

Geraghty & Bonnano, LLC

Attorneys at Law

MICHAEL S. BONNANO
JOHANNA McCORMICK
PAUL M. GERAGHTY*
MARK A. DUBOIS†
WILLIAM J. RIORDAN

*Also Admitted in New York
† Board Certified, Trial Advocate

Hand Delivered

William Mulholland, ZEO
Town of East Lyme Zoning Commission
108 Pennsylvania Ave
Niantic, CT 06357

Re: English Harbour Capital Partners LLC
Zone Change Application
237 Upper Pattagansett Road

Dear Mr. Mulholland:

Enclosed please find the following:

1. Warranty Deed recorded on March 13, 2023 at Vol. 1094- Page 646
2. Two 24 X 36 and six 11 x 17 copies of the A-2 Survey of the property.
3. A Check in the amount of \$460.00
4. The completed zone change application.

Please place this matter on the September 7, 2023, Zoning Commission agenda.

Thank you for your assistance.

Very truly yours,



Paul M. Geraghty
Enc.

cc: Kristen Clarke P.E. w/o enc.

Received

AUG 24 2023

Town of East Lyme

PO Box 519
Niantic, CT 06357
(860) 691-4114
Fax: (860) 691-0351

Town of East Lyme
Land Use

Zone Change Permit # _____

Date Entered into ZC Log _____

APPLICATION FOR ZONE CHANGE REQUEST

Date of Application: 8/24/2023 Zone: Affordable Housing District

Applicant's Name: Paul Geraghty, Esq.

Applicant's Address: 38 Granite Street, New London, CT Telephone: 860-447-8077

Location of Affected Premises: 237 Upper Pattagansett Road Assessor's Map/Block/Lot: 39.0/10-2

Owner of Record: English Harbour Capital Partners LLC Volume/Page: 1094/646

Owner's Address: 20 Risingwood Drive, Bow, NH 03304 Telephone: 434-409-9515

DESCRIPTION OF ZONE CHANGE REQUESTED *{Must comply with Section 28 of the East Lyme Zoning Regulations and requires compliance with all applicable Zoning Regulations of the Town of East Lyme}*:

The zone change requested will revert the zoning on this property to RU-40

Signature of Owner: *Kristin Clarke*

Signature of Applicant: *[Signature]*

Below this line for Office Use Only:

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.

Attach an accurate map. Please attach a copy of a map delineating the dimensional meets and bounds and names of adjacent property owners.

Deed Copies Attached: YES NO PERMIT FEE: ZONE CHANGE FEE \$400.00

Map Attached: YES NO N/A SITE PLAN FEE \$200.00 _____

STORM WATER \$200.00 _____

STATE FEE: \$60.00

TOTAL DUE: 1429 \$ 460.00

CHECK #: _____

Date Approved: _____

Date Denied: _____

Approval subject to conditions below:

