APPLICATION SUMMARY:
The Applicant is before the Commission for a final re-subdivision, to relocate the common lot line and to transfer approximately 4-acres from Lot 1, to Lot 2 of approved subdivision #1197 located at 124 Old Mill Road in the RA-4 zone, and allow a proposed septic system to be located within the same parcel as the building it will serve (Lot 2), in accordance with Connecticut Public Health Code.

COMMENTS / RECOMMENDATIONS:
1) SUBDIVISION REGULATIONS:
   a) The Commission will need to make a determination on whether this action is, or is not, a subdivision or re-subdivision. If found to be a subdivision or re-subdivision the Commission should note that IWWA would need to grant conceptual approval of any Subdivision or Re-subdivision prior to a final action of the Commission;
   b) The applicant has not yet provided a subdivision plan in compliance with Sec. 6-268 and 6-269 of the Town’s Subdivision Regulations.

2) DECLARATION OF RESTRICTIONS – the Sylvanus Selleck Grist Mill is located on one of the subject parcels of this approved subdivision. It is registered on the National Register of Historic Places and has an Historic Façade Easement applied to it ensure its preservation. CONSERVATION – Conservation Commission Staff has noted language in the approved declaration of restrictions for the subdivision that prohibited “laying out of foot or riding paths or trails.” Analysis of aerial photographs shows a dirt road located between the stone wall and the Converse Pond Brook which is not shown on the original subdivision survey or recently submitted one. They are asking the applicant to address the issue as it within the approved conservation easement.

3) ENGINEERING – The Engineering Division has no objection to the Commission acting subject to revision to be addressed at Zoning Permit.

4) HEALTH – because the proposed septic seeks to serve two structures approval from the State Department of Health is required. Conceptual approval was granted on 1/28/2021.
DEPARTMENT COMMENTS:
ZEO - see attached
ENGINEERING - see attached
CONSERVATION - see attached
HEALTH - see attached

ZONING:
The proposed application seeks to transfer approximately 4-acres of land from Lot 1 to Lot 2. This is transfer is being necessitated by the proposal to erect and “Event Barn” on lot 2 (the subject of Final Site Plan / Special Permit PLPZ 2020 00311) which will need a new combined septic system. This septic would extend beyond the current property line, separating the building from the septic system. State Health Code requires the septic system to be contained on the same parcel as the building being served. The revisions of lot lines would do this. Both lots would appear to continue to meet or exceed the minimum lot area., lot shape, and lot frontage requirements for the RA-4 Zone.

The applicant has not yet provided a subdivision map depicting the proposal as required by Sec. 6-268 and Sec. 269 of the Town’s Subdivision Regulations.

BACKGROUND:
The current lot parcels and configuration was last reviewed and approved by the Commission in 1994, Final Subdivision #1197. It is noted that since the property was part of an approved subdivision, a re-subdivision application has been filed.

That approval included not just the subject two lots but four lots in total, comprising the entire address known as 124 Old Mill Road. That approval contained a declaration of restrictions that not only describes the conservation / open space but also required:
1) a minimum lot area of 10-acres.
2) A wetlands easement and a 50-foot setback around the noted wetlands and watercourses on site.
3) A conservation easement listing prohibited activities.

Conservation Commission Staff has noted, in analyses of the most recent aerial photography, shows a dirt road located between the stone wall and the Converse Pond Brook which is not shown on the original subdivision survey or recently submitted one. They note that the declaration of restriction prohibits the “laying out of foot or riding paths or trails.” They are asking the applicant to address the issue as it within the approved conservation easement.

The Historical Society and the Greenwich Preservation Network have written the Commission to support the continued preservation of the Selleck Grist Mill. They are asking that a new declaration of restrictions be enacted to reaffirm the historic protections so it may continue to existing going forward.
The applicant has indication they intend to continue to comply with the terms of the Commission’s 1994 approval and the associated Declaration of Restrictions (recorded in Volume: 2586, Page 255 of the Greenwich Land Records).

**OTHER DEPT. / AGENCY APPROVALS:**
IWWA - if approved as a revision of lot lines, no approval from the Agency is needed. If the Commission determines that the proposed action is a subdivision or re-subdivision, then the IWWA would need to approve the action prior to any approval of a subdivision or re-subdivision.

**APPLICABLE REGULATIONS:**
This application is regulated primarily by the Subdivision Regulations. Of particular significance are Sections 6-261, 6-281, 6-282, 6-283, 6-287, 6-296, 6-297, 6-302, and 6-304, of the Town of Greenwich Subdivision Regulations. In addition, the Commission should consider Sections 6-93 and 6-205 of the Building Zone Regulations.
ZONING ENFORCEMENT

Project No. PLPZ202000311

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: 124 OM LLC.

LOCATION: 124 Old Mill Rd.

PLAN DATE:

ZONE: RA-4

☐ Ok for Zoning Permit Sign-off with the following revisions:

☐ Resubmit the following prior to Site Plan/ Subdivision approval:

☒ The subject site plan/subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is Ok for Zoning Permit Sign-off.

Reviewed by: Jodi Couture
Date: 2/10/2021

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 20-5(39)  Department Project No. Submittal Received Date: 2/3/2021
PLPZ202000311 & PLPZ202100026

Submittal Reviewed For: Planning and Zoning  Traffic Review Requested: No  Review Type: Final Subdivision

PLAN SET INFORMATION

Plan Title: Foundation House - 124 OM LLC  Project Address: 124 Old Mill Road

Engineering Firm: Rocco V. D'Andrea, Inc.  Original Plan Date: 7/8/2020  Latest Plan Revision Date: 10/19/2020

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: Rocco V. D'Andrea, Inc.  Original Report Date: 8/20/2020  Latest Report Revision Date: ___

Reviews provided by the Engineering Division are for compliance with the Town’s “Roadway Design Manual and Standard Construction Details” and “Drainage Manual” as amended. Reviews are based upon the information and plans provided. Comments pertaining to the Town’s manuals are not all encompassing. Other reviewing entities may provide additional comments regarding consistency with these manuals in accordance with their jurisdictions. Review of sanitary sewer and septic systems are not reviewed by the Engineering Division.

All New Submittals for Commission Meetings must be received by the Engineering Division four weeks before scheduled Commission Meeting.

All Revised Submittals for Commission Meetings must be received by the Engineering Division three weeks before scheduled Commission Meeting.

Reviewed and Approved by: Scott Marucci - Senior Civil Engineer  Date: 2/9/21

COMMENTS AND CONDITIONS OF APPROVAL: Resubmit Prior to Zoning/Building Permit Approval

1. The Engineering Division has no issue with a lot line revision. A plan showing the lot line revision shall be completed.
2. A revised Form SC-107 needs to be submitted.
3. Based on the Parking Needs Study it appears the lawn parking areas will be used by approximately 640 vehicles a month (15+15+15+50+35+115+115+140+140). The concern is that the lawn areas will most likely become compacted. The installation of GrassPave 2 or equal needs to be considered to minimize potential compaction.
4. The Drainage Summary Report is acceptable in concept. The following revisions and additional information need to be submitted:
   a. The routing for the rain garden must be revised as follows:
      i. The mulch/grass layer needs to be added. The minimum thickness is .25’ with a maximum void ratio of 10%.
      ii. A minimum ponding depth of 6-inches is required from top of mulch/grass to the discharge.
      iii. Based on the bottom of berm elevation of 262.00 the top of mulch/grass would be 262.25 and the minimum elevation of a discharge would be 262.75.
   b. The curve number for watershed 4B needs to be revised to woods and lawn for the rain garden area.
c. The RRV computation for POC C needs to be revised to store a minimum of 4,197 CF (adjust as needed based on changes) during the 1-year storm.
d. The conveyance computations shall be submitted with the zoning/building permit submittal.
e. Review and revise all other computations as needed.

