

Kristen T. Clarke P.E.
20 Risingwood Drive
Bow, New Hampshire 03304

January 11, 2026

Hand Delivered
Brian Bohmbach, Chairman
Town of East Lyme Planning Commission
108 Pennsylvania Avenue
Niantic, CT 06357

Re: Re-Subdivision of Cedarbrook Lane Property
Assessors Map 36.0 Lot 31-1

Dear Chairman Bohmbach,

This correspondence shall serve as a response to the "Petition", attached as Exhibit A, to my re-subdivision application which I note for the record was received by the Planning Office on December 3, 2025 but not provided to us until the mid-afternoon of the December meeting of the Planning Commission on December 9, 2025, Exhibit B, a long standing unfair and unreasonable practice of the Land Use Staff that provides little or no ability for the applicant to respond, creates delay and is consistent with the due process violations by the Land Use Employees that we have been subjected since the commencement of the pending re-subdivision application.

I further note for the record of my application that other than the, at best, hearsay claims that were made by the petitioners not a single document was provided to support the purported issues with my one lot re-subdivision application which allegedly, according to the "Petition", "...poses significant environmental, community, and infrastructure concerns and directly contradict both the reasonable expectations of current homeowners and the long-term wellbeing of the town."

In contrast, this response will demonstrate with documentable support that the claims made in the "Petition" are either totally untrue and or materially inaccurate.

Claim 1. The Land was designated and represented as open space

When many of us purchased our homes, the adjacent land behind Meadowlark Lane was identified as protected open space. Homeowners relied on this designation when making significant financial and personal decisions. Real estate agents and developers consistently communicated that this land was not buildable, reinforcing our expectation that the area would remain undisturbed. Changing the intended use of this land undermines the trust residents placed in town planning processes.

The claim that this property was designated and represented as open space is untrue. To the contrary long before the first lot sale in the subdivision the East Lyme Planning Commission, on July 13, 1993 approved a re-subdivision plan, Exhibit C, that relocated the required Subdivision Open Space. On December 7, 1993 as evidenced by this commissions meeting minutes, Exhibit D, this commission

Ex "M.M."

approved and forwarded to the Board of Selectman a request for acceptance by the Town of East Lyme a Deed to the property approved as the required Open Space for this subdivision. On December 15, 1993 the Board of Selectman approved and accepted the Deed to the property as evidenced by the attached minutes of the meeting, Exhibit E, and the deed to the Town, Exhibit F. Also attached is a Map of the Property conveyed, Exhibit G, on which the open space parcels conveyed are identified as Parcel 1 and Parcel 2.

The petition allegations set forth in Claim 1 are not supported by any evidence. In fact, as evidenced by attached Exhibit H, with the exception of Mr. & Mrs. Rochelle's property which was acquired on 1/25/1994 none of the other Petition signatories acquired their properties before 2010. The claims of "*reasonable expectations*" based upon demonstratively untrue claims allegedly made by unnamed real estate agents or unnamed developers ring rather hollow. More to the point, the petitioners certainly received none of the information from the property owner/successor developer of the Heritage at East Lyme Subdivision, Joseph Kavanewsky, given the fact he passed away in 2002 as evidenced by the Death Notice recorded in the Town of East Lyme Land Records on October 2, 2002, Exhibit I.

The petitioner's dates of acquisition are summarized as follows;

Address	Property Owner	Date of Purchase	Deed Reference
2 Meadowlark Lane	Julie Carlone	4/28/2011	870/288
4 Meadowlark Lane	Ronald & Mary Rochelle	1/25/1994	367/579
6 Meadowlark Lane	Thomas & Erin Nelan	8/24/2018	1001/117
8 Meadowlark Lane	Di Li	6/25/2010	850/005
7 Meadowlark Lane	Marla & Morgan Harris	12/17/2019	1022/659
5 Meadowlark Lane	Jay & Lori Venditti	8/22/2011	875/156
1 Meadowlark Lane	Johnathan Stadler	8/14/2020	1035/809

Claim 2. Loss of Valued open space and neighborhood character

The open space behind Meadowlark Lane is a defining feature of our community. Residents choose to live in East Lyme because of its peaceful environment, well-planned neighborhoods, and balance between development and natural space. Reducing this open space will diminish the character and charm that makes East Lyme attractive to families, professionals, and retirees. Over-development risks eroding what makes this town unique and desirable.

As addressed in the response to claim 1 there is no "*open space behind Meadow Lark Lane*". The property "behind" the homes on Meadow Lark Lane is all unencumbered privately owned land is either owned by the East Lyme Land Trust or by Hathaway Farm LLC which is the subject of the pending re-subdivision application. As further addressed in the response to claim 1 the East Lyme Planning Commission, as was their legal right, accepted all of the legally required Open Space in the Heritage at East Lyme subdivision in other locations which did not include any area behind Meadow Lark Lane.

Claim 3. Destruction of wildlife habitat

This area supports a thriving ecosystem, including deer, birds, small mammals, and various native plant species. Developing this land would severely disrupt these habitats, displace wildlife and contributing to long-term ecological imbalance. Preserving green corridors is essential for maintaining the biodiversity that benefits both the environment and the quality of life of residents.

In response to the allegations in claim 3 I would note that in addition to providing no support for their allegations the petitioners ignore the fact that *“the [undefined] area”* is unencumbered privately owned property with no inland wetlands or watercourses and no use restrictions. The property owners are entitled as a matter of constitutionally protected rights to do as they wish with the property no differently than the petitioners rights enjoy with their respective properties.

Claim 4. Significant blasting and land alteration required

The terrain behind Meadowlark Lane is steep, rock, and uneven. Any construction would likely require substantial blasting and excavation, causing noise, vibration, dust and safety concerns for nearby homes. Such disruption could lead to property damage, structural instability, and long-term environmental impacts. The burden of this disturbance will fall disproportionately on existing residents.

In response to Claim 4 I would note again that the petitioners offer no support for their claims that are materially untrue. As evidenced by the site plan submitted as part of the re-subdivision application package the proposed home has been located in a readily flat area that requires minimal grading. In fact the proposed home will require significantly less grading that was required on any of the petitioner’s residences when they were constructed. The unsupported “Blasting” requirement claims are likely untrue based upon the test hole data in the immediate area of the proposed home location. Further, in the unlikely event minor “blasting” would be required the unsupported claims of “property damage, structural instability, and long term environmental impacts” are both untrue and absurd. I would note that, as evidenced by the East Lyme GIS Map attached as Exhibit E, the closest location of any of the petitioner’s homes to the home location proposed by the re-subdivision application is 339’. By contrast the developers of the Orchards Subdivision have been regularly blasting within 50’ of existing residences for more than 15 years without incident.

Claim 5. Increased strain on local infrastructure and draining systems

East Lyme already faces challenges with water management, especially during heavy rain events. Adding more houses – and the associated paved surfaces – will increase runoff and put additional pressure on the area’s draining system. This could heighten the risk of flooding, erosion, and costly infrastructure upgrades borne by taxpayers.

In response to the unsupported allegations made in claim 5 the petitioners ignore that the pending application is for a single home on an existing lot. As evidenced by the November 14, 2025 plan review submitted to this commission by the Town Engineer the proposed site plan complies with the 2024 DEEP Stormwater Design Manual recommendations. Moreover, the Town Engineer opined as follows *“ the applicant has demonstrated that a portion of stormwater runoff from the proposed development can be managed on site through the use of a rain garden...Given the minimal amount of impervious surface proposed, any residual runoff from larger storms can be managed by the*

stormwater infrastructure immediately downstream of the property". It should also be noted, contrary to the petitioners untrue claims, that the stormwater management system for the Heritage at East Lyme Subdivision Section 1, which includes the application property, is extremely oversized given its design contemplated 115 additional upgradient homes and 13,000 +/-' of town road on over 200 acres that were never constructed, Exhibit J, and instead accepted by the Town of East Lyme Planning Commission and Board of Selectman as publicly accessible open space. Exhibit K.

Claim 6. Negative long-term impact on community desirability

East Lyme is widely recognized for its excellent schools, abundant open space, and strong community connections. Allowing unnecessary and intrusive development threatens these advantages. If the town continues to approve housing expansion at the expense of open land, it risks diminishing the very qualities that draw families and long-term residents here.

In response to claim 6 the petitioners ignore the fundamental and constitutionally protected property rights afforded to property owner of the re-subdivision property Hathaway Farm LLC. The applicant is entitled to build a single home on the subject property as long as it complies, as it does, with the requirements of the Town of East Lyme Subdivision Regulations. The claims by the petitioners that the construction of a single home on unencumbered privately owned property will have "***Negative long-term impact on community desirability***" is implausible.

Conclusion

For these reasons, we strong urge the East Lyme planning and Zoning Commission to deny the proposal for subdivision and residential development behind Meadowlark Lane. Preserving this land as open space aligns with the town's values, supports environmental sustainability, and maintains the quality of life that residents deeply cherish.

In response to the applicants purported "***Conclusion***" the property subject to this re-subdivision application is not open space but rather unencumbered privately owned property as the title search submitted as an exhibit to the record of this application rather clearly demonstrates. The East Lyme Planning Commission has received much more open space in the Heritage at East Lyme subdivision than was required by their regulations, in excess of 57% more, and accordingly has no legal or other rights to subject the pending re-subdivision application property to an encumbrance of any kind or nature. Such action would violate the property owners' legal rights under the VTH and XIVTH Amendments to the United States Constitution and §48-17b and Inverse Condemnation sections of the Connecticut General Statutes.

Please make this correspondence and its exhibits a part of the record of my pending re-subdivision application.

Sincerely,


Kristen T. Clarke PE, Applicant

EXHIBIT A

Received

DEC 3 2025

Town of East Lyme
Land Use

November 30, 2025

Meadowlark Lane community and concerned East Lyme Residents

To:

East Lyme Planning & Zoning Commission
East Lyme Town Hall
108 Pennsylvania Avenue
Niantic, CT 06357

**Subject: Petition Opposing Proposed Subdivision and Residential Development
Behind Meadowlark Lane**

Dear Members of the East Lyme Planning & Zoning Commission,

We, the undersigned residents of East Lyme, respectfully submit this petition to express our strong opposition to the proposed subdivision and residential development behind Meadowlark Lane. This proposal poses significant environmental, community, and infrastructure concerns that directly contradict both the reasonable expectations of current homeowners and the long-term wellbeing of the town.

1. The land was designated and represented as open space

When many of us purchased our homes, the adjacent land behind Meadowlark Lane was identified as protected open space. Homeowners relied on this designation when making significant financial and personal decisions. Real estate agents and developers consistently communicated that this land was *not buildable*, reinforcing our expectation that the area would remain undisturbed. Changing the intended use of this land undermines the trust residents place in town planning processes.

2. Loss of valued open space and neighborhood character

The open space behind Meadowlark Lane is a defining feature of our community. Residents choose to live in East Lyme because of its peaceful environment, well-planned neighborhoods, and balance between development and natural space. Reducing this open space will diminish the character and charm that makes East Lyme attractive to families, professionals, and retirees. Over-development risks eroding what makes this town unique and desirable.

3. Destruction of wildlife habitat

This area supports a thriving ecosystem, including deer, birds, small mammals, and various native plant species. Developing this land would severely disrupt these habitats, displace wildlife and contributing to long-term ecological imbalance. Preserving green

corridors is essential for maintaining the biodiversity that benefits both the environment and the quality of life for residents.

