

Received

APPLICATION NO. OCT 1 2024

Town of East Lyme
Land Use



**PLANNING COMMISSION APPLICATION
FOR SUBDIVISION / RE-SUBDIVISION, SUBDIVISION
MODIFICATION, POCD AND SUBDIVISION REGULATION
AMENDMENT**

APPLICATION TYPE: Subdivision _____ Re-Subdivision Subdivision Modification _____
POCD Amendment _____ Subdivision Amendment _____

NAME OF SUBDIVISION: N/A

PROPOSED ROAD NAME(S): N/A LENGTH _____ l.f.
(attach list if more than one)

PROPERTY LOCATION: *(attach 8 1/2 x 11 location map)* 269 Flanders Road

APPLICANT: Niantic Management LLC

Address: 269 Flanders Road East Lyme CT 06333 Phone: _____ Fax: _____
e-mail: nianticmotel6@gmail.com

OWNER: <same as applicant>

Address: _____ Phone: _____ Fax: _____
e-mail: _____

PRIMARY CONTACT /AGENT : Joe Wren, PE

Address: 40 Elm Street, 2nd Floor Phone: 860-388-9343 Fax: _____
Old Saybrook, CT 06475 e-mail: jwren@indigo-land.com

ASSESSOR'S MAP(S) & LOT(S) 31.0/6 TOTAL ACRES 7.08

ZONING DISTRICT(S) CA CONV/O.S. (circle one) CAM N/A # LOTS 1 new lot

FLOOD ZONE _____ AQUIFER W/IN 500' TOWN BOUNDARY _____ FARM LAND _____

WATER SUPPLY Public SEWAGE DISPOSAL Public
(attach letter from Water & Sewer Dept. if public and Ledge Light Health District if on-site)

CONSERVATION COMMISSION APPLICATION: N/A PERMIT#: _____

WAIVER(S) REQUESTED: *(attach letter)* Yes, see attached

ZONING VARIANCES: *(attach copy from land records)* None

PLANS PREPARED BY (Engineer) Surveyor: Indigo Land Design, LLC

Address: 40 Elm Street, 2nd Floor Old Saybrook, CT 06475 Phone: 860-388-9343 Fax: _____
e-mail: jwren@indigo-land.com

David Annino, LS 860-388-2068
Annino Survey LLC
222 Old Boston Post Road anninosurvey@att.net <surveyor>
Old Saybrook, CT 06475

ATTORNEY: Eric Parker, Esq.

Address: 41 New Britain Avenue
Rocky Hill, CT 06067

Phone: 860-563-7482 **Fax:** _____
e-mail: ep@romanoparker.com

PREVIOUS SUBDIVISION(S) IF RE-SUBDIVISION OR LOT LINE REVISION:

Record Subdivision Plan of Chalet Susse International, Inc. _____ **Map** _____ **Dwr.** _____
dated 10/28/92 and last revised 4/23/93

_____ **Map** _____ **Dwr.** _____

_____ **Map** _____ **Dwr.** _____

CHECKLIST ATTACHED

CONSENTS AND PERMISSIONS:

The undersigned owner, or legally authorized agent, hereby consents to necessary and proper inspections of the property that is the subject of this application by agents of the Commission at reasonable times both before and after approval is granted by the Commission.

The undersigned declares all information submitted with this application is accurate to the best of his/her knowledge and belief. If such information subsequently proves to be false, deceptive, incomplete or inaccurate, the approval may be modified, suspended, or revoked by the Commission.

Chintan Desai, Member _____ *Desai* _____ 9-24-24
Owner's Printed Name **Owner's Signature** **Date**

<same as owner> _____ _____
Applicant's Printed Name **Applicant's Signature** **Date**

FOR INTERNAL USE ONLY:

SUBMITTED:
APPLICATION FEE:
PROCESSING FEE:
DATE OF RECEIPT:
SET P.H. BY:
PUBLISH LEGAL NOTICE:
HEARING HELD:
DECISION BY:
CONDITIONAL APPROVAL:
LEGAL NOTICE
FINAL APPROVAL:
LEGAL NOTICE:
LETTER OF DECISION:

BOND SUBMITTED:
OPEN SPACE CONVEYED:
MYLARS FILED:
ROAD ACCEPTED:
DEEDS & EASEMENTS FILED:

SUBDIVISION APPLICATION CHECKLIST

- Original & 1 copy application form
- 12 copies 11" x 17" at no less than 1 inch = 200 feet
- 10 copies of all maps required by Sec 4-1-6 through 4-1-8 and 4-1-12.
- Application Fee
- Waiver Request, if applicable W- waiver request (see attached)
- Design Report
 - Natural & Cultural Resources Map (4-1-4)
 - Archaeological Survey (5-11)
 - Biological Survey <NDDDB map attached - site not in NDDDB area>
 - Soil Scientist's Report
 - Pesticide Report (5-10)
 - Yield Plan showing Conventional layout
 - Cluster/Conservation Design (for subdivisions > 20 acres)
 - Choice of Design Option Report & Narrative
 - Open Space Report Narrative
 - Zoning Compliance Chart
 - Traffic Report (>100 lots & non-residential)
 - Sewage Disposal Report ((5-5)
 - Water Supply Report ((5-6)
 - Stormwater Management Plan / Hydrological Report (5-7)
 - Drainage calcs. W/map showing proposed drainage areas
- Record Subdivision Plan (5-1)
- Site Development Plan (Grading & E&S)
- Road Construction (Plan & Profile)
- Construction Plans
- CAM application if applicable
- Easements and Deeds
- Construction Cost Estimate for Public Improvements
- List of Adjacent Property Owners
- Notification of Adjacent Property Owners (Certificates of Mailing) if public hearing
- Post Sign

Review By Others:

- East Lyme Inland Wetlands Agency
- Regional Planning Commission (abuts or straddles an adjacent municipality)
- Adjacent Municipality (abuts or straddles an adjacent municipality)
- Environmental Review Team
- CT Department of Public Health (if located w/in public water supply aquifer protection area)

Niantic Management LLC
269 Flanders Road, East Lyme, CT

Waiver Request Letter

Proposed Lot 1B

- 1) **Natural & Cultural Resources Map (4-2-3A)** ~ Based on the USDA soil types (udorthents & urban land) and previous site activity (driveway and stormwater system), and other features (or lack thereof), this site has no significant natural or cultural resources. Also, this site is between major roads and the existing Motel 6 and is not within a DEEP NDDDB area.
- 2) **Archaeological Survey (4-2-3B)** ~ Based on information in #1 above, this site has no potential for supporting any significant archaeological resources.
- 3) **Soil Scientist's Report (4-2-3D)** ~ Based on the USDA soil types, site observations, topography, and a review of the town GIS mapping, there are no wetland soils on site. An IW application is not required for this project.
- 4) **Pesticide Report (4-2-3E)** ~ The future use and zone classification of the property is commercial, not residential. Also, there is no known history of pesticide application on the property. Additionally, the entire lot is disturbed land based on USDA soil types.
- 5) **Yield & Cluster/Conservation Plan & Choice of Design Option Report** ~ Not applicable to this commercial re-subdivision project and only one additional lot is proposed.
- 6) **Traffic Report (4-2-3F)** ~ The proposed re-subdivision results in only one new lot. No actual construction is proposed at this time and the proposed specific commercial use has not yet been determined. The DOT is currently reconstructing the intersection and signalization of King Arthur Drive and Route 161.
- 7) **Stormwater Management Plan (4-2-3I)** ~ There is no proposed construction or increase in impervious area as part of this project so the stormwater runoff will not change as a result of the proposed re-subdivision.

Sanitation & Water Supply Reports

Sanitation Report (4-2-3G)

The existing motel on the property and the proposed lot are served by public sewer. No septic system will serve either parcel.

Water Supply Report (4-2-3H)

The existing motel on the property and the proposed lot are served by public water. No water supply well will serve either parcel.

The Commission has the authority to determine whether a submission constitutes a complete application in accordance with the regulation requirements. If after reviewing a submission, the Commission finds the application to be incomplete in any material respects, it may vote to deny the application. Prior to taking this action, the applicant will be given the opportunity to withdraw the incomplete application. No fees shall be refunded upon withdrawal of an incomplete application.

APPLICATION FEE CALCULATION SHEET

2.1 Subdivision Application Review. For subdivisions and re-subdivisions, the following fees shall be paid at the time of application to the Planning Commission:

2.1.1	# Lots <u> 1 </u> X \$100.00	<u> 100.00 </u>
2.1.2	Base Fee	\$750.00
2.1.3	Public Hearing Fee, if applicable (\$1250.00)	<u> 1,250.00 </u>
2.1.4	Design Review Fee -LF new road <u> Ø </u> X \$1.00	<u> Ø </u>
2.1.5	Professional/Legal Consultations (actual cost)	<u> TBD </u>
2.1.6	State of Conn. Fee	\$60.00
	SUBTOTAL	<u> \$ 2,160.00 </u>

2.2 Subdivision Application Processing and Inspection. Upon approval of a subdivision/ re-subdivision by the Planning Commission, the following fees shall be paid prior to the Chair's signing the approved subdivision plan:

2.2.1	# Lots <u> 1 </u> X \$100	<u> \$ 100.00 </u>
2.1.2	Base Fee	\$100.00
2.2.3	Road/Utility Document Review Fee (\$400.00)	<u> \$ 400.00 </u>
2.2.4	Inspection Fee - LF of new road <u> Ø </u> X \$1.00	<u> </u>
2.2.5	E & S Control Fee - # Lots <u> 1 </u> X \$50.00	<u> \$ 50.00 </u>
	SUBTOTAL	<u> \$ 550.00 </u>

2.3 Coastal Area Management Review

Lots X \$10.00 (\$25.00 min.) N/A

2.4 Application for Revision of Lot Line

\$150.00




TOTAL FEES \$ 2,710.00

Fees based on Section 2 of the Town Ordinance Establishing Schedule of Fees for Conservation Planning and Zoning Commissions as amended.

Natural Diversity Data Base Areas

EAST LYME, CT

June 2024

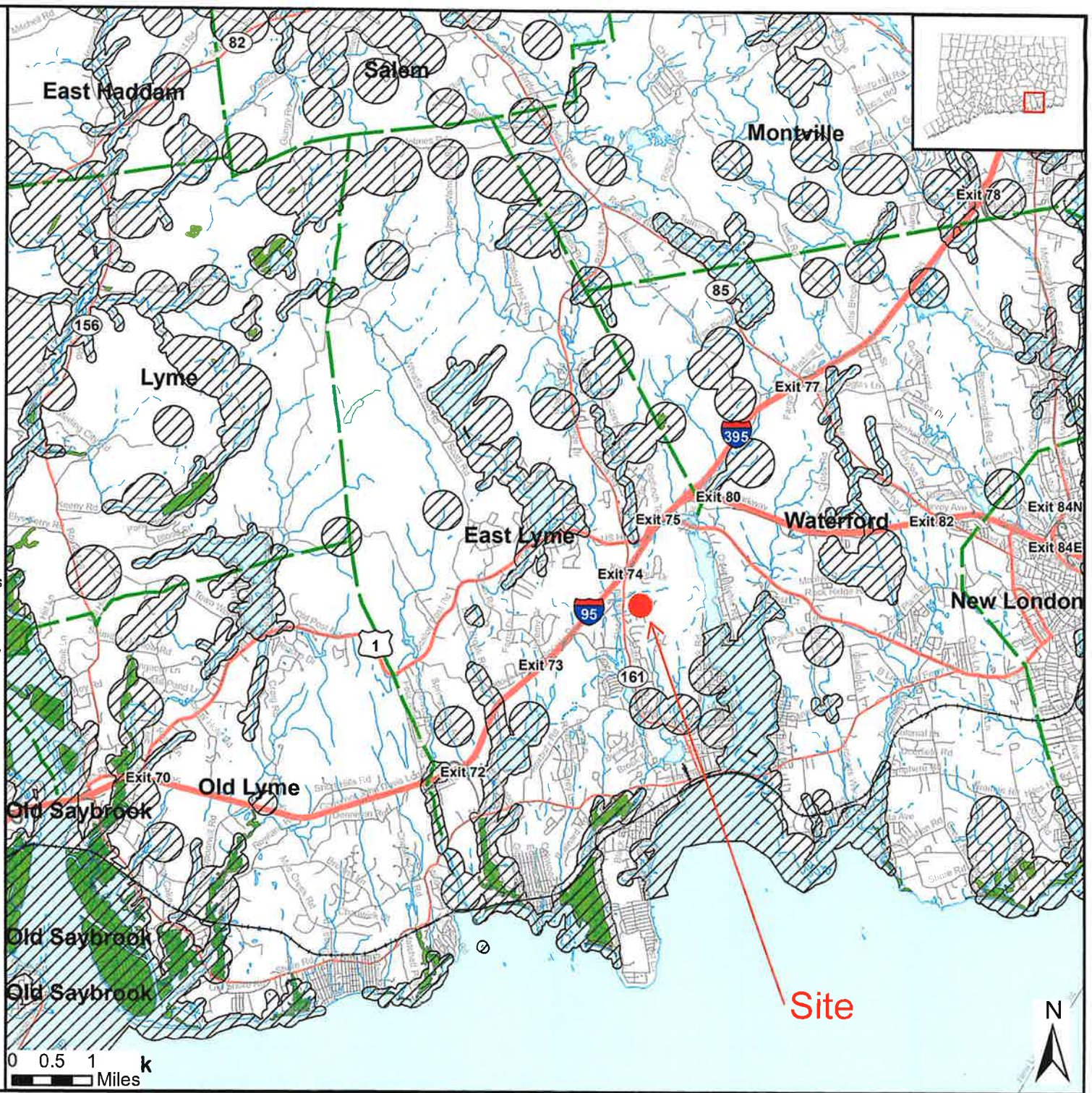
-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