5. The construction plan set needs to be revised as follows:
   a. Site Plan Sheets
      i. Show excavation and fill quantities in a table.
      ii. Show notes for construction phasing.
      iii. Show the footing drain network from the house/sump pump to the outfall.
      iv. Show all control structures with the following in the callout:
         1. Cover/grate elevation.
         2. Invert elevation of each pipe.
         3. Control structure type and size (orifice, rectangular weir, v-notch weir, etc.).
         4. Pipe location in structure (n, s, e, w, etc.).
         5. Pipe size.
      v. The bioretention (rain gardens) needs to include the following in the callout:
         1. Top of mulch/sod elevation and surface area.
         2. Top of bioretention soil mix surface area.
         3. Bottom of stone surface area.
   b. Low Impact Development Plan Sheet:
      i. Depict the site’s soil type and associated Hydrologic Soil Groups (HSG).
      ii. Show deep test pit locations (include circular influence zone for each test).
   c. Erosion & Sediment Control Sheet
      i. The Erosion and Sediment Control plan shall comply with the requirements of the current version of the Connecticut Guidelines for Soil Erosion and Sediment Control.
      ii. Show construction fence delineating the limit of disturbance.
      iii. Show construction fence delineating areas not to be disturbed and protected.
      iv. Show construction fence delineating areas of BMP’s to be protected from compaction.
      v. Show silt fence and haybales for protection of neighboring properties, watercourses, wetlands, soil stockpiles, drainage systems, Town Right-of-Way, etc.
      vi. Show anti-tracking pad for construction access.
      vii. Show temporary conveyance systems, sedimentation traps, settling basins, etc.
      viii. Show notes for operations and maintenance of all erosion & sediment controls.
      ix. Show notes for the phasing of the erosion & sediment controls.
   d. Driveway Profile & Sight Distance Sheet
      i. Show profile for driveway from the match line on sheet 3B to the garage. The profile shall include slopes, spot elevations and if porous pavement is used the entire porous pavement section to the bottom of stone shall be included with elevations.
      ii. Show slope of driveways for the remaining distance to garage on profile (required maximum slope is 8% for commercial, 12% residential (two or more family), and 15% for residential).
   e. Traffic Signage, Pavement Markings, and Parking Space Layout Sheet (Required for Commercial Projects)
      i. Show all traffic signs.
      ii. Show all pavement markings (stop bar, arrows, etc.).
      iii. Show all parking space pavement markings.
      iv. Show all parking space and travel lane dimensions.
   f. Construction Details Sheets
      i. The rain garden detail shall be revised as needed to match the report.
      ii. Show E&S Details (can also be on E&S Sheet).
   g. Building/House Section or Elevation Sheet
      i. Show one section or elevation of the building/house.
      ii. Show all elevations to the deepest footings on section/elevation.
      iii. Show existing and proposed grade elevation on section/elevation.
      iv. Show existing mottling elevation on section/elevation.
      v. Show existing groundwater elevation on section/elevation.
      vi. Show existing ledge elevation on section/elevation.
vii. Sheet shall be sealed and signed by a State of Connecticut Professional Engineer or Architect.

6. The draft Operations and Maintenance Plan Report shall be revised as needed based on revisions.

**Standard Conditions for Each Submittal**

1. The Engineering Division will no longer keep any records for the submittals. All records for the submittal shall be obtained from the Town of Greenwich Department/Division that has taken in applications and/or submittals. These documents are maintained within each office (e.g. P&Z, IWWA, and DPW Building and Highway Divisions).
2. All revisions to the reports and plans must follow the requirements in the Town of Greenwich Drainage Manual February 2014 as amended.
3. All revisions must be accompanied by a point-by-point written response to the Engineering Division’s comments.

**Standard Conditions of Approval**

1. The Operations and Maintenance Plan Report must include the following for the Certificate of Occupancy:
   b. The final completed Exhibit A, and B
   c. The Maintenance Declaration needs to be filed on the Town of Greenwich Land Records prior to a Certificate of Occupancy. A review of the documents above must be completed before filing on the Town of Greenwich Land Records.
2. The Town of Greenwich – Standard Construction Notes for Site and Subdivision Plans are conditions that must be met.
3. All requests for a Temporary Certificate of Occupancy (T.C.O.) or a Certificate of Occupancy (C.O.) shall be submitted one month before the T.C.O. or C.O. is required.
4. The submittal for a Temporary or Final Certificate of Occupancy must include the following:
   c. Field Inspection Record (All required photos) – Form SC-106 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
   d. Bioretention Soil Testing Certification Sign-Off (as applicable with the bioretention soil gradation test and the phosphorous test for the mixed soil) – Form SC-104 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
   h. A Letter discussing all the work that remains to be completed (Only for a Temporary Certificate of Occupancy Submittal).
MEMORANDUM

TO: Patrick LaRow, Deputy Director, P & Z / Assistant Town Planner

FROM: Aleksandra Moch, Environmental Analyst

DATE: February 7, 2021

RE: 124 OM, LLC, 124 Old Mill Road, PLPZ 2021 00026
    Site survey by Rocco V. D’Andraa, Inc., dated October 19, 2020

I have reviewed the above-referenced plan and visited the site. The following comments are offered for your consideration:

1. The proposed re-subdivision will partially move the new property boundary against the existing conservation easement area. The easement boundary is coincident with an existing stone wall which should be preserved as a permanent demarcation feature to protect the area for the future encroachments.

2. The deed restrictions under Section 3(b) prohibit “laying out of foot or riding paths or trails.” Analyses of aerial photographs has shown a dirt road located between the stone wall and the Converse Pond Brook which is not shown on the original subdivision survey or recently submitted one. The applicant should provide evidence of its existence prior to the subdivision approval. It appears this road may be associated with the past tree clearing within the conservation easement area.

cc: Conservation Commission
Environmental Health Section

January 28, 2021

Robert A. Morgan, RS / REHS
Greenwich Department of Health
101 Field Point Road
Greenwich, CT 06830

RE: Revised Plans for three Subsurface Sewage Disposal Systems Serving the 124 OM LLC / Foundation House Property Located at 124 Old Mill Road in Greenwich, CT

Dear Mr. Morgan:

We have received revised plans for three subsurface sewage disposal systems serving the 124 OM LLC / Foundation House property located at 124 Old Mill Road in Greenwich. The property contains a pre-existing single-family dwelling that will be utilized as offices as well as four other sewage generating structures. The other structures consist of a caretaker’s residence, event barn, stable building with 1 bedroom apartment and shed / restroom building. The event barn will be served by a sewage disposal system with sewage flows greater than 2000 gallons per day. Three sewage disposal systems will serve the four buildings with the event barn and shed / restroom building being served by a central sewage disposal system. The total sewage design flow for the property, including the pre-existing single-family residence was determined to be approximately 4500 gallons per day (gpd).

