Road (so called) East over land of Daniel Caulkins, South over lands of William Potts and west over lands of Grantor containing two acres more or less, and is described by commencing at the southeast corner adjoining lands of William Potts and Daniel Caulkins running North by land of Daniel Caulkins to the above-named Road, thence west by said Turnpike Road one hundred twenty-six (126) feet, thence South by lands of Grantor to the land of Wm Potts or cemetery one hundred twenty-six (126) feet to first station. And it is hereby agreed and said Committee and their successors in office are bound to make and to maintain between and the above described lot all necessary fences. Intending to convey all that property described in a certain deed to And it is hereby agreed and said Committee and their successors in office are bound to make and to maintain between and the above described lot all necessary fences. Intending to convey all that property described in a certain deed to (Committee of) The First Baptist Church of East Lyme by warranty deed from Edward Luce dated 4/16/1879 and recorded in Book 7 at Page 200 of the East Lyme Land Records;

Said premises is also described as follows:

One certain tract of land situated in said East Lyme in the Village of Flanders, bounded and described as follows: (viz) North on Lyme and New London Turnpike Road (so called) East over land of Daniel Caulkins, South over lands of William Potts and west over lands of Grantor containing two acres more or less, and is described by commencing at the southeast corner adjoining lands of William Potts and Daniel Caulkins running North by land of Daniel Caulkins to the above-named Road, thence west by said Turnpike Road one hundred twenty-six (126) feet, thence South by lands of Grantor to the land of Wm Potts or cemetery one hundred twenty-six (126) feet to first station. And it is hereby agreed and said Committee and their successors in office are bound to make and to maintain between and the above described lot all necessary fences. Intending to convey all that property described in a certain deed to And it is hereby agreed and said Committee and their successors in office are bound to make and to maintain between and the above described lot all necessary fences. Intending to convey all that property described in a certain deed to (Committee of) The First Baptist Church of East Lyme by warranty deed from Edward Luce dated 4/16/1879 and recorded in Book 7 at Page 200 of the East Lyme Land Records;

RECEIVED FOR RECORD  
Apr 05, 2021 10:41:56A  
Karen Miller Galbo  
TOWN CLERK  
EAST LYME, CT