4. Significant blasting and land alteration required

The terrain behind Meadowlark Lane is steep, rocky, and uneven. Any construction would likely require substantial blasting and excavation, causing noise, vibration, dust, and safety concerns for nearby homes. Such disruption could lead to property damage, structural instability, and long-term environmental impacts. The burden of this disturbance will fall disproportionately on existing residents.

5. Increased strain on local infrastructure and drainage systems

East Lyme already faces challenges with water management, especially during heavy rain events. Adding more houses—and the associated paved surfaces—will increase runoff and put additional pressure on the area's drainage systems. This could heighten the risk of flooding, erosion, and costly infrastructure upgrades borne by taxpayers.

6. Negative long-term impact on community desirability

East Lyme is widely recognized for its excellent schools, abundant open space, and strong community connections. Allowing unnecessary and intrusive development threatens these advantages. If the town continues to approve housing expansion at the expense of open land, it risks diminishing the very qualities that draw families and long-term residents here.

Conclusion

For these reasons, we strongly urge the East Lyme Planning & Zoning Commission to deny the proposal for subdivision and residential development behind Meadowlark Lane. Preserving this land as open space aligns with the town's values, supports environmental sustainability, and maintains the quality of life that residents deeply cherish.

Thank you for your time, attention, and commitment to responsible planning for our community. We respectfully request that this letter be entered into the public record for the upcoming hearing.

Sincerely,

Li Di 8 Meadowlark Lane, East Lyme, CT 06333 *Li Di*
John March 8 Meadowlark Lane, East Lyme, CT 06333 *John March*
Julie Bryant 2 Meadowlark Ln. E. Lyme, CT 06333 *Julie Bryant*
Craig Bryant 2 Meadowlark Ln East Lyme, CT *Craig Bryant*

Tom Nolan
Erin Nolan

6 meadowlark lane East Lyme CT ~~Fla~~
6 Meadowlark Ln. E. Lyme, CT Erin Nolan

Christophe Garant 7 Meadowlark Ln. E. Lyme CT

Kaitlin Garant 7 Meadowlark Ln East Lyme CT

Jonathon Stadler 1 Meadowlark lane East Lyme CT

Ronnie Roschelle

1 4 Meadowlark EAST Lyme CT

JAY VENDITTI

5 MEADOWLARK LN EL, CT ~~Fla~~

Lori Venditti

5 Meadowlark lane EL CT Lori Venditti

Angelina Venditti

5 Meadowlark lane EL, CT Cheryl Van

EXHIBIT B

From: Janet Sutherland <jsutherland@eltownhall.com>
Sent: Tuesday, December 9, 2025 2:31 PM
To: Paul Geraghty <pgeraghty@geraghtybonnano.com>
Cc: Gary Goeschel <ggoeschel@eltownhall.com>
Subject: Letter from Neighbors Cedarbrook Catbird

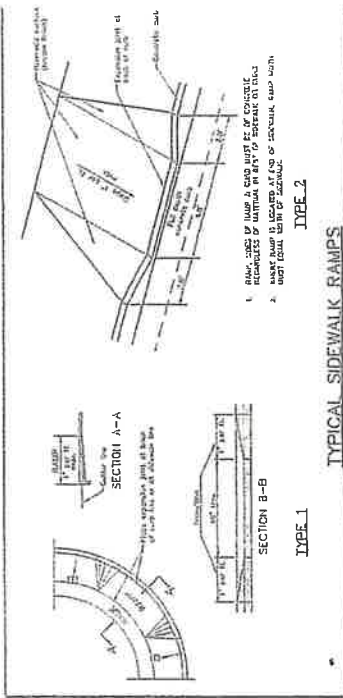
This petition was received from neighbors, thank you,

Janet Sutherland
Land Use Coordinator
Land Use Department
Town of East Lyme
108 Pennsylvania Ave
Niantic, CT 06357
(860) 691-4114

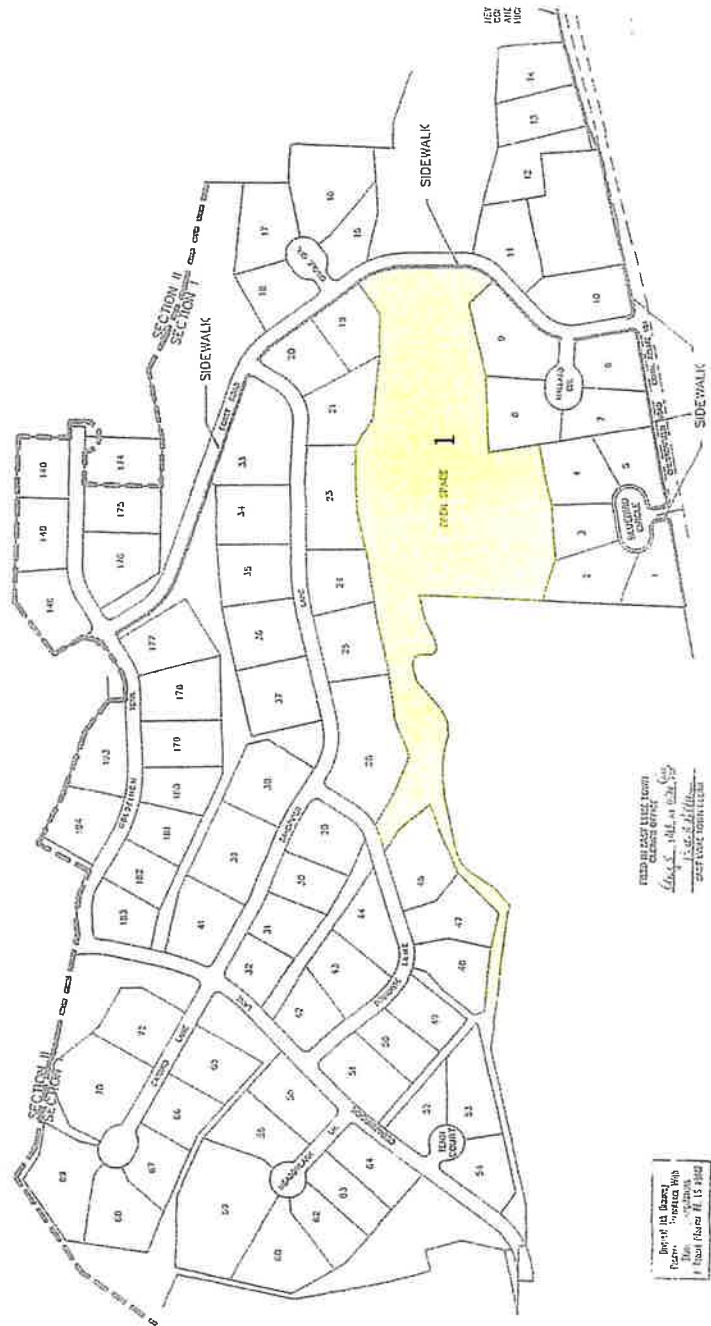


4200_001.pdf
171.4 kB

EXHIBIT C



TYPICAL SIDEWALK RAMPS



FIELD IN EAST LIND TOWN
CLEANED OFFICE
10/15/55 10:15 AM 0.24 500
1-25-55 10:15 AM
EAST LIND TOWN 10:15

Dr. H. M. Jones
J. H. Jones
J. H. Jones

[illegible]

RESUBDIVISION
SIDEWALK LOCATION
HERITAGE AT EAST LYME



SHEET 128 OF 130
FEBRUARY 1, 1973
REV. APRIL 24, 1983
REV. JUNE 14, 1993
J. ROBERT PFANNER & ASSOCIATES
SURVEYING & ENGINEERING
37 GRAND STREET EAST LYME, CONNECTICUT

Planning Commission Minutes of Regular Meeting

June 1, 1993

show the engineer where the nearest control points were. Mr. Scott said that they had looked for the monuments and were unable to find them. Mr. Thumm responded that if that was the case the State could be asked to reset them.

MOTION (2): Mr. Locarno moved that the Planning Commission approve the application of Woodrow Scott for a resubdivision entitled "Seabreeze Acres" located on West Main Street, Assessor's Map 23, Lot 51, as shown on plans dated April 3, 1993, revised to May 12, 1993, with the following modifications: (1) The plan must be referenced to the Connecticut State Plane Coordinate System unless the applicant can document lack of control. (2) Iron pins must be set at all property corners. (3) A note shall be added to the plan to indicate that the overall Sewer Benefit Assessment will increase when additional dwelling units are created. (4) Revised plans shall be delivered to the Planning Office within 60 days of the date of this approval. Seconded by Dr. Johnson. Motion passed by unanimous vote (5-0).

2. Heritage at East Lyme, Section I, Chesterfield Road - Formal application of Joseph Kavanewsky and Michael Nazarko, applicants; Joseph Kavanewsky, owner, for resubdivision - Waiver of Section 6-10 of the Subdivision Regulations approved to delete sidewalks from certain roads within the internal area of the subdivision. Resubdivision approved with modifications 5-18-93 - Plans to be filed.

3. Property of Robert Brooks, owner and applicant, Holmes Road - Formal application for 3 lots (Assessor's Map 101, Lot 5A and Map 102, Lot 1A) - Approved with Modifications 1/5/93. - Property accepted by Board of Selectmen. Deeds and map to be recorded.

4. Sleepy Hollow Extension, Section I, T.M.K. Associates, George P. Mitchell, et al, owners; George P. Mitchell, applicant; Sleepy Hollow Road and Stone Cliff Drive - (Assessor's Map 63, Lots 1 and 4; Map 67, Lots 6 and 7) - 5 lots - 2-year conditional approval granted until 11-12-93. - Mr. Thumm reported that as built drawings had been received.

5. Sleepy Hollow Extension, Phase II, Sleepy Hollow Road and Stone Cliff Drive; T.M.K. Associates, George Mitchell, Partner, owner and applicant - Assessor's Map 63, Lot 1) - 2 lots - Approved with modifications 10-20-92. - Nothing further.

6. Dean's Ridge, Section IV, East Lyme Associates Limited Partnership, applicant; 22-lots located off Dean Road approved 10-18-88. Improvements Accepted by Board of Selectmen: 11-18-92.

7. Cranberry Brook Estates, Walnut Hill Road, John Bialowans, Jr., applicant; John Bialowans, Jr. and Kathleen Ann Napert, owners - (Assessor's Map 91, Lots 1 and 1A) - 2 year conditional approval granted 7-14-92 for 8 lots. Mr. Thumm

Planning Commission Minutes of Regular Meeting

July 13, 1993

subdivision plan (front cover sheet) must be filed in the Town Clerk's office.

10. Heritage at East Lyme, Section I, Heritage Development Group, Chesterfield Rd. Approved 12-6-88 - Conditional approval extended until 12-6-93 (76 lots.) - Michael Nazarko was in attendance. He stated that they wished to post a performance bond for the remainder of the improvements. They had submitted their proposal to Mr. Thumm who had been working with his engineer, Mr. Pfanner. He submitted a plan showing sixteen proposed street light locations. Work was ongoing and they were completing more of the improvements every day.

Mr. Thumm stated that Mr. Nazarko had submitted through his engineer, Mr. Pfanner, a bond estimate in the amount of \$110,000.00 without the street lights. Mr. Thumm recommended that \$10,000.00 be added for the street lights with a total bond of \$120,000.00 to be required. This would also include erosion and sedimentation control. He noted that a lot of progress has been made on the subdivision improvements since the Commission's last meeting.

Mr. Nazarko indicated that the Commission presently held an Erosion and Sedimentation Control/Site Restoration bond in the amount of \$100,000.00, and he requested that the Commission release that bond. They planned to use the same account for the performance bond and would add another account of \$20,000.00 for the performance bond. He submitted a letter dated June 24, 1993, requesting release of the Soil and Erosion bond of \$100,000.00, and stated that they wished to use that same passbook account for their final subdivision bond.