Plans were prepared by Rocco V. D’Andrea, Inc. and submitted to our office for review pursuant to Section 19-13-B103(d)(c) of the Public Health Code. The plans are dated October 22, 2020 with a final revision date of December 15, 2020.

The plans were found to be generally satisfactory and in accordance with the requirements of the Public Health Code. They are hereby APPROVED by this office with the following modifications and stipulations incorporated:

1.) The make and model of an approved septic tank outlet filter capable of receiving design flows greater than 2000 gpd shall be specified on the plan.
2.) The septic tank and pump chamber proposed to serve the caretakers residence were inadvertently removed from the revised plan. Please include this information on the revised plan.

3.) A separate central system approval has been issued to allow for the interconnection of the sewage piping from both the event barn and shed / restroom building into a common sewage disposal system.

4.) A water meter shall be installed on the water service line to the event barn and monitored by the applicant.

5.) This facility may be classified as a public water system. The Department of Public Health Drinking Water Section must be contacted as soon as possible to make that determination. This office does not recommend final approval of this application until all water supply matters have been approved by the Drinking Water Section.

With the above stipulations and modifications incorporated, this office recommends approval of this application.

If you have any questions, or you feel that there should be some changes, please contact our office.

Sincerely,

Matthew A. Pawlik, P.E., R.S.
Sanitary Engineer III
Environmental Engineering Program

Cc: Rocco V. D’Andrea, Inc., 8 Neil Lane, P.O. Box 549, Riverside, CT 06878
Thomas Chyra, PE, DPH, DWS
Environmental Health Section

NOTICE OF EXCEPTION

An exception is hereby granted to the requirements of Section 19-13-B103d (d) of the Connecticut Public Health Code for a central subsurface sewage disposal system serving an event barn and shed / restroom building located on the 24 OM LLC property, 124 Old Mill Road in the Town of Greenwich, Connecticut. A central system has been found to be technically preferable for the following reasons:

1. The shed / restroom building will generate limited sewage flows compared to the event barn.
2. The Greenwich Health Department has indicated that a code complying subsurface sewage disposal system will be installed on the property capable of serving both structures. In addition, code complying sewage disposal systems for all other sewage generating structures were indicated on the property.
3. The central system will provide an improved treatment and distribution of effluent.

Recorded at the Connecticut Department of Public Health, Hartford, Connecticut.

01/28/2021
DATE

Matthew A. Pawlik, P.E., R.S.
Sanitary Engineer III
Environmental Engineering Program

Phone: (860) 509-7296 • Fax: (860) 509-7295
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, MS#12SEW, P.O. Box 340308
Hartford, Connecticut 06134-0308
www.ct.gov/dph
Affirmative Action/Equal Opportunity Employer
PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

Project Address: 124 Old Mill Road, Greenwich, CT 06831
Tax ID: 10-1791;10-3577;10-3578
Property Owner: 124 OM LLC
Address: 124 Old Mill Road, Greenwich, CT 06831
Contact information – Email or Cell Phone: ___________________________________________________________________
Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 248 Greenwich Ave, Greenwich CT 06830
Contact information – Email or Cell Phone: Thomas J. Heagney (203) 661-8400 THeagney@HLS248.com

Has there ever been an IWWA application for this site? YES ☐ NO ☐ Appl. #
ACTIVITY: [Check one] ☐ Addition ☐ Demolition ☐ Deck ☐ Garage ☐ Interior renovations
☐ New residence ☐ Tennis Court ☐ Pool ☐ Site Work/Landscaping ☐
☐ Septic ☐ Generator ☐ Other (specify) ☐
Will this activity require an addition to the septic system or a B100a? YES ☐ NO ☐
Parking field; Rain Garden; and driveway modifications all outside 100’ review area

FEE: $65 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.

IWWA staff will review the project proposal to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. If an IWWA permit is required, the appropriate permit application packet will be provided.

Do not apply for a Building Permit until this review is complete.

No work may begin until an IWWA permit is issued and/or the “Building Permit Application Sign-Off Sheet” has been signed.

The issuance of a building permit alone does not constitute an authorization to proceed.

As the property owner or, authorized agent [check one] I believe the information I have submitted is correct.
Signature ______________________________ Date 08/17/2020

STAFF NOTES
Office Rev Date 08/17/2020 Field Inv Date 08/17/2020 WET/WC? YES ☐ NO ☐ TIDAL ☐
Action Required? YES ☐ NO ☐ If yes, DR ☐ AA ☐ AR ☐ SIA ☐ Staff Jenn Urena
Soils Report Date __ / _ / _ Author ___________________________ Soils ______________
Comments: ____________________________
all work outside 100’ URA; no action required; see site plans

Received
Jenn Urena
8-20-2020

IWWA Questionnaire Revised 3/24/2020
Declaratory Ruling

(To be filled out only when directed to by IWWA staff)

There is a $30 fee for Declaratory Ruling

1. Purpose and description of proposed activity:
   __________________________________________________________________________
   __________________________________________________________________________
   __________________________________________________________________________

2. Present use of property in area of proposed activity: ________________________________

3. Distance of closest disturbance to Wetlands/Watercourses: ___________________________

4. Site acreage: ____________ Wetland acreage: _____________ Linear feet of watercourse: __________

5. Submit one (1) copy of the following information:
   
   a. ____ Site plan showing:
      i. ____ existing and proposed features, with detail and accuracy sufficient to understand full scope of
         proposed work.
      ii. ____ the location of any wetlands or watercourses and the upland review area for each.
   
   b. ____ Written consent of owner to the proposed activity, if the applicant is not the property owner.

By signing this application, the applicant or his/her agent certifies that he is familiar with the information provided in this application and is aware of the penalties for obtaining a permit or ruling through deception or by submission of inaccurate or misleading information.

By signing this application, permission is hereby given to conduct necessary and proper inspection of the subject property by the Agency members and designated agents of the Agency, at reasonable times, both before and after a final decision has been rendered.

Owner’s Signature: ___________________________________________ DATE: _____________

Agent’s Signature: ___________________________________________ DATE: _____________

(When applicant is not owner, owner’s authorization is required)

By signing this form, the IWWA Authorized Agent acknowledges a regulated activity is proposed within an upland review area. However, the activity is so minor as to have no potential effect on the wetland or watercourse. The activity is therefore authorized.