1. _____
2. _____
3. _____

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

40.0 31
BUHLER CHAD & HOLLY
235B UPPER PATTAGANSETT
EAST LYME, CT 6333

39.0 10-1 //
EAST LYME LAND TRUST INC
12 ENID LN
EAST LYME, CT 6333

39.0 10-2
ENGLISH HARBOR CAPITAL
30 N GOULD ST STE 21326
SHERIDAN, WY 82801

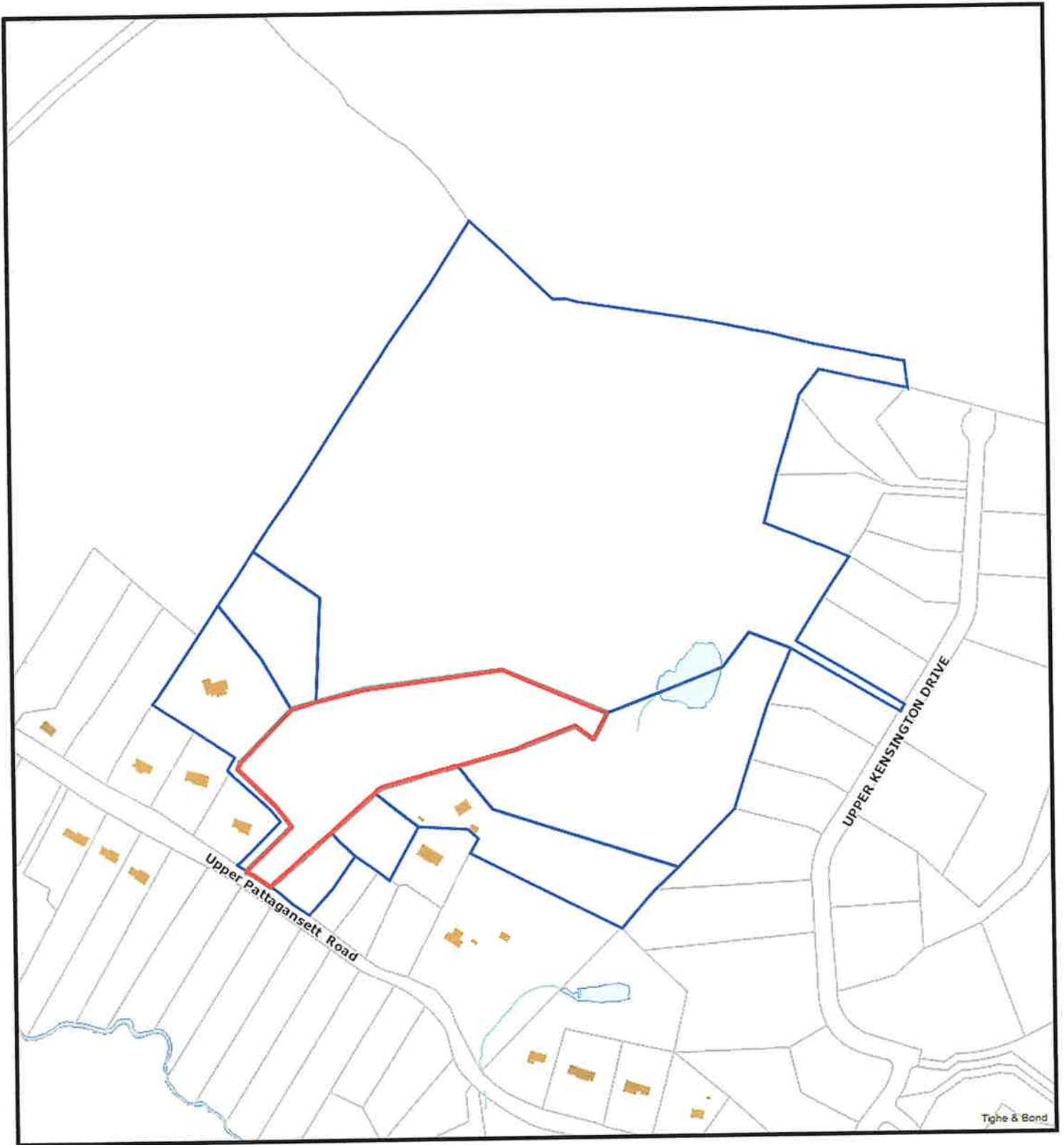
39.0 11-1
FRISBIE CARLA A & RICHARD
233 UPPER PATTAGANSETT
EAST LYME, CT 6333

39.0 11-6
PAZZ & CONSTRUCTION LLC
PO BOX 817
EAST LYME, CT 6333

39.0 11-5
SILVIA COURTNEY P & KELLY
235 UPPER PATTAGANSETT
EAST LYME, CT 6333

39.0 10
STEVENS ERIN G
239 UPPER PATTAGANSETT
EAST LYME, CT 6333

39.0 10-3
STEVENS ERIN G
239 UPPER PATTAGANSETT
EAST LYME, CT 6333



Tghe & Bond

8/21/2023 6:46:45 AM

Scale: 1"=400'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



EXHIBIT 1

Return To:
Kristen Clarke P.E.
20 Risingwood Dr
Bow, NH 03304

VOL: 1094 PG: 646
INST: 00000590

WARRANTY DEED-STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE
ENGLISH HARBOUR ASSET MANAGEMENT LLC of the City of Cheyenne, County of Laramie and State of Wyoming, for consideration of **ONE DOLLAR (\$1.00)** and other good and valuable consideration grants to **ENGLISH HARBOUR CAPITAL PARTNERS LLC** of the City of Sheridan, County of Sheridan and State of Wyoming with **WARRANTY COVENANTS**, all that certain piece or parcel of land situated in the Town of East Lyme, County of New London and State of Connecticut, known as 237 Upper Pattagansett Road containing 6.5 acres being further bounded and described on Schedule A attached hereto. Said land is further identified on a Map recorded in Drawer 8 #118 of the Land Records titled " Lot Line Revisions Nottingham Hills Subdivision Lots 19, 20, 21, & 32 Property Owner :English Harbour Asset Management LLC c/o Kristen Clarke P.E. 375 N. Bend Drive, Manchester, N.H. prepared by Gesick & Associates, 19 Cedar Island Ave., Clinton, Connecticut 06413" to which reference may be had.