MOTION (3): Mr. Waterman moved that the Planning Commission approve the request of Michael Nazarko, Nazarko Properties, Inc., applicant, to change the status of the subdivision from a conditional approval to a final approval with a bond for Heritage at East Lyme Subdivision in the amount of one hundred twenty thousand dollars (\$120,000.00) as recommended by the Town Engineer. The applicant shall post with the Commission a performance bond in the form of a Passbook Savings Account in accordance with Section 8 of the Subdivision Regulations as security to guarantee the completion of all improvements. Bond and a modified plan and 8 copies showing the deletion of Appendix A shall be submitted within 30 days from today's date. Seconded by Mr. Locarno. Motion passed by unanimous vote (4-0).

MOTION (4): Mr. Waterman moved that the Erosion and Sedimentation Control/Site Restoration bond for the Heritage at East Lyme in the amount of \$100,000.00 be released. Seconded by Mr. Locarno. Motion passed by unanimous vote (4-0).

FILED IN EAST LYME TOWN

AGENDA
EAST LYME PLANNING COMMISSION
REGULAR MEETING
September 14, 1993

CLERK'S OFFICE

Sept 8, 1993 at 2:45 PM

Esther B. Williams

EAST LYME TOWN CLERK

7:30 P.M., Town Hall

Delegations

I. Approval of Minutes: August 3, 1993 Meeting

II. Subdivisions

Under Consideration:

1. Green Meadow Resubdivision, Fairhaven Road - Formal application of Richard J. Mazzella, owner; J. Robert Pfanner, P.E., applicant, for 4 lot resubdivision (Assessor's Map 15, Lots 8-2 and 8-3) - Coastal Site Plan Review Required - Public Hearing to be scheduled.

2. Property of Estate of Martha Bialowans, Walnut Hill Road, Attorney Edward O'Connell, Administrator c.t.a. of the Estate, Applicant, for 3-lot resubdivision (Assessor's Map 92, Lot 15) - Public Hearing to be scheduled.

Subdivisions Approved - Action Required:

2. Heritage at East Lyme, Section I, Heritage Development Group, Chesterfield Rd., applicant - Joseph Kavanewsky, new owner - Approved 12-6-88 - Conditional approval changed to final approval 7-13-93 (Bond Received and Plans filed as required)

3. Sleepy Hollow Extension, Section I, T.M.K. Associates, George P. Mitchell, et al, owners; George P. Mitchell, applicant; Sleepy Hollow Road and Stone Cliff Drive - (Assessor's Map 63, Lots 1 and 4; Map 67, Lots 6 and 7) - 5 lots - Conditional approval changed to final approval with a bond 7-13-93. (Bond received and Plans filed as required.)

4. Sleepy Hollow Extension, Phase II; Sleepy Hollow Road and Stone Cliff Drive; T.M.K. Associates, George Mitchell, Partner, owner and applicant - Assessor's Map 63, Lot 1) - 2 lots - Two-year conditional approval granted with modifications 10-20-92.

5. Dean's Ridge, Section IV, East Lyme Associates Limited Partnership, applicant; 22-lots located off Dean Road approved 10-18-88. Improvements Accepted by Board of Selectmen: 11-18-92.

6. Cranberry Brook Estates, Walnut Hill Road, John Bialowans, Jr., applicant; John Bialowans, Jr. and Kathleen Ann Napert, owners - (Assessor's Map 91, Lots 1 and 1A) - 2 year conditional approval granted 7-14-92 for 8 lots. Conditional approval changed to final approval with a bond 8-3-93. (Bond Received and Plans filed as required.) - Request received for final acceptance of public improvements.

7. Rose Cliff Cluster Subdivision, Poppy Lane and Chris Alan Drive, Laurelwoods Development Corp., owners; Laurelwoods Development Corp., Douglas Cymbala, Project Manager, applicant - (Assessor's Map 74, Lots 21 and 22-1) - 36 lots - Approved with modifications and Conditions on June 2, 1992.

8. Tanglewood Estates, Section II, Boston Post Road, Tanglewood Assoc., owner; - (26 lots) - Conditional approval extended to 6-21-93 - (As-built drawings received.)

EXHIBIT D

AGENDA
EAST LYME PLANNING COMMISSION
REGULAR MEETING
December 7, 1993

ELECTION OF OFFICERS:

1. Chairman
2. Secretary

Delegations

I. Approval of Minutes:

1. October 19, 1993
2. November 16, 1993

II. Subdivisions

Subdivisions Approved - Action Required:

1. Green Meadow Resubdivision, Fairhaven Road - Formal application of Richard J. Mazzella, owner; J. Robert Pfanner, P.E., applicant, for 4 lot resubdivision (Assessor's Map 15, Lots 8-2 and 8-3) - Approved November 16, 1993.
2. Business Park West Resubdivision, Liberty Way and Freedom Way - Formal application of John Knox, Leonard Suzio, Arthur Mioline, Vincent Bruno, owners; Attorney Vincent Bruno, Authorized Agent for Owners, applicant, for 8-lot resubdivision (Assessor's Map 6, Lots 5-9, 5-10, 5-11, 5-12, 5-13) - Approved November 16, 1993. Bond Required.
3. Cranberry Brook Estates, Walnut Hill Road, John Bialowans, Jr., applicant; John Bialowans, Jr. and Kathleen Ann Napert, owners - (Assessor's Map 91, Lots 1 and 1A) - 2 year conditional approval granted 7-14-92 for 8 lots. - Revised Plan Submitted; As-built drawings received - Request Received for final acceptance. Deeds required.
4. Sleepy Hollow Extension, Section I, T.M.K. Associates, George P. Mitchell, et al, owners; George P. Mitchell, applicant; Sleepy Hollow Road and Stone Cliff Drive - (Assessor's Map 63, Lots 1 and 4; Map 67, Lots 6 and 7) - 5 lots - Conditional approval changed to final approval with a bond 7-13-93. - Recommendation forwarded to Board Selectmen for final acceptance.
5. Heritage at East Lyme, Section I, Chesterfield Rd., Nazarko Properties Inc., new owner - Approved 12-6-88 - Request received from Mr. Kavanewsky for acceptance of the open space. Recommendation to be forwarded to Board of Selectmen.
6. Sleepy Hollow Extension, Phase II, Sleepy Hollow Road and Stone Cliff Drive; T.M.K. Associates, George Mitchell, Partner, owner and applicant - Assessor's Map 63, Lot 1) - 2 lots - Two-year conditional approval granted with modifications 10-20-92.
7. Rose Cliff Cluster Subdivision, Poppy Lane and Chris Alan Drive, Laurelwoods Development Corp., owners; Laurelwoods Development Corp., Douglas Cymbala, Project Mgr., applicant; 36 lots - Approved 6-2-92.
8. Tanglewood Estates, Section II, Boston Post Road, Tanglewood Assoc., owner; - (26 lots) - Conditional approval extended to 6-21-93 - (As-built drawings received.)

FILED IN EAST LYME TOWN

CLERK'S OFFICE

Dec 7, 1993 at 2:55 ^{AM} _{PM}

Esther B. Wilson

EAST LYME TOWN CLERK

Planning Commission Minutes of Regular Meeting December 7, 1993

Milford Partnership, owners, for final approval of the public improvements in the Brookview Subdivision, located on Mayfield Terrace and Chesterfield Road, and that a recommendation be forwarded to the Board of Selectmen that the roads and appurtenances be accepted by the Town. A maintenance bond in the form of a Letter of Credit in the amount of \$16,000.00 shall be submitted by the developers as required by the East Lyme Subdivision Regulations prior to the recommendation being forwarded to the Board of Selectmen. Any existing bond shall be released upon receipt of the maintenance bond. Seconded by Dr. Johnson. Motion passed by unanimous vote (6-0).

1. Green Meadow Resubdivision, Fairhaven Road - Formal application of Richard J. Mazzella, owner; J. Robert Pfanner, P.E., applicant, for 4 lot resubdivision (Assessor's Map 15, Lots 8-2 and 8-3) - Approved November 16, 1993. - Nothing further.

2. Business Park West Resubdivision, Liberty Way and Freedom Way - Formal application of John Knox, Leonard Suzio, Arthur Mioline, Vincent Bruno, owners; Attorney Vincent Bruno, Authorized Agent for Owners, applicant, for 8-lot resubdivision (Assessor's Map 6, Lots 5-9, 5-10, 5-11, 5-12, 5-13) - Approved November 16, 1993. Bond Required. - Nothing further.

3. Cranberry Brook Estates, Walnut Hill Road, John Bialowans, Jr., applicant; John Bialowans, Jr. and Kathleen Ann Napert, owners - (Assessor's Map 91, Lots 1 and 1A) - 2 year conditional approval granted 7-14-92 for 8 lots. - Revised Plan Submitted; As-built drawings received - Request Received for final acceptance. Deeds required.

4. Sleepy Hollow Extension, Section I, T.M.K. Associates, George P. Mitchell, et al, owners; George P. Mitchell, applicant; Sleepy Hollow Road and Stone Cliff Drive - (Assessor's Map 63, Lots 1 and 4; Map 67, Lots 6 and 7) - 5 lots - Conditional approval changed to final approval with a bond 7-13-93. - Recommendation forwarded to Board Selectmen for final acceptance.

5. Heritage at East Lyme, Section I, Chesterfield Rd., Nazarko Properties Inc., new owner - Approved 12-6-88 - Request received from Mr. Kavanewsky for acceptance of the open space. Recommendation to be forwarded to Board of Selectmen.

Mr. Thumm reported on the existing condition of the cul-de-sac area where the old Cedarbrook Lane connects to the new subdivision. There are three basic situations out there: 1, the driveway to the existing house where slope rights were acquired to build the road. He felt this driveway was a particularly dangerous condition for the homeowner and that some guardrail should be installed along it. He said the road was cut very close to the existing driveway and there had been quite a growth of trees around it. The trees have been removed and the slope has been cut back to the edge of the driveway so that there is a critical need for beam rail. This was not part of the subdivision improvements but was a private property situation

Planning Commission Minutes of Regular Meeting December 7, 1993

between the homeowner and the developer. The person who bought the house claims that he was not aware of the slope rights. The developer has told the town staff that he would take care of this matter. 2. The second situation was the gentleman who came to the last meeting relative to the area in front of his driveway where the pavement and the former cul-de-sac had been removed. He was unhappy that his driveway now terminates on gravel rather than on the road. Mr. Thumm did not see anything particularly dangerous about this and felt there was no safety problem driving over gravel. Ultimately for final acceptance, the developer will have to connect the driveway to the pavement and backfill on either side of the driveway and restore it. 3. The third condition pertained to the area across the street where the other half circle of the cul-de-sac was removed. The house sloped down from the road and there was quite an excavation which must be filled on the West side of Cedarbrook. The Nazarko's have been told more than a month ago to fill this. He felt that action must be taken to get this done.

Mr. Waterman said he looked at it and the pictures taken by staff this morning clearly showed the problems out there. He felt that Mr. Nazarko had had enough time to fill in the roadway which was a dangerous situation. The utility pole sticks out into the road and must be removed. Mr. Thumm noted that the pole had always been there. Mr. Waterman felt that the pole was a big problem. In response to a question, Mr. Thumm indicated that the particular section had a binder course only on it.