IWWA Authorized Agent’s Signature: ___________________________________________ DATE: _____________
Subdivision Application

Property Address: 124 Old Mill Road
Property Owner: 124 OM LLC
Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________
Applicant: Foundation House LLC
Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________
Authorized Agent: Heagney, Lennon & Slane, LLP
Email: theagney@HLS248.com Cell Phone: 203-661-8400 Other Phone: ___________________________
Address: 248 Greenwich Avenue, Greenwich, CT 06830

Zone(s): RA-4
Total Area: 75.72ac

Please select all relevant items below:
☐ Preliminary ☒ Final ☐ Coastal
☐ Subdivision ☒ Resubdivision

Number of Lots:
Existing: 3 Proposed: 3

Zone:
Existing: RA-4 Proposed: RA-4

Land Reserved:
Area of Land Reservation: N/A Reserved Land Area as Percent of Total Land Area: N/A

History:
Previous SB #: PSB #1188 and FSB #1197
GLR Map # of any previously filed subdivisions or surveys: #6994(A), 6882, 3182, 3083, 1202, 1148

Utilities:
☐ Septic ☒ Well ☒ Sewer ☐ Public Water

Health Permit needed and received? Pending

IWWA Permit received? Green Sheet IWWA Permit #: N/A

☐ Property is within 500 feet of a Municipal Boundary of ______________________ (for notification)
☒ 10 lots or 10 or more acres requires Environmental Assessment § 6-266 (19)

To be completed by P&Z staff only:
Check # ___________________________ Check Amount: $ ___________________________
Application # ___________________________ pzSubdivisionApp 2020
TOWN OF GREENWICH  
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830  
Planning & Zoning Department ~ 203-622-7894 ~ Fax: 203-622-3795

Application Signature Page

Property Address: 124 Old Mill Road
Tax ID: 10-1791; 10-3577; 10-3578

Property Owner 1: 124 OM LLC
Address: c/o Ivey Bamum & O’Mara, LLC, 170 Mason Street, Greenwich, CT 06830
Email: See Authorization Letter
Cell Phone: Other Phone:
Signature: Date:

Property Owner 2: 
Address:
Email: 
Cell Phone: Other Phone:
Signature: Date:

Property Owner 3: 
Address:
Email: 
Cell Phone: Other Phone:
Signature: Date:

Property Owner 4: 
Address:
Email: 
Cell Phone: Other Phone:
Signature: Date:

Applicant: Foundation House LLC
Address:
Email: 
Cell Phone: Other Phone:
Signature: Date:

Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 248 Greenwich Avenue, Greenwich, CT 06830
Email: theagney@HLS248.com
Cell Phone: 203-661-8400
Signature: Date: 1/25/2021

pzSignaturePage 2020
Preliminary Subdivision Checklist
(Per Section 6-265 and 6-266 of the Subdivision Regulations)

All requests for preliminary subdivision review by the Planning and Zoning Commission shall include all information indicated on this checklist and shall be submitted a minimum of 30 days prior to the date of the hearing at which the applicant desires to be heard. All materials shall be submitted in a single submission, including a list of submitted plans and a project narrative.

The preliminary layout shall be drawn on paper not more that 40 inches wide or 30 inches high and shall be drawn at a scale of 20, 30, 40, 50, or 100 feet to one inch. If more than one drawing is required to show an entire tract, an index map shall be provided. Plans are to be prepared in accordance with the Town Roadway and Drainage Design manuals and Subdivision Regulations. The preliminary layout shall include the following items unless previously waived by the Planning Staff. Ten copies of the plans are to be submitted. Plans must be folded to 9"x12".

CHECK ITEMS SUBMITTED:

☐ 1. Title of the sheet including the name of the subdivider, Town Project Number issued upon request by the Chief of the Engineering Division of the Department of Public Works. A graphic scale, north arrow, drawing and revision date(s) are to be shown.

☐ 2. Boundaries of the tract to be subdivided shall be shown by metes and bounds and total area is to be given. If the developer intends to develop only a portion of a tract the entire tract shall nevertheless be included in the preliminary layout, including any previous lots cut from the property in question from 1933 on.

☐ 3. A topographic survey showing ground contours within the tract to be subdivided at intervals of not more than five feet of elevation unless the Town Planner or a designee determines that two-foot contour interval is required in the interest of sound subdivision planning. Said survey shall include all pertinent topographic features within and adjoining the tract including watercourses, water bodies, intermittent streams and wetlands as required by IWWA, the location of Flood Hazard Lines as determined by FEMA, the line of mean high water and high tide line for coastal subdivisions, and Connecticut D.E.P. and other stream encroachment lines with notes referencing the sources of information. Existing features such as buildings, stone walls, wooded areas, rock outcrops, isolated trees of ten inches or more in caliper, and other trees and other physical features as may be significant to the property are to be shown.

☐ 4. Name and address of owner(s) of the tract to be subdivided.

☒ 5. The names of owners of adjacent land (including properties across the street) or names of adjacent subdivisions; and locations of structures on adjacent properties within 100 feet of the proposed subdivision.

☒ 6. The zone in which the land to be divided falls and the location of any Town and zone boundary lines within and adjoining the tract and yard dimensions in respect to existing buildings.

☒ 7. Note stating that all utilities will be placed underground.

☐ 8. Existing streets and easements for drains, sewers, and utilities immediately adjoining and within the tract to be subdivided.

☐ 9. Existing drains and sewers nearby and within the tract to be subdivided with their location, size, type and approximate elevations and gradients using mean sea level as datum wherever practical.

☐ 10. Location of all existing utilities within or crossing the property including septic systems, wells, water, gas or electric lines.

☒ 11. Location and purpose of any existing and/or proposed easements. Two copies of any recorded documents shall be submitted.

*up to 10 copies of the plans if in Coastal Zone or including new roads.

☐ 12. A statement as to source of water and method of sewage disposal.

☐ 13. Proposed approximate lot lines with approximate lot areas. The lots shall be numbered.

☐ 14. The approximate lines and gradients of proposed streets and common drives serving adjoining rear lots.

☐ 15. Approximate location and area of proposed open space for park and playground purposes.

☐ 16. Approximate location of proposed utility lines including water, sewer, gas, electricity, and the like.

☐ 17. Certification with date, signature and seal of a registered land surveyor that the drawing is substantially correct to an A-2 degree of accuracy and that the property is in designated zone or zones under the zoning regulations and statement as to whether or not the lots in the proposed subdivision comply with zoning regulations. Certification of items 14 and 16 of this checklist is to be made by a registered professional engineer if applicable.

☐ 18. For a subdivision of ten or more acres or ten lots, ten copies of an environmental assessment including any modifications required by the Conservation Commission. Written sign-off by the Conservation Director shall be attached to the report. For projects, which require Conservation Commission review, notification of abutting property owners shall be made at least two weeks prior to the Conservation Commission hearing.

☐ 19. Gross Floor Area of existing structures. Floor area worksheets are to be prepared in accordance with the format prescribed by the Planning and Zoning Staff.

☐ 20. Width of right-of-way of all streets on which the tract has frontage shall be shown.
21. Coastal Area Management application for tracts fully or partially within the Coastal Overlay Zone.

22. Eight copies of 11 x 17 inch reductions.

23. An affidavit certifying that all abutting property owners have been notified about the proposed subdivision, as evidenced by the submission of a certificate of mailing or certified or registered mail receipts about said application. A schedule of names, addresses, shown on a GIS map with lot lines indicating the location of the notified property owners. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners. For projects which require the preliminary review by the Conservation Commission, the notice shall be sent by the applicant to abutting owners two weeks prior to any scheduled hearing date of the Conservation Commission.