NOTE: This map shows known locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, use DEEP ezFile <https://filings.deep.ct.gov/DEEPPortal/> to submit a Request for Natural Diversity Data Base State Listed Species Review or Site Assessment. More detailed instructions are provided along with the request form on our website. <https://portal.ct.gov/deep-nddbrequest>

Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St, Hartford, CT 06106
email: deep.nddbrequest@ct.gov
Phone: (860) 424-3011



Adjacent Property Owners to 269 Flanders Rd EL					
Parcel ID	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
31.3 21	CONN LIGHT & POWER CO	PO BOX 270	HARTFORD	CT	04141
31.3 4	CONN LIGHT & POWER CO	PO BOX 270	HARTFORD	CT	06141
31.0 7	CONNECTICUT STATE OF	STATE OFFICE BLDG	HARTFORD	CT	06105
31.0 6-1	CSI WILTON LTD PARTNERSHIP	1 CHALET DR	WILTON	NH	03086
31.3 22	EAST LYME RENT A SPACE INC	9 KING ARTHUR DR	NIANTIC	CT	06357
31.3 3	JAMIESON DAVID M & PAULA J	7 CAVASIN RD	EAST LYME	CT	06333
31.0 6	NIANTIC MANAGEMENT LLC	269 FLANDERS RD	NIANTIC	CT	06357
31.3 23	SHYAM-RAM LLC	5 KING ARTHUR DR	NIANTIC	CT	06357
31.3 24	TWO HUNDRED AND SIXTY SEVEN	PO BOX 156	WATERFORD	CT	06385
31.3 19	TWO NINETY FIVE FLANDERS LLC	15 COVE HILL RD	NIANTIC	CT	06357



Tighe & Bond

269 Flanders Rd

9/26/2024 10:35:46 AM

Scale: 1"=500'

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.



Return to:
State of Connecticut Department of Transportation
Division of Rights of Way-Unit 403
2800 Berlin Turnpike- P.O. Box 317546
Newington, CT 06131-7546

WARRANTY DEED

STATUTORY FORM

KNOW YE THAT, **Niantic Management, LLC** (Grantor), a Connecticut limited liability corporation, having its offices in the Town of East Lyme, County of New London, and State of Connecticut, acting herein by Chintan Desai, its Member, hereunto duly authorized, for consideration paid Thirteen Thousand and Six Hundred (\$13,600.00), grants unto the **State of Connecticut** (Grantee), and its successors and assigns, with **WARRANTY COVENANTS**,

That certain parcel of land, with improvements thereon and appurtenances thereto, situated in the Town of East Lyme, County of New London, and State of Connecticut, located on the southeasterly side of DOT Access Road and Present Connecticut Turnpike (I-95 Northbound On-Ramp), containing 543 square feet, more or less, and more particularly shown on a map to be recorded in the East Lyme Town Clerk's Office entitled: "TOWN OF EAST LYME MAP SHOWING LAND ACQUIRED FROM NIAN TIC MANAGEMENT LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION I-95 INTERCHANGE 74 IMPROVEMENTS AT ROUTE 161 AND REPLACEMENT OF BRIDGE 00250 SCALE: 1" =20' MAY 2021 SCOTT A. HILL, P.E. CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION", Town No. 44,, Project No. 44-156, Serial No. 10, Sheet 1 of 1, Revised 1/14/2022 and further bounded and described as follows:

NORTHWESTERLY by DOT Access Road and Present Connecticut Turnpike (I-95 Northbound On-Ramp), a distance of 41.82 feet, more or less, by a line designated "NON-ACCESS HIGHWAY LINE", as shown on said map;

NORTHERLY by land of State of Connecticut (D.O.T.), a distance of 6 feet, more or less, as shown on said map;

SOUTHEASTERLY by said remaining land of the Grantor, a distance of 135 feet, more or less, by a line designated "TAKING LINE", as shown on said map;

SOUTHWESTERLY by Present Connecticut Turnpike (I-95 Northbound On-Ramp), a distance of 90 feet, more or less, by a line designated "NON-ACCESS HIGHWAY LINE" as shown on said map.

Together with a defined sight line easement, containing 646 square feet, more or less, as more particularly shown on said map.

Together with an easement to slope for the safety of the highway and remove, use or retain excavated material, as more particularly shown on said map.