Mr. Bonin noted the importance of maintaining control over connections from existing cul-de-sacs to new roads. Ms. Davies said that in discussions with the Town Attorney that if there is work done on the town roads and it creates an unsafe condition, there is a certain liability to the town. Based on inspections by Mr. Thumm it did not appear to present an unsafe condition out there. She felt that for future subdivisions all the interior improvements should be completed prior to the cul-de-sac being torn up.

Mr. Thumm said that the cul-de-sac improvements could not be made at this time since they involved loaming and seeding. He said that the depression would be filled in with gravel and the bill forwarded to Mr. Nazarko if he did not take care of it first.

It was noted that snow removal maintenance bonds have not been received as yet.

Ms. Elam reported that a request had been received by Attorney Genuario on behalf of Mr. Kavanewsky for acceptance of the open space. She explained that many years ago the Planning

Planning Commission Minutes of Regular Meeting December 7, 1993

Commission and the Board of Selectmen adopted a policy of protecting Latimer Brook and the associated wetlands and floodplains. These parcels comprise about 20.5 acres and are in the aquifer protection area. The deeds have been received and reviewed by staff and the Town Attorney who found them to be in proper form.

MOTION (6): Dr. Johnson moved that, consistent with the policy of protecting Latimer Brook and making it accessible for fishing and environmentally sound recreation, a recommendation be forwarded to the Board of Selectmen that the brook front open space area (2 parcels) as shown on sheet 49 of subdivision plans entitled "Heritage at East Lyme, Section I" and described in warranty deeds from Joseph Kavanewsky to the Town of East Lyme, be accepted by the Town. Seconded by Mr. Rebelowski. Motion passed by unanimous vote (6-0).

6. Sleepy Hollow Extension, Phase II, Sleepy Hollow Road and Stone Cliff Drive; T.M.K. Associates, George Mitchell, Partner, owner and applicant - Assessor's Map 63, Lot 1) - 2 lots - Two-year conditional approval granted with modifications 10-20-92.

7. Rose Cliff Cluster Subdivision, Poppy Lane and Chris Alan Drive, Laurelwoods Development Corp., owners; Laurelwoods Development Corp., Douglas Cymbala, Project Mgr., applicant; 36 lots - Approved 6-2-92. - Mr. Thumm reported that the paving of certain areas had been completed before December 1st. Five houses are under construction which they intend to connect to public water. They hope to get the water pressure without having to complete the improvements on the booster pumping station. He did not know if they would be able to get the required 35 psi. They were installing curbing last week and proceeding with the drainage work in the remainder of the subdivision. Ms. Davies reported that they had been working on the drainage improvement in the Ancient Highway area and another access way was completed for the residents to use temporarily until the drainage work is completed.

8. Tanglewood Estates, Section II, Boston Post Road, Tanglewood Assoc., owner; - (26 lots) - Conditional approval extended to 6-21-93 - (As-built drawings received.)

9. Glen Lakes, Section I, Chesterfield Road, Meadow Lakes Realty Company, Angus McDonald, Donald Brodeau, Sr., Peter Locarno, Sr., Dennis Marlowe, Donald Snow, Jr., owners and applicant - Assessor's Map, 87, Lot 9) - 17 lots approved 11-13-90 - Bond required before commencement of work.

10. Grassy Hill Estates, Section II, Grassy Hill and Whistletown Rds., Grassy Hill Assoc. Lim. Partnership, owner and applicant - 7 lots approved 8-2-88

EXHIBIT E

Filed In East Lyme Town

Clerk's Office

TOWN HALL
7:30 pm
Rooms 1 & 2

Dec 10, 1993 AT 12:30 AM
PM

Lesley A. Blair
East Lyme Town Clerk

**EAST LYME BOARD OF SELECTMEN
MEETING**

December 15, 1993

AGENDA

1.
 - a. Pledge Allegiance to the Flag
 - b. Additional Agenda & Consent Calendar Items
 - c. Delegations
 - d. Approval of Minutes Meeting of Nov. 17, 1993
 - e. Consent Calendar
2. OLD BUSINESS
 - a. Harbor Managment Plan/Ordinance
 - b. Town Building Committee Code Report
3. NEW BUSINESS
 - a. Appointment to Economic Development Commission
 - b. Appointments to Wtfd/E.L. Shellfish Commission
 - c. Discussion of Flanders Fire Dept. Parking Lot
 - d. Minority Representation Request
 - e. Parks & Rec. Playground Equipment Project
 - f. St. Matthias Church Tax Reimbursement Request
 - g. Budget Transfer - Final Telephone System Payment
 - h. Sleepy Hollow Ext. Sub-Div. - Accept Improvements
 - i. Acc. Open Space - Heritage at E.L. - Kavanewsky
 - j. Acc. Improvments - Brookview Sub-Div.-Mayfield & Chester.
 - k. Coves and Embayments Program
 - l. Accept Resignation of P. McDonough - EDC
 - m. Appoint E. Hafner - Cons. Comm. Alt.
4. COMMUNICATIONS
 - a. Northeast Corridor Improvement Project
 - b. Grant Agencies - Progress Report Request
 - c. Ref-Fuel Update (SCRRA)
 - d. Letter from J. Reynolds - Student at E.L. High
 - e. FY 1994/1995 Budget Planning
 - f. Check Registers
5. INFORMATION AND REPORTS
 - a. Ex-Officio Reports
 - b. First Selectman's Report
6. PUBLIC DISCUSSION
 - a.
7. FUTURE BUSINESS
 - a. E. L. Arts League Lease Agreement

East Lyme Board of Selectmen Minutes 12/15/93 page thirteen
proper form.

Ms. Elam presented the plans and drawings to the Board.

MOTION (12)

Mr. Sistare moved to accept on behalf of the Town of East Lyme, as recommended by the Planning Commission, the roads, deeds, and appurtenances in the Sleepy Hollow Extension, Section I, Subdivision, as described in the deeds and easements and approved by Town Counsel.

Seconded by Mr. McNamara. Motion passed unanimously.

3i. Accept Open Space - Heritage at East Lyme - Kavenewsky

Ms. Elam noted that this has been ongoing since 1987. The property includes almost 21 acres, which consists of floodplains and wetlands. The Town is trying to protect Latimer Brook, and we have plans to have open space along the brook. The Planning Commission assured plenty of public access, and there is also access up north for fishing, etc. This area is part of our aquifer protection area.

Ms. Elam showed the plans to the Board.

MOTION (13)

Mr. Sistare moved to accept on behalf of the Town of East Lyme, as recommended by the Planning Commission, the two brook front open space parcels as shown on sheet 49 of subdivision plans entitled "Heritage at East Lyme" and described in warranty deeds from Joseph Kavanewsky to the Town of East Lyme.

Seconded by Mr. Rando. Motion passed unanimously.

3j. Accept Improve.- Brookview Sub.-Div. - Mayfield & Chesterfield

Ms. Elam explained that this area has been a problem since the contractor went bankrupt. They have been working with the FDIC on it. One of the concerns was that they were not able to get the school buses into the area. The property has now been purchased and the unfinished work has been completed. The one year bond is completed, and now we know the buses will be going in. Mr. Thumm also wanted the Board to consider a stop sign in the area also.

Mr. Sistare noted that "appurtenances" included signs, drains, etc.

Ms. Elam said they have not lost a bond yet. The developers had to insure the area.

MOTION (14)

Mr. Sistare moved to accept on behalf of the Town of East Lyme, as recommended by the Planning Commission, the roads, deeds, and appurtenances, including a stop sign at the Rt. 161 intersection, in the Brookview Subdivision as described in the deeds and

EXHIBIT F

33219

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

KNOW YE, that JOSEPH KAVANEWSKY of Deerfield Beach, Florida, for good and other valuable consideration, received to his full satisfaction of THE TOWN OF EAST LYME, does hereby give, grant, bargain, sell and confirm unto the said THE TOWN OF EAST LYME and unto its heirs and assigns forever:

SEE SCHEDULE "A" ATTACHED HERETO.

TO HAVE AND TO HOLD, the above granted and bargained premises, with the appurtenances thereof, unto it, the said grantee, and unto its heirs and assigns forever, to its and their own proper use and behoof.

AND ALSO, it, the said grantor, does for himself, his successors and assigns, covenant with the said grantee and with its heirs and assigns, that at and until the ensembling of these presents, he is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has 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 hereinbefore mentioned.

AND FURTHERMORE, the said grantor does by these presents bind himself and his successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to it, the said grantee and to its heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, I have hereunto caused to be set my hand and seal this 14th day of December, 1993.

Signed, Sealed & Delivered
in the presence of:

Almeta Klett
Almeta Klett

Joseph Kavanewsky L.S.
JOSEPH KAVANEWSKY

Richard Randall
Richard Randall

NO CONVEYANCE TAXES COLLECTED
Edward B. Williams
TOWN CLERK OF EAST LYME

STATE OF Connecticut :
COUNTY OF Fairfield : ss.: Norwalk Dec 14 , 1993

Personally appeared, JOSEPH KAVANESKY, signer and sealer of the foregoing instrument, and acknowledged same to be his free act and deed before me.

Almeta Kiett

Notary Public
ALMETA KIETT
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 31, 1996

Parcel 1

Southerly Parcel Sheet 49

Beginning at iron pin to be set on the Southerly line of Egret Road at the Northwesterly corner of Lot 15, thence running S 07° 02' 12" W a distance of 170.32', thence S 02° 44' 56" E a distance of 97.84' to an iron pin to be set at the corner of Lots 15 and 16, thence S 05° 05' 56" E a distance of 110.43' to a stone wall and land n/f of William P. & Adrienne E. Tytla thence N 87° 19' 39" W a distance of 29.54' to the centerline of Latimer Brook, thence Southerly along the centerline of Latimer Brook 330' more or less to land n/f of Hale, thence S 72° 28' 08" W a distance of 66.98' to a 30" maple tree, thence S 84° 58' 37" W a distance of 105.16' to a fence post, thence S 89° 42' 35" W a distance of 100.79' to an iron pin recovered thence S 63° 00' 04" W a distance of 22.25' to iron pin to be set at the southeast corner of Lot 14, thence N 03° 13' 50" E a distance of 194.87' to iron pin to be set at the corner of Lots 13 & 14, thence N 02° 57' 06" W a distance of 147.33' to iron pin to be set at the corner of Lots 12 & 13, thence N 30° 55' 31" E a distance of 108.50' to a point, thence N 01° 18' 14" W a distance of 103.21' to iron pin to be set at the corner of Lots 11 & 12, thence N 11° 53' 17" E a distance of 166.44' to iron pin to be set at the corner of Lot 11, thence along the southerly line of Egret Road along a curve having a radius of 200.00' a delta of 11° 53' 17" and a length of 41.50' to monument to be set, thence S 90° 00' 00" E a distance of 182.02' to monument to be set, thence along a curve having a radius of 325.00' a delta of 20° 32' 44" and length of 116.54' to the point and place of beginning. Said parcel being 232,850 ± square feet. Said parcel being the southerly tract of land on a map titled "Map showing property to be granted to the Town of East Lyme at the Heritage at East Lyme Subdivision property of the Heritage Development Group, Inc. Southbury, CT. Scale 1" = 100' Sheet 49 of 130 November 17, 1988, rev. 11-29-88 by J. Robert Pfanner & Associates. P.C.