24. Written authorization of the agent to act on behalf of the certified property owner(s).

25. A completed Subdivision Application Form.

26. Summary of the chain of title from 1933 to date of application and two copies of referenced deeds.

27. Five copies of a Preliminary Drainage Summary Report prepared in accordance with the Town Drainage Design Manual. The applicant is required to contact the Engineering Division and I.W.W.A. staff on the conceptual approach to storm water management prior to submitting the summary report.

28. A map at a scale of 200 feet to one inch showing the location of the tract in relation to existing streets, the boundaries of the tract, and the location of proposed streets, and sufficient information to permit correct delineation of the tract on the Town's topographic survey.

29. A map at a scale of 1: 1,000 feet with proposed Lot Lines delineated and abutting streets.

30. Fee submitted at time of application: $1150 (see fee schedule)

I certify that the application includes all of the above requirements, as noted. Please explain reasons for any omissions. No environmental assessment because the lot line revision is not a subdivision nor resubdivision.

John Heagney
Owner/Agent (Please Print)

[Signature]
Owner/Agent Signature & Date
Final Subdivision Application Checklist
(Per Section 6-267 and 6-272 of the Subdivision Regulations)

All requests for final subdivision review by the Planning and Zoning Commission shall include all information indicated on this checklist and confirmation that all modifications as specified in a Commission review of any preliminary plan have been resolved. Applications shall be submitted in a single submission, including a list of submitted plans and a project narrative. The subdivision plan record sheet and construction sheet(s) are to be prepared in accordance with the Town's subdivision regulations and Department of Public Works Roadway and Drainage Design Manuals. A complete application must be received a minimum of 30 days prior to the Commission meeting at which the applicant desires to be heard. Fifteen copies of the plans are to be submitted (up to 20 copies of the plans may be required if in Coastal Zone or including new roads). Plans must be folded to 9"x12".

Please Check Items Submitted:

☐ 1. Record Sheets: shall be drawn at a scale of 20, 40, 50 feet to 1 inch except that for tracts in the RA-1, RA-2 or RA-4 zones a scale of 100 feet to 1 inch may be used provided required data is clearly shown. An index is to be provided in the event multiple sheets are required.
   a. Title (Subdivision or Resubdivision) of the sheet including the name of the subdivider and/or contract purchaser, Town Project Number issued upon request by the Chief of the Engineering Division of the Department of Public Works and endorsement block for Commission signature in the lower right-hand corner of the tracing. A graphic scale, north arrow, and drawing and revision date(s) are to be shown.
   b. The location and dimensions of all boundary lines (metes and bounds) of the property.
   c. The dimensions and areas of all existing and proposed lots.
   d. Information to show the location of the subdivision in relation to surrounding property and streets.
   e. The names of owners of adjacent land (including properties across the street) or names of adjacent subdivisions; and locations of structures, wells, and septic systems on adjacent properties within 100 feet of the proposed subdivision.
   f. The lines of existing and proposed streets within the subdivision and lines of existing or approved streets. Survey data shall be shown across all street intersections to relate accurately one block with another and one side of a street with the opposite side.
   g. Location and type of all proposed monuments.
   h. The names of existing and proposed streets. The names of proposed streets are to be unique within the Town and not easily confused with names of other accepted streets.
   i. The lines and purposes of existing and proposed easements immediately adjoining and within the subdivision.
   j. The location of all existing and proposed water bodies, streams and wetlands.
   k. The location and dimension of all property proposed to be set aside for park and playground use or other public or private reservations with designation of the purposes thereof.
   l. The location of any Town and zone boundary lines within and adjoining the tract; and yard dimensions in respect to existing buildings.
   m. Sufficient data acceptable to the Engineering Division, to determine readily the location, bearing and length of all street lines, and to reproduce such lines upon the ground. These should be tied to reference points previously established such as State Highway or Town lines, adjacent subdivision monuments, or Town or State established grid points, and shown on the map. Datum used shall also be indicated.
   n. Certification with date, signature and seal of a registered land surveyor that the drawing is substantially correct to an A-2 degree of accuracy and that the property is in a designated zone or zones under the zoning regulations and a statement as to whether or not the lots in the proposed subdivision comply with zoning regulations.
   o. The following note shall be placed on the record sheet for any subdivision with a defined drainage course, swale or structure: "Upon approval of this subdivision plan, the owner agrees with the Town that unless otherwise specified herein, the areas within at least ten (10) feet of the center line of any drainage facility, ditch or stream shown herein, are dedicated for drainage, that no building or other structure shall be located thereon and that the Town shall not be under any obligation to maintain, clean, enclose, or otherwise alter or improve, such drainage facility."
   p. The endorsement block for Commission action required to appear on the record sheet shall be shown as follows:

*Approved by Resolution of the Planning and Zoning Commission, Town of Greenwich, Connecticut, dated

<table>
<thead>
<tr>
<th>Signature of Chairman</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

☐ q. A note indicating the type of sewage disposal and water supply facilities to be provided.
   r. The following information is to be shown on the record sheet as applicable: total area of the subdivision, area of land reservations, area of land reservations as a percentage of total area, area of conservation land reserved by easement.
   s. The record sheet shall note the elevation and the extent of the 100 year flood boundary as shown on the current edition of the Flood Insurance Rate Maps; NGVD 1929 is to be used. Areas reserved for flooding, as per the drainage summary report, shall be indicated and the flood elevation noted. A note indicating the purposes of the reservation shall be shown.
   t. All notes required for the preliminary layout not mentioned herein are required.
   u. A note stating that all utilities shall be placed underground.

☐ 2. An affidavit certifying that all abutting property owners have been notified about the proposed subdivision (See Section 6-272 of the Subdivision Regulations). Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners. A schedule of names, addresses, shown on a GIS map with lot lines indicating the location of the notified property owners.

☐ 3. Written authorization for the agent to act on behalf of the certified property owner(s).

☐ 4. Eight copies of 11 x 17 inch reduction.
5. A map at a scale of 1,000 feet to one inch showing the Lot Lines & Streets.

6. Two copies of declarations or easements relating to reservations for park and playground or conservation areas prepared in accordance with the Town’s model documents.

7. Fee submitted at time of application: $1150 (see fee schedule)

8. Eight copies of a completed application form.

9. All items from the Preliminary Subdivision checklist.

"It is the belief of the PZC staff that this application is incomplete because of the failure of the applicant to provide the materials referred to above. This application will be reviewed by the PZC and a decision made as to whether it is complete or incomplete at its public meeting to be held in the PZC office."

I certify that the application includes all the above requirements as noted. Please explain reasons for any omissions: __________________________

Owner name/ signature __________________________

Agent name / signature __________________________ Date __________________________

P&Z Staff Signature __________________________

Applicant Comments: __________________________

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
Applicant proposes to relocate the lot line to transfer approximately 4 acres from Lot 1, aka Tax ID 10-1791, to Lot 2, aka Tax ID 10-3577, at 124 Old Mill Road.