Together with the right to enter the remaining land of the Grantor to reconstruct driveway, install bituminous concrete curbing, install R.C. pipe, and to plug pipe, as more particularly shown on said map. Said right will automatically terminate upon completion of said work, unless sooner released by the State.

The above-described premises and easements are conveyed subject to such rights and easements as appear of record.

The above-described premises and easements are conveyed subject to any and all provisions of any ordinance, municipal regulation, or public or private law.

PROPERTY TAX RECEIVED
KAREN MILLER GALBO
EAST LYME, CT TOWN CLERK

Niantic Management, LLC
044-156-010

TO HAVE AND TO HOLD the premises for the aforesaid purposes unto the said State of Connecticut, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and corporate seal this 12th day of October, A. D. 2022.

Signed, Sealed and Delivered
in the presence of

Niantic Management, LLC

Dal Dalal
Witness Derrick Ireland

By Chintan Desai (L.S.)
Chintan Desai, Member
Duly Authorized

James M. Quigley IV
Witness James M. Quigley IV

STATE OF CONNECTICUT)
) ss: Newington
COUNTY OF ~~NEW LONDON~~ (TOWN)
Hartford

The foregoing Instrument was acknowledged before me this 12 day of October, A. D. 2022, by Chintan Desai, Member, duly authorized on behalf of Niantic Management, LLC, a Connecticut limited liability company, who acknowledged as same to be his free act and deed and the free act and deed of the corporation.

My Commission Expires

3/31/2025

James M. Quigley IV
Notary Public

RECEIVED FOR RECORD
Oct 17, 2022 11:34:14A
Karen Miller Galbo
TOWN CLERK
EAST LYME, CT

DOCUMENT PREPARED BY:

Offit Kurman, P.A.
8171 Maple Lawn Boulevard, Suite 200
Maple Lawn, Maryland 20759

WHEN RECORDED MAIL TO:

Romano Parker & Associates
41 New Britain Avenue
Rocky Hill, CT 06067

CONVEYANCE TAX RECEIVED
STATE \$ 36300.00
TOWN \$ 7260.00
EAST LYME: CT TOWN CLERK

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated this 26 day of March, 2020, by **Niantic Lodging, LLC**, a Connecticut limited liability company, with a mailing address at 9130 Guilford Road, Columbia, Maryland 21046 (the "Grantor"), to **Niantic Management LLC**, a Connecticut limited liability company (the "Grantee"), with its principal office at 269 Flanders Road, Niantic, Connecticut 06357.

RECITALS

Grantor and Grantee are parties to a Contract of Sale dated as of May 20, 2019 (the "Agreement"), pursuant to which the Grantor agreed to sell to the Grantee, and the Grantee agreed to purchase from the Grantor, the Land (as hereinafter defined).

WITNESSETH, in consideration of the sum of Two Million Nine Hundred Four Thousand Dollars and No Cents (\$2,904,000.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey in fee simple absolute with warranty covenants unto the Grantee, all that land situate, lying and being in Stafford County, Virginia, and more particularly described in Exhibit A attached hereto (the "Land").

TOGETHER WITH any and all improvements located thereon, and together with any easements, rights and appurtenances thereto.

Property Address: 269 Flanders Road, Niantic, Connecticut 06357

Tax Account No:

Title Insurer: First American Title Insurance Company

This Deed is made expressly subject to the items listed on attached Exhibit B.

The Grantor does hereby covenant to execute such further assurances of the Land as it may be requisite or necessary.

WITNESS the following signature:


ATTEST:

GRANTOR:

NIANTIC LODGING, LLC



Witness


By: _____ (SEAL)
Ankoor A. Naik, Manager

STATE OF New Jersey, COUNTY OF Middlesex, to-wit:

BEFORE ME, a Notary Public in and for the jurisdiction aforesaid, personally appeared Ankoor A. Naik, Manager of Niantic Lodging, LLC, a Connecticut limited liability company and the Grantor in the foregoing and annexed Special Warranty Deed, and is personally known (or satisfactorily proven) to me to be the person whose name is subscribed to such Deed, who, being by me first duly sworn, did depose and state that he, being duly authorized so to do, executed and delivered such Deed in the name and on behalf of said corporation, as its President, and acknowledged the same to be the free act and deed on behalf of such corporation for the purposes therein contained by signing his name as Manager.

IN TESTIMONY WHEREOF, I have affixed my official seal, this 26th day of March, 2020.