Vol 365 Pg 186 A

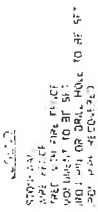
Parcel 2

Beginning at monument to be set on the northerly line of Egret Road at the southeasterly corner of Lot 9, thence N 47° 08' 16" E a distance of 110.24' to iron pin to be set, thence N 13° 20' 04" W a distance of 249.55' to iron pin to be set at the corner of Lots 8 and 9, thence N 01° 54' 43" W a distance of 255.39' to iron pin to be set at the corner of Lot 8, thence S 80° 46' 49" W a distance of 170.00' to iron pin to be set at the corner of Lot 4, thence N 10° 40' 42" W a distance of 207.51' to iron pin to be set at the corner of Lots 3 and 4, thence N 03° 50' 10" W a distance of 185.91' to iron pin to be set at the corner of Lots 2 and 3, thence N 17° 18' 45" E a distance of 143.01' to iron pin recovered at land n/f of Mugge, thence S 87° 33' 16" E a distance of 176.81' to iron pin recovered at land N/F of Thornton, thence S 87° 31' 24" E a distance of 250' more or less to the centerline of Latimer Brook, thence northwesterly along the centerline of Latimer Brook 1,200' more or less to land N/F of Puzas, thence northerly 30' more or less to iron pin recovered, thence S 89° 51' 10" E a distance of 30.26' to iron pin to be set at the corner of open space and Lot 47, thence S 44° 27' 23" E a distance of 191.87' to iron pin to be set at the corner of Lots 46 and 47, thence S 23° 26' 20" E a distance of 146.57' to a point, thence S 19° 41' 59" E a distance of 104.31' to iron pin to be set at the southerly corner of Lot 46, thence N 51° 03' 14" E a distance of 128.82' to a point, thence N 34° 43' 10" E a distance of 95.09' to iron pin to be set at the southerly line of Bobwhite Lane, thence along the southerly line of Bobwhite Lane S 17° 31' 56" E a distance of 60.89' to monument to be set thence along a curve having the radius of 175.00' a delta of 11° 21' 02" and a length of 34.67' to iron pin to be set at the corner of Lot 25, thence S 30° 12' 17" W a distance of 136.83' to a point, thence S 22° 39' 40" W a distance of 123.92' to a point, thence S 20° 11' 18" E a distance of 132.47' to a point, thence S 07° 19' 53" E a distance of 175.03' to a point, thence S 12° 52' 32" E a distance of 180.00' to a point the last 5 courses being bounded by Lot 25, thence S 08° 34' 39" E a distance of 177.71' to a point, thence S 12° 45' 47" E a distance of 186.98' to a point, thence S 00° 24' 38" E a distance of 218.51' to iron pin to be set at the corner of Lots 21 and 23, thence S 35° 31' 16" W a distance of 103.59' to a point, thence S 05° 59' 56" W a distance of 217.25' to iron pin to be set at the corner of Lots 19 and 21, thence S 00° 44' 45" W a distance of 140.97' to a point thence S 36° 12' 34" E a distance of 126.00' to a monument to be set on the northerly street line of Egret Road at the southwest-erly corner of Lot 19, said last two courses being bounded by Lot 19, thence along northerly line of Egret Road along a curve having a radius of 275.00' a delta of 36° 12' 34" and a length of 173.79' to a monument to be set, thence N 90° 00' 00" W a distance of 182.02' to a monument to be set, thence along a curve having a radius of 150.00' a delta of 47° 08' 16" and a length of 123.41' to monument to be set at the point and place of beginning. Said parcel being 669,240± square feet. Said parcel being the tract of land north of Egret Road on a map entitled map showing property to be granted to the Town of East Lyme at the Heritage at East Lyme Subdivision, property of The Heritage Development Group, Inc., Southbury, CT. Scale 1" = 100' Sheet 49 of 130, November 17, 1988, rev. 11-29-88 by J. Robert Pfanner & Associates, P.C.

Rec'd for record

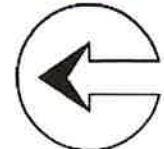
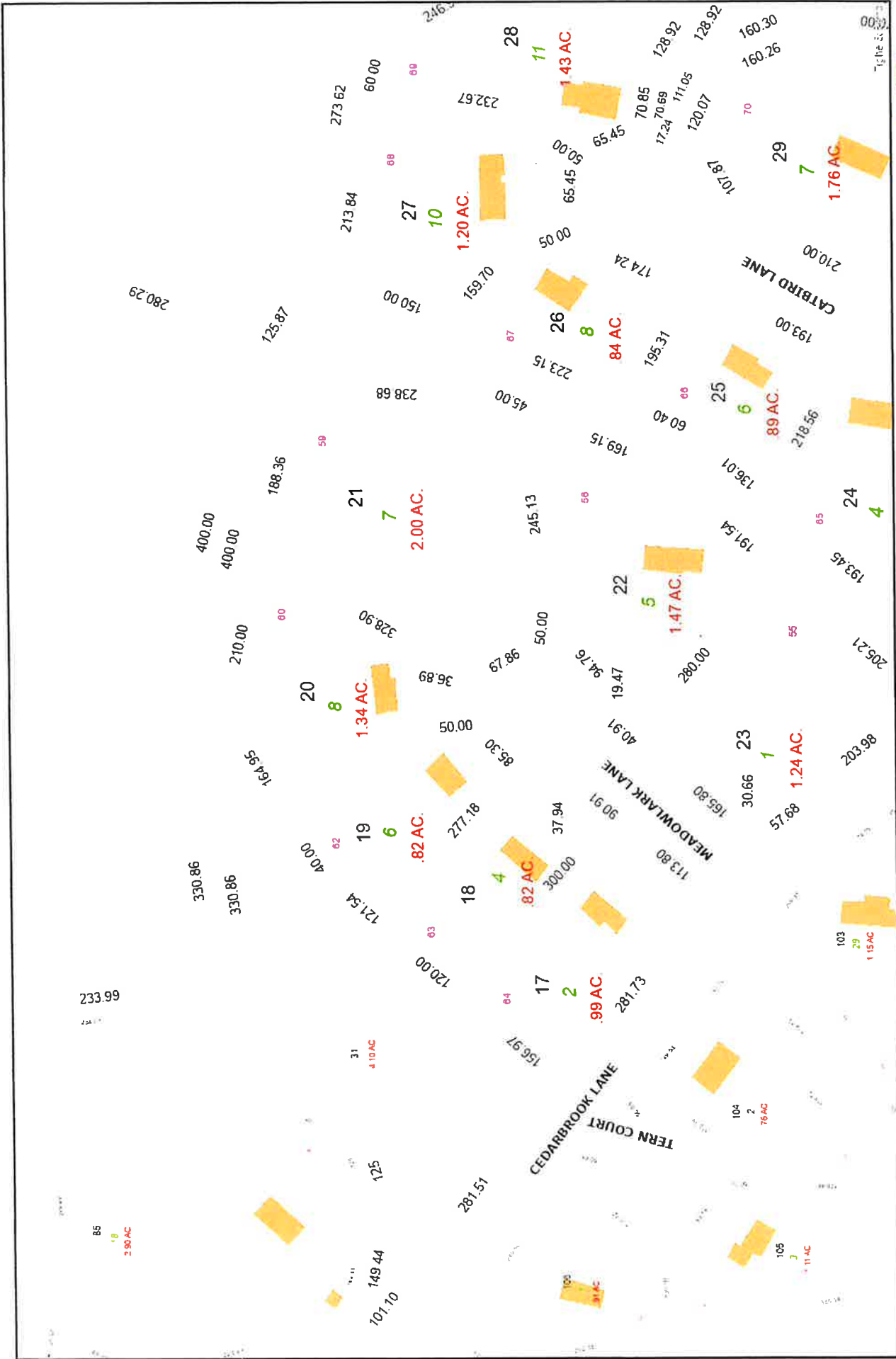
Dec 16, 1993
2:27 PM
East Lyme Town Clerk

EXHIBIT G



INCHEN: PRAH(P) L 5 MD 8042

EXHIBIT H



1/5/2026 4:38:26 PM
Scale: 1"=150'
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.

2 MEADOWLARK LN

Location 2 MEADOWLARK LN

Mblu 36.0/ 17/ / /

Acct# 008201

Owner CARLONE JULIE

Assessment \$240,450

Appraisal \$343,500

PID 7479

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$192,200	\$151,300	\$343,500
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$134,540	\$105,910	\$240,450

Owner of Record

Owner CARLONE JULIE
Co-Owner
Address 2 MEADOWLARK LN
EAST LYME, CT 06333

Sale Price \$0
Certificate
Book & Page 0956/0288
Sale Date 12/02/2015
Instrument 04

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PAPALIA JULIE	\$0		0936/0334	11	09/04/2014
PAPALIA JOSEPH F JR &	\$312,000		0870/0114	UNKQ	04/28/2011
CATALDO EDMUND F III & DONNA	\$181,755		0368/0171	00	01/28/1994
NAZARKO CT PROPERTIES INC	\$0		0362/0077	03	11/09/1993

Building Information

Building 1 : Section 1

Year Built: 1993
Living Area: 1,788
Replacement Cost: \$246,420

Building Percent Good: 78
Replacement Cost
Less Depreciation: \$192,200

Building Attributes

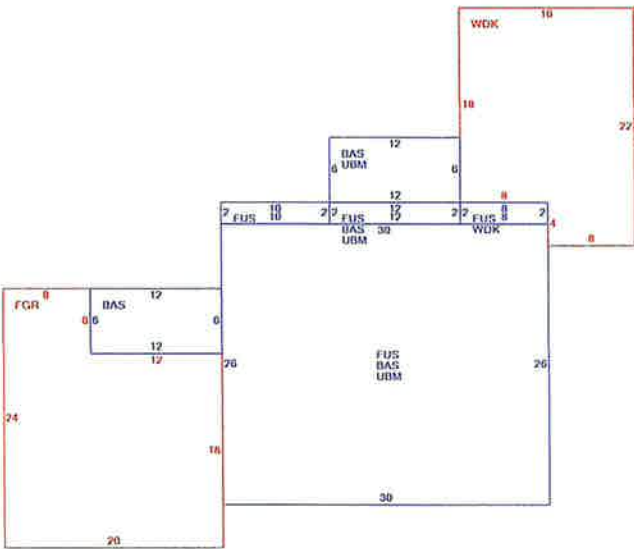
Field	Description
Style:	Colonial
Model	Residential
Grade:	Above Ave
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Inlaid Sht Gds
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos2/EastLymeCTPhotos//0024/InkedP10500

Building Layout



(ParcelSketch.ashx?pid=7479&bid=7781)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	948	948
FUS	Upper Story, Finished	840	840
FGR	Garage	408	0
UBM	Basement, Unfinished	876	0
WDC	Deck, Wood	336	0
		3,408	1,788

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	Single Fam M-01
Zone	R40
Neighborhood	0055
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	0.99
Frontage	0
Depth	0
Assessed Value	\$105,910
Appraised Value	\$151,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$192,200	\$151,300	\$343,500
2020	\$163,000	\$136,800	\$299,800
2019	\$163,000	\$136,800	\$299,800

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$134,540	\$105,910	\$240,450
2020	\$114,100	\$95,760	\$209,860
2019	\$114,100	\$95,760	\$209,860

4 MEADOWLARK LN

Location 4 MEADOWLARK LN

Mblu 36.0/ 18/ //

Acct# 008200

Owner ROCHELLE RONALD W &

Assessment \$240,170

Appraisal \$343,100

PID 7478

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$197,900	\$145,200	\$343,100

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$138,530	\$101,640	\$240,170

Owner of Record

Owner ROCHELLE RONALD W &
Co-Owner ROCHELLE MARY C
Address 4 MEADOWLARK LN
EAST LYME, CT 06333

Sale Price \$185,190
Certificate
Book & Page 0367/0579
Sale Date 01/25/1994
Instrument 07