Said Premises are conveyed subject to:

Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.

Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.

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

IN WITNESS WHEREOF, the Grantor(s) has/have caused these presents to be executed on this 6th day of September, 2022.

Witnessed by:

ENGLISH HARBOUR ASSET
MANAGEMENT LLC

[Signature] S Anton Stobert

Alice Robbins Allie Robbins

By: Kristen Clarke
Kristen T. Clarke
Its Manager, duly authorized

STATE OF NEW HAMPSHIRE

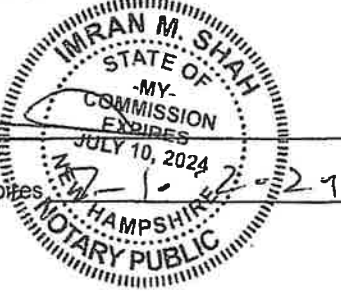
COUNTY OF

Merrimack

)
) ss:
)

On this 6th day of September __, 2022, before me, the undersigned officer, personally appeared Kristen T. Clarke, as Manager of English Harbour Asset Management LLC, known to me (or satisfactorily proven) to be the persons whose name is transcribed to the foregoing document and acknowledged same to be her free act and deed, and the free act and deed of the company, before me.

[Signature]
Notary Public
My Commission Expires



Schedule A

VOL: 1094 PG: 648
INST: 00000590

Beginning at a 7/8" Rebar Found, which is in the Northeasterly Corner of the Parcel, N69°12'02"E a distance of 75.00' To a 5/8" Rebar Found, thence the following courses & distances:

S28°20'05"W a distance of 85.00' to a point
N53°05'23"W a distance of 65.80' to a point
S69°12'09"W a distance of 190.00' to a point
S74°11'59"W a distance of 75.94' to a point
S72°31'26"W a distance of 112.34' to a point
S74°25'49"W a distance of 91.03' to a point
S73°34'12"W a distance of 142.24' to a point
S54°28'09"W a distance of 15.45' to a point
S47°22'15"W a distance of 12.90' to a point
S47°22'15"W a distance of 35.52' to a point
S48°44'07"W a distance of 84.62' to a point
S49°35'30"W a distance of 54.30' to a point
S46°40'51"W a distance of 29.20' to a point
S47°05'42"W a distance of 4.18' to a point
S47°05'42"W a distance of 44.53' to a point
S50°13'11"W a distance of 18.28' to a point
S48°44'03"W a distance of 79.05' to a point
S48°25'07"W a distance of 64.06' to a point
N58°20'55"W a distance of 88.85' to a point
N45°14'24"E a distance of 199.40' to a point
N36°16'40"W a distance of 81.63' to a point
N46°22'12"W a distance of 154.78' to a point
N29°17'53"E a distance of 24.20' to a point
N44°08'02"E a distance of 214.88' to a Drill Hole Found
N76°13'39"E a distance of 67.87' to a 5/8" Rebar Found
N76°13'39"E a distance of 153.44' to a 7/8" Rebar Found
N82°32'08"E a distance of 268.25' to a 5/8" Rebar Found
N82°32'08"E a distance of 146.00' to a 7/8" Rebar Found
S67°54'27"E a distance of 168.46' to a 5/8" Rebar Found
S67°54'27"E a distance of 170.00' to a 7/8" Rebar Found and point of beginning

Said Parcel area contains 283,648.44 Sq. Ft. ± or 6.51 Acres ±, and is referenced on Property Survey of 237 Upper Pattagansett Road, East Lyme, Connecticut Prepared for English Harbour Asset Management LLC Prepared By Gesick & Associates P.C. Dated March 3, 2023 Scale 1" = 50'

RECEIVED FOR RECORD
Mar 31, 2023 01:01:47P
Karen Miller Galbo
TOWN CLERK
EAST LYME, CT

EXHIBIT 2