Notary Public

My Commission Expires: **MANISHABEN RAY**
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 1/8/2023



EXHIBIT A

Description of Land

Beginning at a Railroad Spike found in pavement in the Southwesterly corner of the herein described parcel of land on the Northerly side of King Arthur Drive at the intersection with the westerly side Flanders Road, said point being located North 82° 16' 37" East a distance of 55.01 feet from the southwesterly corner of a driveway easement as described in Volume 148 at page 232, and from said beginning point running thence:

North 08° 08' 29" East, a distance of 64.80 feet, to an IP set; thence

North 33° 55' 14" East, a distance of 140.99 feet, to a Connecticut Highway Department monument; thence North 33° 50' 31" East, a distance of 172.84 feet, to a Connecticut Highway Department monument; thence North 24° 40' 34" East, a distance of 486.77 feet, to a Connecticut Highway Department monument; thence North 31° 08' 45" East, a distance of 41.84 feet, to a Connecticut Highway Department monument; thence North 83° 01' 13" East, a distance of 207.93 feet, to a point; thence

South 00° 01' 20" West a distance of 809.83 feet along lands of Chalet Suisse International; thence

North 68° 41' 50" West, by and with the aforementioned of King Arthur Drive, a distance of 25.10 feet, to an iron pipe; thence

North 83° 46' 20" West, continuing along said Drive, a distance of 294.17 feet. to an iron pipe;

South 78° 04' 40" West, staying with King Arthur Drive, a distance of 253.23 feet, to an iron pipe; thence South 82° 16' 37" West, staying with Drive, a distance of 51.93 feet, to the point and place of beginning,

Containing 308,778 s.f or 7.0885 acres of land.

VOL = 1027 PG = 536
INST = 00000812

EXHIBIT B

Permitted Exceptions

9. Notes, easements, conditions and information as shown on map #s 2746, 2793 and 2880.

10. Pole line right of way and easement in favor of Lyme Electric Power Co. dated May 5, 1924 and recorded in Volume 25, Page 150; as confirmed by deed to The Connecticut Light and Power Company dated May 8, 1935 and recorded in Volume 35, Page 479 of the East Lyme Land Records.

11. Easement to The Lyme Electric Power Co. dated May 5, 1924 and recorded in Volume 25, Page 151 of the East Lyme Land Records.

12. Easement to The Eastern Connecticut Power Company dated November 21, 1924 and recorded in Volume 25, Page 192 of the East Lyme Land Records.

13. Easement to The Connecticut Light and Power Company dated May 2, 1935 and recorded in Volume 35, Page 480 of the East Lyme Land Records.

14. Easement to The Connecticut Light and Power Company dated June 24, 1943 and recorded in Volume 42, Page 368 of the East Lyme Land Records.

15. Rights of way and easements in favor of The Connecticut Light and Power Company as granted in a deed dated July 1, 1943 and recorded in Volume 42, Page 373, in a deed dated March 12, 1945 and recorded in Volume 44, Page 250 and in a deed dated July 25, 1963 and recorded in Volume 98 Page 704 all of the East Lyme Land Records.

16. Denial of Access Rights by the State of Connecticut dated October 4, 1948 and recorded in Volume 52, Page 414 of the East Lyme Land Records.

17. Drainage Easement dated June 6, 1949 and recorded July 5, 1949 in Volume 57, Page 51 Volume 57, Page 51 of the East Lyme Land Records.

18. Easement to The Connecticut Light and Power Company dated May 9, 1952 and recorded in Volume 60, Page 587 of the East Lyme Land Records.

19. Easement to The Connecticut Light and Power Company dated September 28, 1954 and recorded October 8, 1954 in Volume 66, Page 414 of the East Lyme Land Records.
20. Drainage easement dated in favor of Denial of Access Rights by the State of Connecticut dated October 15, 1956 and recorded in Volume 69, Page 477 of the East Lyme Land Records.
21. Denial of the right of access to The Connecticut Turnpike by a deed dated March 29, 1957 and recorded in Volume 74, Page 22 and in a deed dated December 18, 1963 and recorded in Volume 66, Page 148 of the East Lyme Land Records.
22. Right of Way as set forth in a deed dated October 16, 1958 and recorded in Volume 78, Page 548 of the East Lyme Land Records.
23. Driveway rights as set forth in a deed dated September 13, 1973 and recorded in Volume 148, Page 232 of the East Lyme Land Records.
24. Approval of Special Permit from the East Lyme Zoning Commission dated October 7, 1976; recorded in the Town of East Lyme Land Records in Volume 167, Page 704.
25. Approval of Special Exception from the East Lyme Zoning Commission dated April 7, 1977; recorded in the Town of East Lyme Land Records in Volume 169, Page 881.
26. Approval of Special Permit from the East Lyme Zoning Commission dated March 2, 1978; recorded in the Town of East Lyme Land Records in Volume 174, Page 1022.
27. Easement in favor of The Southern New England Telephone Company dated March 31, 1989 and recorded in Volume 282, Page 5 of the East Lyme Land Records.
28. State of Connecticut DEP Permit recorded September 27, 1989 in Volume 290, Page 310 of the East Lyme Land Records.
29. Easements, reservations and conditions as set forth in a deed dated October 23, 1997 and recorded in Volume 447, Page 230 of the East Lyme Land Records.
30. The effect of Affidavit of Facts Relating to Title or Interest in Real Estate dated December 10, 2012; recorded in the Town of East Lyme Land Records in Volume 905, Page 575.