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NAZARKO CT PROPERTIES INC	\$0		0362/0077	03	11/09/1993
KAVANEWSKY JOSEPH	\$0		0333/0500	QC	06/30/1992
SAGE DEVELOPMENT CORP	\$0		0323/0388	14	12/11/1991
HERITAGE AT EAST LYME LTD PTNS	\$0		0279/0525		02/27/1989

Building Information

Building 1 : Section 1

Year Built: 1993
Living Area: 1,772
Replacement Cost: \$252,592

Building Percent Good: 78
Replacement Cost
Less Depreciation: \$197,000

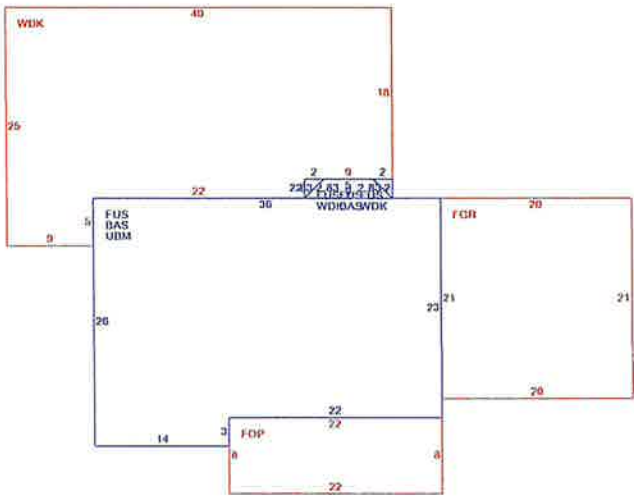
Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	Above Ave
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos2/EastLymeCTPhotos//0024/P1050044_24)

Building Layout



([ParcelSketch.ashx?pid=7478&bid=7780](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	888	888
BAS	First Floor	884	884
FGR	Garage	420	0
FOP	Porch, Open, Finished	176	0
UBM	Basement, Unfinished	870	0
WDK	Deck, Wood	831	0
		4,069	1,772

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description Single Fam M-01
Zone R40
Neighborhood 0055
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.82
Frontage 0
Depth 0
Assessed Value \$101,640
Appraised Value \$145,200

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			80.00 S.F.	\$900	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$197,900	\$145,200	\$343,100
2020	\$167,600	\$131,300	\$298,900
2019	\$167,600	\$131,300	\$298,900

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$138,530	\$101,640	\$240,170
2020	\$117,320	\$91,910	\$209,230
2019	\$117,320	\$91,910	\$209,230

6 MEADOWLARK LN

Location 6 MEADOWLARK LN

Mblu 36.0/ 19/ //

Acct# 008199

Owner NELAN THOMAS & ERIN

Assessment \$241,990

Appraisal \$345,700

PID 7477

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$200,500	\$145,200	\$345,700

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$140,350	\$101,640	\$241,990

Owner of Record

Owner NELAN THOMAS & ERIN

Co-Owner

Address 6 MEADOWLARK LANE
EAST LYME, CT 06333

Sale Price \$356,000

Certificate

Book & Page 1001/0117

Sale Date 08/24/2018

Instrument UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DONOVAN TODD & ERIN	\$307,000		0811/0350	UNKQ	10/24/2008
PRUDENTIAL RELOCATION INC	\$307,000		0811/0348	25	10/24/2008
MURPHY MARY MAHER	\$224,000		0483/0208	UNKQ	07/16/1999
DIBARTOLO DONNA	\$165,546		0372/0393	00	04/18/1994

Building Information

Building 1 : Section 1

Year Built: 1994

Living Area: 1,507

Replacement Cost: \$255,350

Building Percent Good: 78
 Replacement Cost
 Less Depreciation: \$199,200

Building Attributes

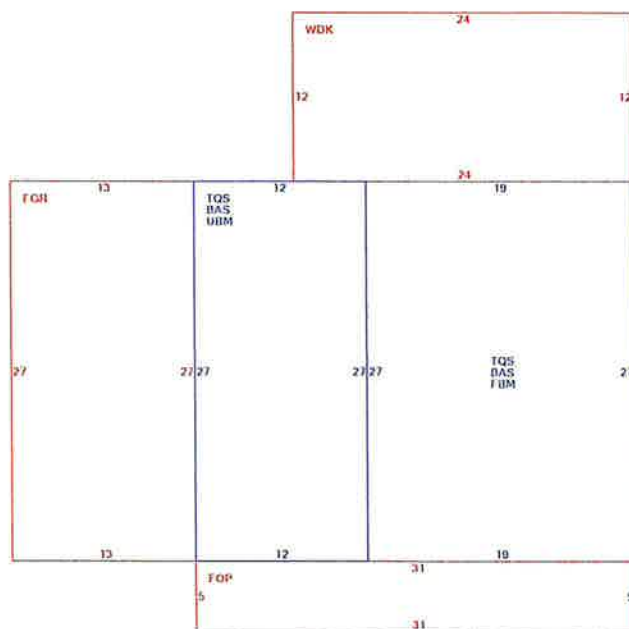
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Above Ave
Stories:	1.75
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos2/EastLymeCTPhotos//0024/P1050048_24)

Building Layout



(ParcelSketch.ashx?pid=7477&bid=7779)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	837	837
TQS	Three Quarter Story	837	670
FBM	Basement, Finished	513	0
FGR	Garage	351	0
FOP	Porch, Open, Finished	155	0
UBM	Basement, Unfinished	324	0
WDK	Deck, Wood	288	0
		3,305	1,507

Land

Land Use

Use Code 1010
Description Single Fam M-01
Zone R40
Neighborhood 0055
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.92
Frontage 0
Depth 0
Assessed Value \$105,560
Appraised Value \$150,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			192.00 S.F.	\$1,200	1
PAT1	PATIO-AVG			187.00 S.F.	\$1,200	1
SHD1	SHED FRAME			56.00 S.F.	\$500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$209,400	\$150,800	\$360,200
2020	\$176,600	\$136,400	\$313,000
2019	\$176,600	\$136,400	\$313,000

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$146,580	\$105,560	\$252,140
2020	\$123,620	\$95,480	\$219,100
2019	\$123,620	\$95,480	\$219,100

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	0.82
Description	Single Fam M-01	Frontage	0
Zone	R40	Depth	0
Neighborhood	0055	Assessed Value	\$101,640
Alt Land Appr	No	Appraised Value	\$145,200
Category			

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			120.00 S.F.	\$1,300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$200,500	\$145,200	\$345,700
2020	\$161,700	\$131,300	\$293,000
2019	\$161,700	\$131,300	\$293,000

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$140,350	\$101,640	\$241,990
2020	\$113,190	\$91,910	\$205,100
2019	\$113,190	\$91,910	\$205,100

8 MEADOWLARK LN

Location 8 MEADOWLARK LN

Mblu 36.0/ 20/ / /

Acct# 008198

Owner DI LI

Assessment \$252,140

Appraisal \$360,200

PID 7476

Building Count 1

Current Value

Appraisal

Valuation Year	Improvements	Land	Total
2021	\$209,400	\$150,800	\$360,200

Assessment

Valuation Year	Improvements	Land	Total
2021	\$146,580	\$105,560	\$252,140

Owner of Record

Owner DI LI

Co-Owner

Address 8 MEADOWLARK LN
EAST LYME, CT 06333

Sale Price \$367,900

Certificate

Book & Page 0850/0005

Sale Date 06/10/2010

Instrument UNKQ

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PRUDENTIAL RELOCATION INC	\$367,900		0850/0003	UNKQ	06/10/2010
WALENS GARY M	\$0		0850/0001	04	06/10/2010
WALENS GARY M TR	\$0		0784/0036	04	08/31/2007
WALENS GARY M	\$415,000		0784/0015	UNKQ	08/31/2007

Building Information

Building 1 : Section 1

Year Built: 1993
Living Area: 1,764
Replacement Cost: \$264,698

Building Percent Good: 78
Replacement Cost
Less Depreciation: \$206,500

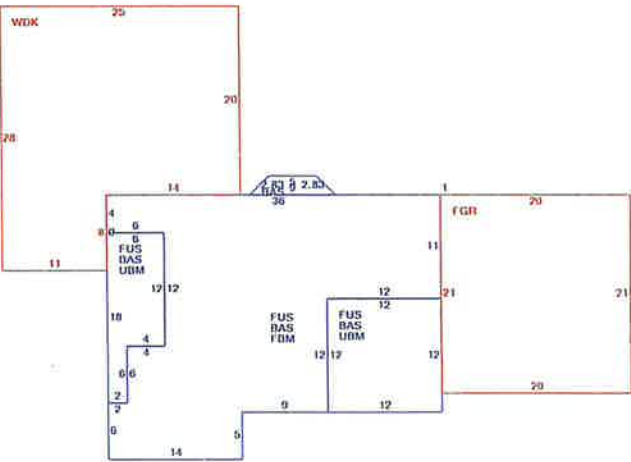
Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	Above Ave
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Laminate
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	9
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos2/EastLymeCTPhotos//0024/P1050047_24)

Building Layout



(ParcelSketch.ashx?pid=7476&bid=7778)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	889	889
FUS	Upper Story, Finished	875	875
FBM	Basement, Finished	647	0
FGR	Garage	420	0
UBM	Basement, Unfinished	228	0
WDK	Deck, Wood	588	0
		3,647	1,764

Extra Features

Extra Features	Legend
No Data for Extra Features	

7 MEADOWLARK LN

Location 7 MEADOWLARK LN

Mblu 36.0/ 21/ / /

Acct# 008197

Owner HARRIS MARA L & MORGAN S

Assessment \$416,220

Appraisal \$594,600

PID 7475

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$436,400	\$158,200	\$594,600
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$305,480	\$110,740	\$416,220

Owner of Record

Owner HARRIS MARA L & MORGAN S
Co-Owner
Address 7 MEADOWLARK LANE
EAST LYME, CT 06333

Sale Price \$470,000
Certificate
Book & Page 1022/0659
Sale Date 12/17/2019
Instrument UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
STADLER JONATHAN S &	\$573,000		0698/0091	07	02/24/2005
COVE LANDING ASSOCIATES LLC	\$0		0524/0394	03	04/26/2001
NORTHERN BUSINESS CAPITOL CORP	\$0		0409/0040	03	05/30/1996
NAZARKO CT PROPERTIES INC	\$0		0362/0077	03	11/09/1993

Building Information

Building 1 : Section 1

Year Built: 2004
Living Area: 3,270
Replacement Cost: \$516,548

Building Percent Good: 84
Replacement Cost
Less Depreciation: \$433,900

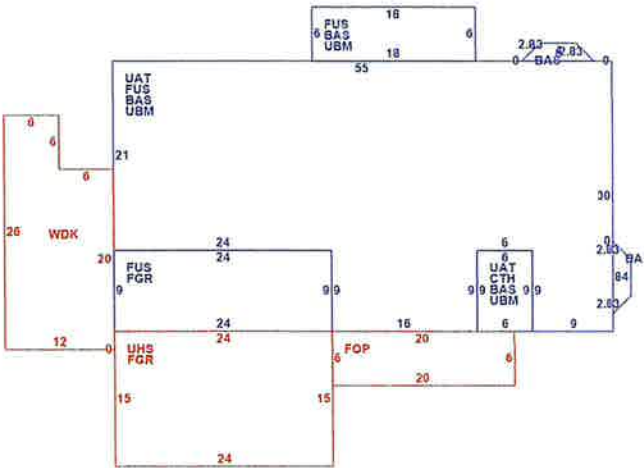
Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	11 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos2/EastLymeCTPhotos//0024/P1050046_24