<table>
<thead>
<tr>
<th>Tax ID</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
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<tbody>
<tr>
<td>10-1791</td>
<td>Lot 1 – 28 acres</td>
<td>Lot 1R – 23.966 acres</td>
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<tr>
<td>10-3577</td>
<td>Lot 2 – 17.7 acres</td>
<td>Lot 2R – 21.77 acres</td>
</tr>
<tr>
<td>10-3578</td>
<td>Lot 3 - 15 acres</td>
<td>Lot 3 - 15 acres</td>
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</tbody>
</table>

The lot line revision will allow a proposed septic system to be located on Lot 2R, the same lot as the building it will serve, in accordance with Connecticut Public Health Code §19-13-B103d(d).

Applicant requests that the Planning and Zoning Commission determine that the proposed lot line revision is neither a subdivision nor re-subdivision.

The current lot configuration was reviewed and approved by the Planning and Zoning Commission in 1994 as part of the approval of Preliminary Subdivision #1188 and Final Subdivision #1197. In addition to three lots that comprise 124 Old Mill Road, the subdivision included Lot 4, Tax ID 10-3574, aka 0 Old Mill Road. The property will continue to comply with the terms of the Commission’s 1994 approval and the associated Declaration of Restrictions recorded in Book 2586 at Page 255 of the Greenwich Land Records, including:

- Ensuring each building lot contain at least 10 acres;
- Refraining from activity within 50’ of the flagged wetlands without Inland Wetlands and Watercourses Agency approval; and
- Maintaining the Conservation Easement area as undeveloped, natural open space.

Since the property was part of a Commission-approved subdivision, the chain of title has been run back to 1994 rather than 1933. The properties have been held in common ownership since 1994, but remain compliant with the RA-4 zone criteria for lot size and lot shape.

Reviews are already being conducted by Zoning Enforcement and the Health Department.

Applicant requests that the Commission grant lot line revision approval to transfer the approximately 4 acres from Lot 1, aka Tax ID 10-1791, to Lot 2, aka Tax ID 10-3577, at 124 Old Mill Road.

Respectfully Submitted,
John J. Heagney
Dated January 27, 2021
July 10, 2020

Planning and Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: 124 Old Mill Road, Greenwich, CT 06831

To Whom It May Concern:

I hereby authorize Heagney, Lennon & Slane, LLP to act as my agent to appear before the Town of Greenwich Planning and Zoning Commission or any other Town Municipal Board in connection with the filing of applications for the above captioned property.

124 OM LLC

[Signature]
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF SUBDIVISION APPLICATION
TO
PLANNING AND ZONING COMMISSION

STATE OF CONNECTICUT )
) ss: Greenwich
COUNTY OF FAIRFIELD )

I, THOMAS J. HEAGNEY, being first duly sworn, do hereby certify that on
December 15, 2020, I caused to be mailed, postage prepaid, evidenced by certificate of mailing,
to those persons whose names are set forth on Exhibit A attached hereto, a copy of the notice
Exhibit B. Said persons are the record owners, as of December 15, 2020, as shown on the Town
Tax Assessor’s Office records of property abutting and across the street from the properties for
which an application for subdivision/lot line revision at the property at 124 Old Mill Road,
Greenwich, Connecticut has been filed with the Town of Greenwich Planning and Zoning
Commission.

THOMAS J. HEAGNEY

Subscribed and sworn to before me
This 15th day of December 2020

EMMA A. MUTINO
NOTARY PUBLIC
My Commission Expires Apr. 30, 2025
Abutting property owners of 124 Old Mill Road:

James G. & Lauma U. Katis
145 Old Mill Road
Greenwich, CT 06831
10-1080

Chuan Gao & Junjie Xiong
357 Round Hill Road
Greenwich, CT 06830
10-2237

Old Mill Trust
27 Signal Road
Stamford, CT 06902
10-3572

Emilio J. & Wendy Biaglotti
142 Old Mill Road
Greenwich, CT 06830
10-1564

Bill Strain Realty LLC, Trustee
148 Old Mill Road
Greenwich, CT 06831
10-1424

365 Round Hill Road LLC
170 Mason Street
Greenwich, CT 06830
10-1427

Robert P. & Harriette E. James
331 Round Hill Road
Greenwich, CT 06831
10-1030

Mimi K. Sternlicht
121 Old Mill Road
Greenwich, CT 06831
10-1441

Margaret H. & Raoul P. Rodriguez
309 Round Hill Road
Greenwich, CT 06831
10-3576

Thomas C. Werbe III
138 Old Mill Road
Greenwich, CT 06831
10-1557
Elinor Hershaft et al
115 Old Mill Road
Greenwich, CT 06831
10-3136

351 Round Hill Road Associates LLC
351 Round Hill Road
Greenwich, CT 06831
10-1745

Derek K. Hasbrouck
6 Great Rock Road
Lancaster, NH 03584
10-1433

Georgia Archet Shreve
120 E 87th St, PPH1A
New York, NY 10128
10-3022

Helen M. & Richard R. Corroon II, Trustees
146 Old Mill Road
Greenwich, CT 06831
10-1431

German Group Inc.
1629 K Street
Washington, DC 20006
10-1459

131 Old Mill LLC
170 Mason Street
Greenwich, CT 06830
10-1266

David Samuels
311 Round Hill Road
Greenwich, CT 06831
10-2886

Connecticut Light & Power
PO Box 270
Hartford, CT 06101
10-1929

Old Mill Properties LLC
c/o Amelia
103 Old Mill Road
Greenwich, CT 06831
10-1352
EXHIBIT B

December 15, 2020

To Whom It May Concern:

Notice is hereby given that 124 OM LLC, as Property Owner, and Foundation House, LLC, as Applicant, have filed an application with the Town of Greenwich Planning and Zoning Commission for subdivision/lot line revision approval to transfer a portion of Lot 1 to Lot 2 in order to provide for a septic area in a field which avoids the removal of many trees on Lot 2.

Further information regarding this application may be obtained at the Planning and Zoning Commission or this office.

Thomas J. Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
December 15, 2020

To Whom It May Concern:

Notice is hereby given that 124 OM LLC, as Property Owner, and Foundation House, LLC, as Applicant, have filed an application with the Town of Greenwich Planning and Zoning Commission for subdivision/lot line revision approval to transfer a portion of Lot 1 to Lot 2 in order to provide for a septic area in a field which avoids the removal of many trees on Lot 2.