RECEIVED FOR RECORD
Apr 01 2020 01:17:14P
Karen Miller Galbo
TOWN CLERK
EAST LYME, CT

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NIANTIC MANAGEMENT LLC 269 FLANDERS RD NIANTIC CT 06357		2 Above Street	2 Public Water	1 Paved	1 Urban	Description	Code	Appraised	Assessed	6045 EAST LYME, CT
			3 Public Sewer			COM LAND	2-1	1,473,900	1,031,730	
			6 Septic			COM BLDG	2-2	1,169,300	818,510	
SUPPLEMENTAL DATA						COM OUTBL	2-5	117,200	82,040	
Alt Prcl ID		Et Al								
Sub-Div		Beach Dist 000								
Photo		Solar Pane								
Devl Lot #		Heart								
Vet Exemp		Dept Head								
Tract 07162		Assoc Pid#								
GIS ID 31.0 6					Total		2,760,400	1,932,280		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NIANTIC MANAGEMENT LLC		1027 0533	04-01-2020	Q	I	2,904,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NIANTIC LODGING LLC		1006 0249	12-17-2018	Q	I	2,439,349	U	2023	2-1	1,031,730	2022	2-1	1,031,730	2022	2-1	1,031,730
G6 HOSPITALITY PROPERTY LLC		0902 0054	11-13-2012	U	I	0	03		2-2	818,510		2-2	818,510		2-2	818,510
MOTEL 6 OPERATING LP		0892 0238	06-18-2012	U	I	3,548,393	22		2-5	82,040		2-5	82,040		2-5	82,040
EAST S9 LLC		0457 0329	07-28-1998	U	I	3,956,769	25	Total		1932280	Total		1932280	Total		1932280

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0030				

NOTES	
MOTEL 6 IA EXT A	892/238 SCHD A INCL 99YR LND LSE AC
TOTAL RMS=96; 46 SINGLE, 50 DOUBLES	902/54 SCHD A INC 99YR LND LSE AC
1 FULL BTH EA; MGR'S APT=3RMS,KIT&BTH	1088/571 TAKING OF 543 SF
99YR LND LSE-311/270;MAP DR5/175;222;309	
10/1/11 ECO=INC/MKT ADJ; NO BAA CHNG	
6/18/12 892/226 LSE TERMIN; 892/232 AFFD	

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
B221219-2	01-04-2023	CM	Commercial	20,000		100	10-01-2023	REPLACE DEFECTIVE FIRE		09-07-2021	GMZ			63	Review
B220722-3	08-17-2022	CM	Commercial	4,800		100		INSTALL NEW EMERGENCY		05-11-2021	KJ			00	Measur+Listed
B200612-69	03-30-2007	CM	Commercial			100		INT ALTER FOR ADA UPGRA		01-04-2012	AD			40	Hearing-No Change
9209	10-14-1992	CM		15,000		100		ALTERATIO		02-22-2011	AD			00	Measur+Listed
										06-28-2006	BD			63	Review
										07-21-2000	NS			00	Measur+Listed
										12-24-1991	BT			40	Hearing-No Change

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	3010	MOTELS M94	CA			4.000	AC 200,400	2.59000	G	1.00	0030	0.650			0	337,373.4
1	3010	MOTELS M94	CA			3.080	AC 24,000	2.59000	G	1.00	0030	0.650			0	40,404