Building Layout



(ParcelSketch.ashx?pid=7475&bid=7777)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	1,704	1,704
BAS	First Floor	1,566	1,566
CTH	Cathedral Ceiling	54	0
FGR	Garage	576	0
FOP	Porch, Open, Finished	120	0
UAT	Attic, Unfinished	1,434	0
UBM	Basement, Unfinished	1,542	0
UHS	Half Story, Unfinished	360	0
WDK	Deck, Wood	276	0
		7,632	3,270

Extra Features

Extra Features

Legend

Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$2,500	1

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	2.00
Description	Single Fam M-01	Frontage	0
Zone	R40	Depth	0
Neighborhood	0055	Assessed Value	\$110,740
Alt Land Appr	No	Appraised Value	\$158,200
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$436,400	\$158,200	\$594,600
2020	\$345,100	\$143,100	\$488,200
2019	\$345,100	\$143,100	\$488,200

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$305,480	\$110,740	\$416,220
2020	\$241,570	\$100,170	\$341,740
2019	\$241,570	\$100,170	\$341,740

5 MEADOWLARK LN

Location 5 MEADOWLARK LN

Mblu 36.0/ 22/ / /

Acct# 008196

Owner VENDITTI JAY V &

Assessment \$331,240

Appraisal \$473,200

PID 7474

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$318,600	\$154,600	\$473,200
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$223,020	\$108,220	\$331,240

Owner of Record

Owner VENDITTI JAY V &
Co-Owner VENDITTI LORIA
Address 5 MEADOWLARK LN
EAST LYME, CT 06333

Sale Price \$435,000
Certificate
Book & Page 0875/0156
Sale Date 08/22/2011
Instrument UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DOMALIK-WAWRZYNSKI LESLIE &	\$390,000		0530/0109	UNKQ	06/14/2001
ELEAZER VERNON JR & LAURA G	\$352,500		0489/0145	UNKQ	10/19/1999
COVE LANDING ASSOCIATES LLC	\$54,955		0474/0622	UNKQ	03/31/1999
NORTHERN BUSINESS CAPITOL CORP	\$0		0409/0040	03	05/30/1996

Building Information

Building 1 : Section 1

Year Built: 2000
Living Area: 2,464
Replacement Cost: \$372,150

Building Percent Good: 82
Replacement Cost
Less Depreciation: \$305,200

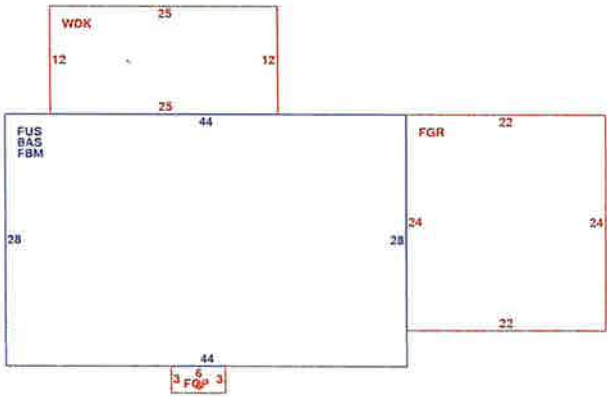
Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	Ave-Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos2/EastLymeCTPhotos///0024/P1050045_24

Building Layout



(ParcelSketch.ashx?pid=7474&bid=7776)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,232	1,232
FUS	Upper Story, Finished	1,232	1,232
FBM	Basement, Finished	1,232	0
FGR	Garage	528	0
FOP	Porch, Open, Finished	18	0
WDK	Deck, Wood	300	0
		4,542	2,464

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$2,500	1

Land

Land Use

Use Code 1010
Description Single Fam M-01
Zone R40
Neighborhood 0055
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.47
Frontage 0
Depth 0
Assessed Value \$108,220
Appraised Value \$154,600

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL2	VINYL/PLASTIC			585.00 S.F.	\$8,800	1
SHD1	SHED FRAME			192.00 S.F.	\$2,100	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$318,600	\$154,600	\$473,200
2020	\$252,900	\$139,800	\$392,700
2019	\$252,900	\$139,800	\$392,700

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$223,020	\$108,220	\$331,240
2020	\$177,030	\$97,860	\$274,890
2019	\$177,030	\$97,860	\$274,890

1 MEADOWLARK LN

Location 1 MEADOWLARK LN

Mblu 36.0/ 23/ / /

Acct# 008195

Owner STADLER JONATHAN

Assessment \$299,110

Appraisal \$427,300

PID 7473

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$274,300	\$153,000	\$427,300
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$192,010	\$107,100	\$299,110

Owner of Record

Owner STADLER JONATHAN
Co-Owner
Address 1 MEADOWLARK LANE
EAST LYME, CT 06333

Sale Price \$375,000
Certificate
Book & Page 1035/809
Sale Date 08/14/2020
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
STAPLES GARY L	\$0		1020/0398	11	11/05/2019
STAPLES GARY L &	\$355,000		0516/0094	UNKQ	01/23/2001
ALBERTSON DARRYL S & ELIZABETH C	\$334,200		0482/0231	07	07/01/1999
COVE LANDING ASSOCIATES LLC	\$54,682		0472/0209	UNKQ	02/24/1999

Building Information

Building 1 : Section 1

Year Built: 1999
Living Area: 2,464
Replacement Cost: \$331,467

Building Percent Good: 82
Replacement Cost
Less Depreciation: \$271,800

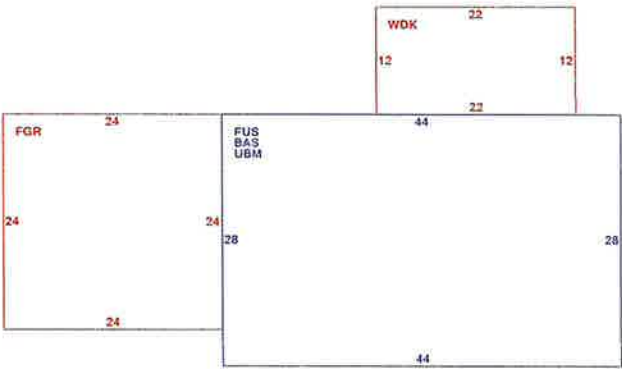
Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	Ave-Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos2/EastLymeCTPhotos///0024/P1050043_24)

Building Layout



([ParcelSketch.ashx?pid=7473&bid=7775](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,232	1,232
FUS	Upper Story, Finished	1,232	1,232
FGR	Garage	576	0
UBM	Basement, Unfinished	1,232	0
WDK	Deck, Wood	264	0
		4,536	2,464

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$2,500	1

Land

Land Use

Use Code 1010
Description Single Fam M-01
Zone R40
Neighborhood 0055
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.24
Frontage 0
Depth 0
Assessed Value \$107,100
Appraised Value \$153,000

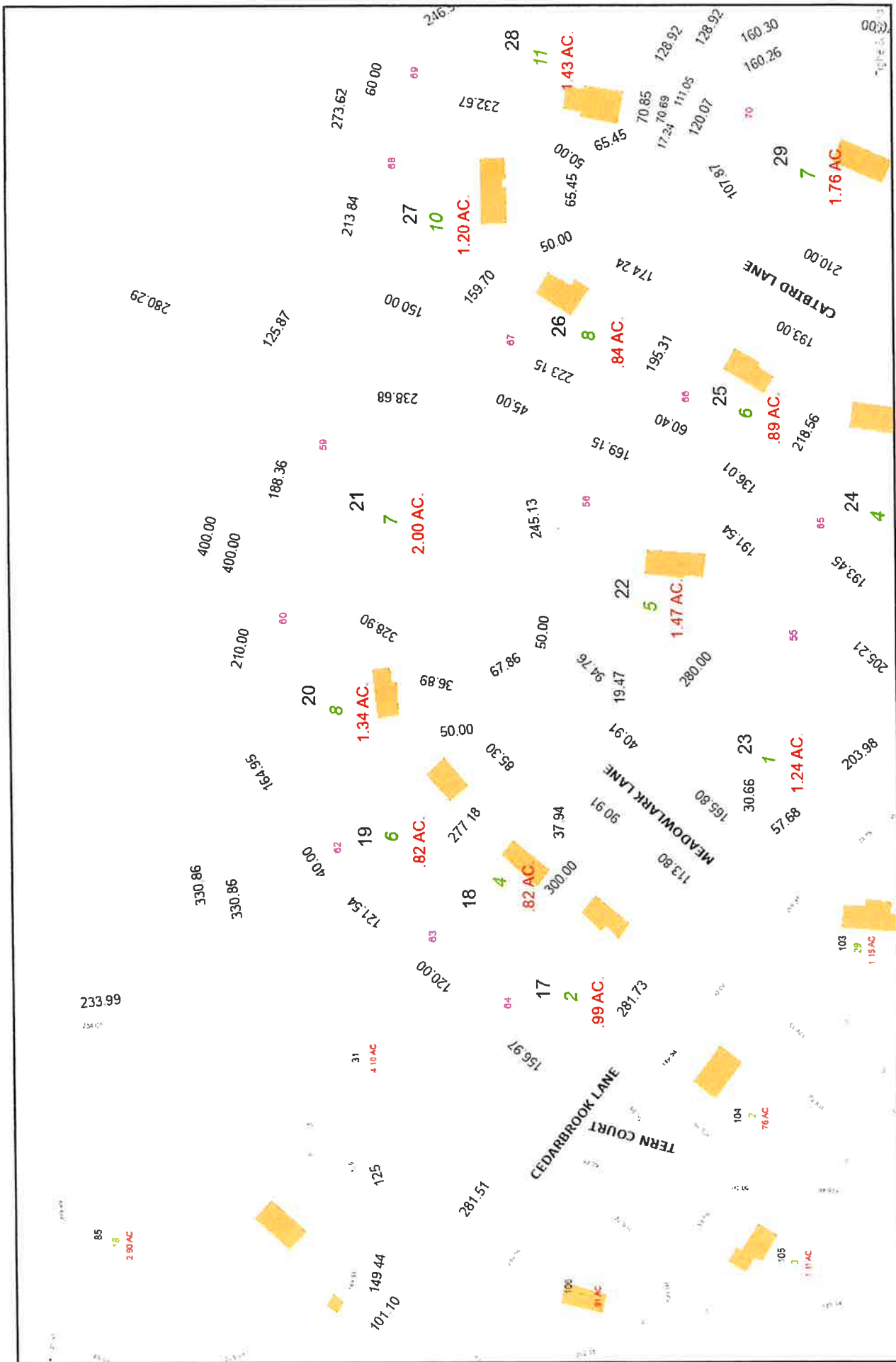
Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