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[Signature]
Thomas J. Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Street Address</th>
<th>City, State, Zip Code</th>
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</thead>
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<tr>
<td>John Doe</td>
<td>123 Main St, Anytown, NY 12345</td>
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<td>Jane Smith</td>
<td>456 Oak Ave, Anytown, NY 12345</td>
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<tr>
<td>Robert Johnson</td>
<td>789 Pine Dr, Anytown, NY 12345</td>
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Total Number of Records: 4
This map was produced from the Town of Greenwich GIS. The Town expressly disclaims any liability that may result from the use of this map. Basemap: 4/2/08. Parcels: 10/1/12. Copyright 2005 Town of Greenwich
COSETTE PROPERTY LLC

TRIGGER OF OWNERSHIP

Date

06/29/2010  DAVEY BRUCE E & HANSEN THOMAS  Bk/Pg: 5970, 235  $2387500
04/05/2000  DAVEY BRUCE E & SINCLAIR NIGEL TRS  Bk/Pg: 3415, 183  $0
07/01/1994  DAVEY BRUCE E & SINCLAIR  Bk/Pg: 2564, 187  $925000
01/07/1959  NA  Bk/Pg: 607, 219  $0

RESIDENTIAL

VALUATION RECORD

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LAND DATA AND CALCULATIONS

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SUPPLEMENTAL CARDS

GATED PROPERTY - NO VIEW
AP: Multi-parcel Sale
BA17: Total value to $13,456,500
I: MASTER BDRM SUITE
OTHER-BREAKFAST RM, EXERCISE RM, STUDY & LOFT
LAND: O = HIGHWAY ADJACENT / MERRITT
SALE: vol 5970 pg 235 dtd 6/29/10 - sale includes 10-3576, 10-3577 & 10-3578 - total sp $23,875,000
### Physical Characteristics
- **Style:** Colonial
- **Occupancy:** Single family
- **Story Height:** 2.0
- **Finished Area:** 15862
- **Basement:** Full

### Roofing
- **Material:** Clay tile
- **Type:** Gable
- **Material:** Clay tile
- **Type:** Gable

### Interior Finish
- **Normal for Class:** B, 1.0
- **Interior Finish:** Normal for Class - B, 1.0

### Accommodations
- **Finished Rooms:** 28
- **Bedrooms:** 15
- **Formal Dining Rooms:** 1
- **Room Area:** 2200
- **Fireplaces:** 6

### Heating and Air Conditioning
- **Primary Heat:** Steam - oil
- **Lower:** Full Part
- **Upper:** Upper
- **Air Condition:**
- **Rec:** Type: 4

### Plumbing
- **# Fixt. Baths:** 8
- **3 Fixt. Baths:** 21
- **2 Fixt. Baths:** 6 12
- **Kit Sink:** 1
- **TOTAL:** 42

### Remodeling and Modernization
- **Amount:** 1 01/01/1996

### Summary of Improvements

#### Special Features

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<tr>
<th>Description</th>
<th>Value</th>
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### IMPROVEMENT DATA

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### Supplemental Cards

<table>
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<tr>
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### Data Collector/Date
- DWS 02/14/2000

### Appraiser/Date
- TOG 10/01/2015

### Neighborhood
- Neigh 180100 AV

### Supplemental Cards
- TOTAL IMPROVEMENT VALUE: 9856400

### Grade Adjusted Value
- 13727810

### Total BASE
- 1513130

### Construction
- Base Area Floor Area Sq Ft
- 7 Brick 8257 1.0 8257 787970
- 7 Brick 7605 2.0 7605 529760

### Improvements
- 1 Wood Frame 4552 Attic 0 33910
- 4 Concrete block 7411 Bsmt 0 161490
- 04 Crawl 328 1200
- 0 Lofts 319 56
- 0 ROOFING 8220
- 0 FSP 280
- 0 A (UF)
- 0 B (UF)
- 0 B (UF)
- 0 BASEMENT
- 0 CLOSED
- 0 BASEMENT
- 0 CLOSED
- 0 BASEMENT
- 0 CLOSED

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**NOTE:** The above information is a snapshot of the document and may not represent the complete content. The table and diagram contain detailed information about the property's characteristics, improvements, and related data.
## TRANSFER OF OWNERSHIP

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<th>Date</th>
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<th>Reason for Change</th>
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## VALUE RECORD

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## LAND DATA AND CALCULATIONS

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<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Land</td>
<td>4.0000</td>
<td>1.00</td>
<td>250000.00</td>
<td>1000000 P</td>
<td>-5% O -35%</td>
<td>617500</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Excess</td>
<td>13.7000</td>
<td>1.00</td>
<td>200000.00</td>
<td>2740000</td>
<td>2740000</td>
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</tbody>
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## RESIDENTIAL

#### VALUATION

<table>
<thead>
<tr>
<th>Land Type</th>
<th>70% Assessed</th>
<th>Rating</th>
<th>Measured Acreage</th>
<th>Table</th>
<th>Prod. Factor</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Land</td>
<td>4.0000</td>
<td>1.00</td>
<td>250000.00</td>
<td>1000000 P</td>
<td>-5% O -35%</td>
<td>617500</td>
<td></td>
<td></td>
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<td></td>
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<td>Residential Excess</td>
<td>13.7000</td>
<td>1.00</td>
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<td>2740000</td>
<td>2740000</td>
<td></td>
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## TAXING DISTRICT INFORMATION

- **Jurisdiction**: 57 Greenwich, CT
- **Area**: 001
- **Corporation**: 057
- **District**: 10
- **Section & Plat**: 183
- **Routing Number**: 6105S0012B
- **Topography**: Public Utilities: Water, Electric
- **Street or Road**: Neighborhood: RA-4 Single Family
- **Legal Acres**: 17.7000

## Supplemental Cards

- **L5GL**: Reval Memo
- **GATED PROPERTY - NO VIEW**
- **APS**: Multi-parcel Sale
- **BA17**: Total value to $3,851,200
- **I**: RENOVATED 1996
- **10 x 104 SECTION HAS DIRT FLR**
- **SALE**: vol 5970 pg 235 dtd 6/29/10 - sale includes 10-1791, 10-3576 & 10-3578 - total sp $23,875,000
### PHYSICAL CHARACTERISTICS
- **Style:** Guest House
- **Occupancy:** Other residential
- **Story Height:** 1.75
- **Finished Area:** 3318
- **Attic:** None
- **Basement:** Full

### ROOFING
- **Material:** Clay tile
- **Type:** Gable
- **Framing:** Std for Class
- **Pitch:** Not available

### FLOORING
- **Sub and joists:** 1.0, 1.75

### EXTERIOR COVER
- **Stone:** 1.0, 1.75

### ACCOMMODATIONS
- **Finished Rooms:** 16
- **Bedrooms:** 8
- **Formal Dining Rooms:** 2

### HEATING AND AIR CONDITIONING
- **Primary Heat:** Hot water - oil
  - **Lower:** Full Part
  - **Basement:** Full
- **Air Cond:**
  - **0**

### PLUMBING
- **3 Fixt. Baths:** 5
- **Kit Sink:** 1
- **TOTAL:** 16

### REMODELING AND MODERNIZATION
- **Kitchen:** 1
- **Bath Facilities:** 1

### SPECIAL FEATURES

### SUMMARY OF IMPROVEMENTS

#### Description | Value | ID | Use | Const | Year Eff | Year Cond | Base | Feature | Adj | Size | Computed | Phys | Obsol | Market | % | Dep Br | Adj Comp | Value |
<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>D : BASIC</td>
<td>7420</td>
<td>D</td>
<td>DWELL</td>
<td>0.00</td>
<td>Good</td>
<td>1929 1929</td>
<td>AV</td>
<td>0.00</td>
<td>Y</td>
<td>0.00</td>
<td>5688</td>
<td>861400</td>
<td>40</td>
<td>0</td>
<td>80</td>
<td>100</td>
<td>413500</td>
<td></td>
</tr>
</tbody>
</table>