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	39	Motel									
Model	94	Commercial									
Grade	03	Average									
Stories:	2										
Occupancy	96.00										
Exterior Wall 1	19	Brick Veneer									
Exterior Wall 2	25	Vinyl Siding									
Roof Structure	08	Irregular									
Roof Cover	02	Rolled Compos									
Interior Wall 1	05	Drywall/Sheet									
Interior Wall 2											
Interior Floor 1	05	Vinyl/Asphalt				RCN		2,487,859			
Interior Floor 2	14	Carpet									
Heating Fuel	04	Electric									
Heating Type	03	Hot Air-no Duc				Year Built		1963			
AC Type	04	Unit/AC				Effective Year Built		1978			
Bldg Use	3010	MOTELS M94				Depreciation Code		AV			
Total Rooms						Remodel Rating					
Total Bedrms	00					Year Remodeled					
Total Baths	3					Depreciation %		43			
Heat/AC	01	HEAT/AC PKGS				Functional Obsol		0			
Frame Type	02	WOOD FRAME				External Obsol		10			
Baths/Plumbing	02	AVERAGE				Trend Factor		1			
Ceiling/Wall	05	SUS-CEIL & WL				Condition					
Rooms/Prtns	02	AVERAGE				Condition %					
Wall Height	8.00					Percent Good		47			
% Comn Wall	0.00					RCNLD		1,169,300			
1st Floor Use:	3010					Dep % Ovr					
						Dep Ovr Comment					
						Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
SHD1	SHED FRAME	L	192	12.00	2000		50		0.00	1,200	
LT1	LIGHTS-IN W/P	L	22	1000.00	2000		50		0.00	11,000	
PAV1	PAVING-ASPH	L	70,000	3.00	2000		50		0.00	105,000	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	17,039	17,039	17,039	68.79	1,172,113					
FOP	Porch, Open, Finished	0	9,504	2,376	17.20	163,445					
FUS	Upper Story, Finished	16,751	17,633	16,751	65.35	1,152,301					
Ttl Gross Liv / Lease Area		33,790	44,176	36,166		2,487,859					

269 FLANDERS RD

Location 269 FLANDERS RD

Mblu 31.0/ 6/ / /

Acct# 006773

Owner NIANTIC MANAGEMENT LLC

Assessment \$1,932,280

Appraisal \$2,760,400

PID 6965

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$1,286,500	\$1,473,900	\$2,760,400
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$900,550	\$1,031,730	\$1,932,280

Owner of Record

Owner NIANTIC MANAGEMENT LLC

Sale Price \$2,904,000

Co-Owner

Certificate

Address 269 FLANDERS RD

Book & Page 1027/0533

NIANTIC, CT 06357

Sale Date 04/01/2020

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NIANTIC LODGING LLC	\$2,439,349		1006/0249	UNKQ	12/17/2018
G6 HOSPITALITY PROPERTY LLC	\$0		0902/0054	03	11/13/2012
MOTEL 6 OPERATING LP	\$3,548,393		0892/0238	22	06/18/2012
EAST S9 LLC	\$3,956,769		0457/0329	25	07/28/1998

Building Information

Building 1 : Section 1

Year Built: 1963
Living Area: 33,790
Replacement Cost: \$2,487,859

Building Percent Good: 47
Replacement Cost
Less Depreciation: \$1,169,300

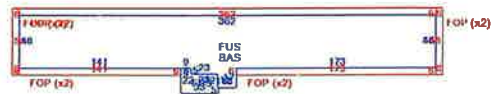
Building Photo



(https://images.vgsi.com/photos2/EastLymeCTPhotos///0030/100_0086_30)

Building Attributes	
Field	Description
Style:	Motel
Model	Commercial
Grade	Average
Stories:	2
Occupancy	96.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Vinyl Siding
Roof Structure	Irregular
Roof Cover	Rolled Compos
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	Carpet
Heating Fuel	Electric
Heating Type	Hot Air-no Duc
AC Type	Unit/AC
Struct Class	
Bldg Use	MOTELS M94
Total Rooms	
Total Bedrms	00
Total Baths	3
1st Floor Use:	3010
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Corn Wall	0.00

Building Layout



(ParcelSketch.ashx?pid=6965&bid=7186)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	17,039	17,039
FUS	Upper Story, Finished	17,633	16,751
FOP	Porch, Open, Finished	9,504	0
		44,176	33,790

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 3010
Description MOTELS M94
Zone CA
Neighborhood 0030
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 7.08
Frontage 0
Depth 0
Assessed Value \$1,031,730
Appraised Value \$1,473,900

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			192.00 S.F.	\$1,200	1
LT1	LIGHTS-IN W/PL			22.00 UNITS	\$11,000	1
PAV1	PAVING-ASPHALT			70000.00 S.F.	\$105,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$1,286,500	\$1,473,900	\$2,760,400
2020	\$1,423,900	\$1,108,400	\$2,532,300
2019	\$1,423,900	\$1,108,400	\$2,532,300

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$900,550	\$1,031,730	\$1,932,280
2020	\$996,730	\$775,880	\$1,772,610
2019	\$996,730	\$775,880	\$1,772,610








Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 200 ft



269 Flanders Rd

Building

-  Directions
-  Save
-  Nearby
-  Send to phone
-  Share

 269 Flanders Rd, Niantic, CT 06357

At this place

Motel 6 Niantic, CT - New London

3.7 (799)

Motel

Open 24 hours