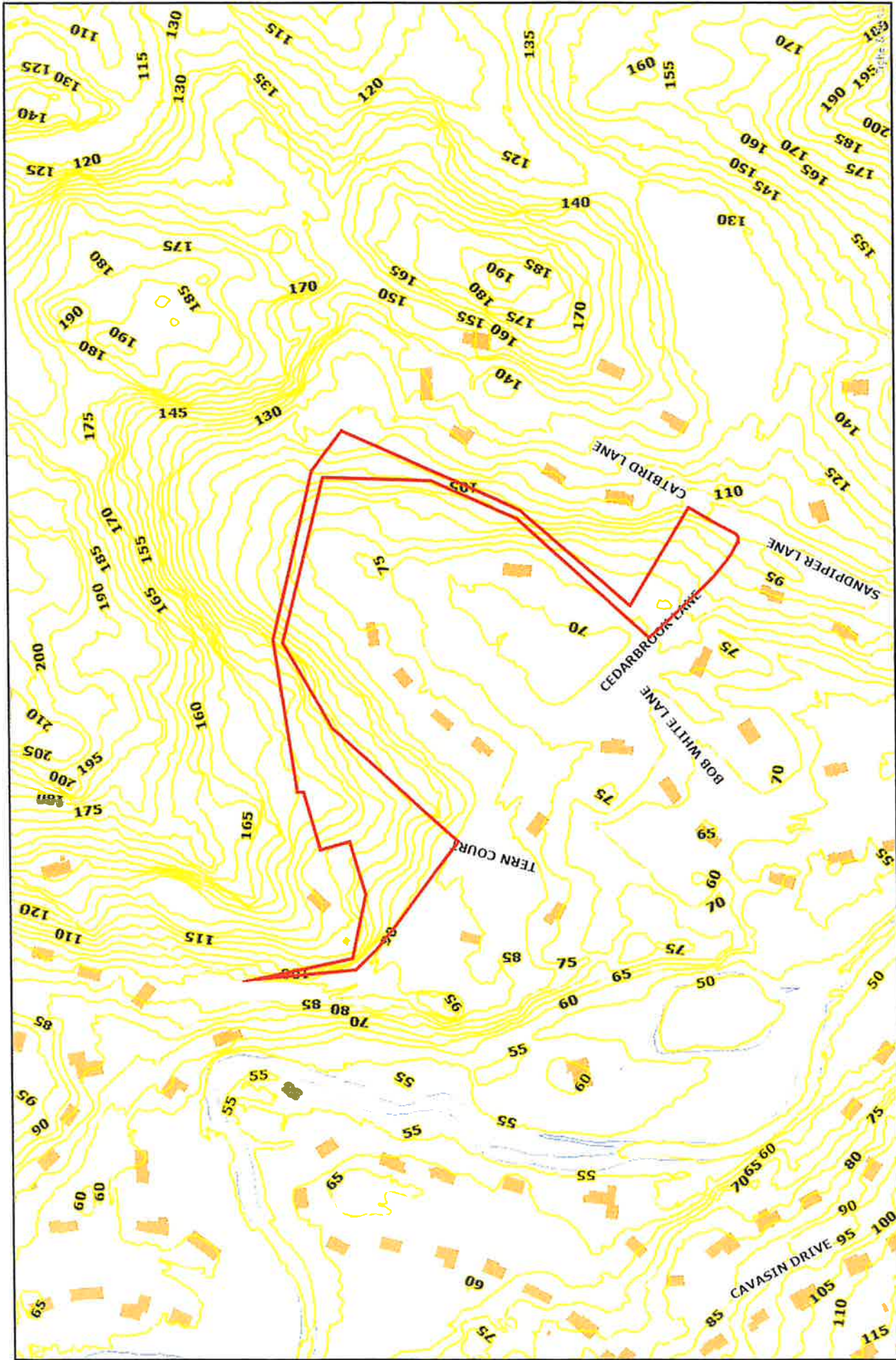
Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$274,300	\$153,000	\$427,300
2020	\$231,700	\$138,400	\$370,100
2019	\$231,700	\$138,400	\$370,100

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$192,010	\$107,100	\$299,110
2020	\$162,190	\$96,880	\$259,070
2019	\$162,190	\$96,880	\$259,070



1/5/2026 4:38:26 PM
 Scale: 1"=150'
 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.



12/18/2025 5:42:28 PM

Scale: 1"=300'

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 I

COURT OF PROBATE, DISTRICT OF Norwalk

DISTRICT NO. 103

4859

ESTATE OF

Kavanewsky Joseph, AKA Kavanewsky, Joseph Walter (02-0474dr)

DATE OF CERTIFICATE

DATE OF DEATH

August 21, 2001

PLACE WHERE LAST DWELT

410 North Federal Highway, # 218, Deerfield
Beach, FL 33441

DIED TESTATE

FIDUCIARY [Name, address, zip code, and telephone number]

Patricia Howland, aka Mrs. Patricia Howland, 36 Metacom Drive, Simsbury, CT 06070, (860)408-9485


FIDUCIARY'S POSITION OF TRUST

Executrix

DATE OF APPOINTMENT

9/10/02

This certificate is made and caused to be recorded in the land records of the town wherein the said deceased was the owner of real property, or any interest therein, or a mortgage or a lien upon real property.


Patricia Howland, aka Mrs. Patricia Howland, Executrix

Recorded Oct 2 2002
11:10 ^{AM} ~~PM~~ Kathy Williams
East Lyme Town Clerk

EXHIBIT J

THIS SUBDIVISION INCLUDES ONLY THAT AREA DELINEATED AS SECTION 1 LAYOUT OF LOTS AND ROADS IN PROPOSED SECTION II ARE SHOWN ONLY TO INDICATE THE APPLICANTS INTENDED FUTURE USE OF LAND ABUTTING THIS SUBDIVISION.



FEBRUARY, 1988

(100 FEET)

HERITAGE AT EAST LYME
SUBDIVISION
THE HERITAGE DEVELOPMENT GROUP, INC.
SOUTHBRURY, CONNECTICUT
J. ROBERT PFANNER & ASSOCIATES P.C.
SURVEYING & ENGINEERING
37 GRAND STREET EAST LYME, CONNECTICUT

EAST LYME PLANNING COMMISSION
CONVENTIONAL APPLICANT

OWNER: John D. Bost

DATE: December 6, 1988

FILING DEADLINE: Jan. 9, 1989

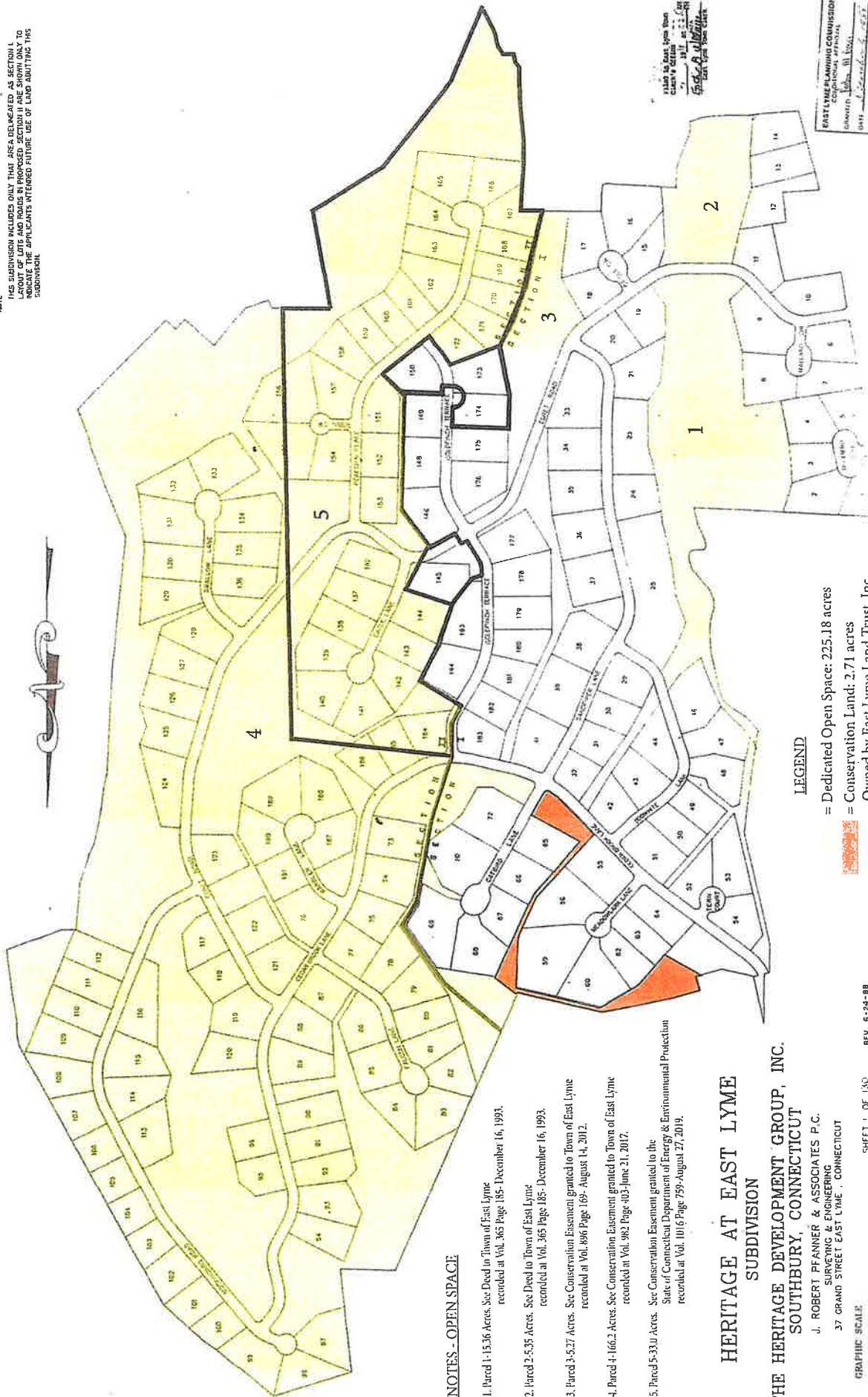
EXPIRATION DATE: 12-6-90

FILED IN EAST YORK SHAW
CLARK'S OFFICE
JUL 19 1911
F. J. B. 11/11/11

424

EXHIBIT K

NOTE:
THIS SUBDIVISION INCLUDES ONLY THAT AREA DELINEATED AS SECTION I
LAYOUT OF LOTS AND ROADS IN PROPOSED SECTION II ARE SHOWN ONLY TO
INDICATE THE APPLICANTS INTENDED FUTURE USE OF LAND ADJUTING THIS
SUBDIVISION



NOTES - OPEN SPACE

1. Parcel 1-15.36 Acres. See Deed to Town of East Lyme recorded at Vol. 365 Page 185- December 16, 1993.
2. Parcel 2-5.35 Acres. See Deed to Town of East Lyme recorded at Vol. 365 Page 185- December 16, 1993.
3. Parcel 3-5.27 Acres. See Conservation Easement granted to Town of East Lyme recorded at Vol. 896 Page 169- August 14, 2012.
4. Parcel 4-166.2 Acres. See Conservation Easement granted to Town of East Lyme recorded at Vol. 982 Page 403-June 21, 2017.
5. Parcel 5-33.0 Acres. See Conservation Easement granted to the State of Connecticut Department of Energy & Environmental Protection recorded at Vol. 1016 Page 759-August 27, 2013.

HERITAGE AT EAST LYME SUBDIVISION

THE HERITAGE DEVELOPMENT GROUP, INC.
SOUTHBURY, CONNECTICUT
J. ROBERT PFANNER & ASSOCIATES P.C.
SURVEYING & ENGINEERING
37 GRAND STREET EAST LYME, CONNECTICUT

GRAPHIC SCALE:



REV. 6-24-98
REV. 8-9-98
REV. 10-3-98
REV. 1-1-00

SHEET 1 OF 130
FEBRUARY 1, 2017

LEGEND

- = Dedicated Open Space: 225.18 acres
- = Conservation Land: 2.71 acres
- Owned by East Lyme Land Trust, Inc.

EAST LYME PLANNING COMMISSION
CONSENTED APPROVAL
DATE: 1/17/17 BY: J. J. J. J.
RECORDING DATE: 1/17/17

1346 to East Lyme Town
CLASH'S OFFICE
1/17/17 at 11:01 AM
East Lyme Town Clerk
J. J. J. J.