### TOTAL IMPROVEMENT VALUE
- **TOTAL BASE:** 289020
- **Row Type Adjustment:** 1.00%
- **SUB-TOTAL:** 289020
- **Interior Finish:** 0
- **Ext Lvg Units:** 0
- **Basement Finish:** 0
- **Heating:** 6370
- **Air Condition:** 8930
- **Frame/Siding/Roof:** 99110
- **Plumbing Fixt.:** 16
- **Other Features:** 12395
- **SUB-TOTAL ONE UNIT:** 526845
- **SUB-TOTAL 0 UNITS:** 526845
- **Garages:** 0
- **Inte...**

### GRADE ADJUSTED VALUE
- **861400**
<table>
<thead>
<tr>
<th>LAND DATA AND CALCULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Type</td>
</tr>
<tr>
<td>------------</td>
</tr>
<tr>
<td>Frontage</td>
</tr>
<tr>
<td>Soil ID</td>
</tr>
<tr>
<td>Base</td>
</tr>
<tr>
<td>Adjusted</td>
</tr>
<tr>
<td>Extended</td>
</tr>
<tr>
<td>Influence</td>
</tr>
<tr>
<td>Value</td>
</tr>
</tbody>
</table>
PHYSICAL CHARACTERISTICS

- Style: 2-Family Duplex
- Occupancy: Duplex
- Story Height: 1.75
- Finished Area: 1659
- Attic: None
- Basement: 1/2

ROOFING

- Material: Clay tile
- Type: Gable
- Framing: Std for Class
- Pitch: Not available

FLOORING

- Slab: B, 1.0
- Sub and joists: 1.75

EXTERIOR COVER

- Stone: 1.0, 1.75

INTERIOR FINISH

- ACCOMMODATIONS
  - Finished Rooms: 7
  - Bedrooms: 3
  - Fireplaces: 1

HEATING AND AIR CONDITIONING

- Primary Heat: Hot water - oil
- Lower Full/Part/Basement: 0
- Air Cond: 0

PLUMBING

- # Fixt. Baths: 3
- 2 Fixt. Baths: 1
- Kit Sink: 1
- TOTAL: 10

REMODELING AND MODERNIZATION

- Amount: 0
- Date: 0

SPECIAL FEATURES

- Description: D, MAS-STK
- Value: 7420

SUMMARY OF IMPROVEMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>ID</th>
<th>Use</th>
<th>Stry</th>
<th>Const</th>
<th>Type Grade</th>
<th>Year Eff</th>
<th>Base Rate</th>
<th>Adj Size or Area</th>
<th>Value</th>
<th>Phys-Depr</th>
<th>Market % Value</th>
<th>Depr. Index</th>
<th>Adj Comp</th>
<th>Value</th>
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<tbody>
<tr>
<td>D, MAS-STK</td>
<td>7420</td>
<td>D</td>
<td>Dwell</td>
<td>Avg+</td>
<td>1929</td>
<td>1929</td>
<td>GD</td>
<td>0.00</td>
<td>6861</td>
<td>706200</td>
<td>30</td>
<td>0</td>
<td>85</td>
<td>100</td>
<td>420200</td>
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<tr>
<td>D, BASIC</td>
<td>7860</td>
<td>D</td>
<td>DWELL</td>
<td>0.00</td>
<td>1929</td>
<td>1929</td>
<td>GD</td>
<td>0.00</td>
<td>6861</td>
<td>706200</td>
<td>30</td>
<td>0</td>
<td>85</td>
<td>100</td>
<td>420200</td>
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Data Collector/Date: DWS 02/14/2000
Appraiser/Date: TOG 10/01/2015
Neighborhood: Neigh 180100 AV
Total Improvement Value: 420200
<table>
<thead>
<tr>
<th>Date</th>
<th>Reason for Change</th>
<th>VALUATION RECORD</th>
<th>LAND DATA AND CALCULATIONS</th>
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<tr>
<td>10/01/2015</td>
<td>2015 Prelim</td>
<td>2950000</td>
<td>Land Type 4: Residential</td>
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<tr>
<td>10/01/2016</td>
<td>2015 Final</td>
<td>2950000</td>
<td>10-3578</td>
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<td>10/01/2017</td>
<td>2016 List</td>
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<td>10/01/2017</td>
<td>2017 BAA</td>
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<td>10/01/2017</td>
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<td>10/01/2017</td>
<td>2018 BAA</td>
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<td>0.5000</td>
</tr>
<tr>
<td>10/01/2017</td>
<td>2019 List</td>
<td>1834000</td>
<td>0.5000</td>
</tr>
</tbody>
</table>

**Residential Land**
- **Rating**: 4.0000
- **Soil ID**: 1.0000
- **Effective Acreage**: 2005000
- **Effective Frontage**: 2005000
- **Effective Depth**: 2005000
- **Produc Factor**: 2005000
- **Depth Factor**: 2005000
- **Square Feet**: 2005000
- **Base Rate**: 2005000
- **Adjusted Rate**: 2005000
- **Extended Value**: 2005000
- **Influence Factor**: 2005000

**TOTAL LAND VALUE**: 2950000
CERTIFICATE OF TITLE

124 Old Mill Road (Tax IDs 10-1791, 10-3577 & 10-3578)

THIS IS TO CERTIFY that after an examination of the Land Records, as indexed, of the Town of Greenwich, County of Fairfield and State of Connecticut, and of the books and pages to which they refer, to the date hereof, we are of the opinion that 124 OM LLC is the owner in fee simple, conveyed to it by a Warranty Deed from COSETTE PROPERTY LLC on December 18, 2019 in Book 7602 at Page 51 in the Greenwich Land Records.

The chain of title to the property is as shown on the attached schedule.

Dated at Greenwich, Connecticut this 26th day of January, 2021.

HEAGNEY, LENNON & SLANE, LLP

By: John Heagney
<table>
<thead>
<tr>
<th>Recording Date</th>
<th>Book</th>
<th>Page</th>
<th>Conveyance</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 1, 1994</td>
<td>2584</td>
<td>187</td>
<td>Executor's Deed from the Estate of Herbert Mayer to Bruce E. Davey and Nigel Sinclair, Trustees</td>
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<tr>
<td>May 3, 2000</td>
<td>3415</td>
<td>183</td>
<td>Certificate of Appointment of Successor Co-Trustee Removing Nigel Sinclair and Appointing Thomas Hansen as Successor Trustee</td>
</tr>
<tr>
<td>June 29, 2010</td>
<td>5970</td>
<td>226</td>
<td>Affidavit of Facts Under C.G.S. 47-12a appointing Vicki Christianson as the Sole Successor Trustee of The Millicent Trust</td>
</tr>
<tr>
<td>June 29, 2010</td>
<td>5970</td>
<td>235</td>
<td>Trustee's Deed from Vicki Christianson, Trustee under The Millicent Trust to Cosette Property LLC</td>
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<tr>
<td>December 18, 2019</td>
<td>7602</td>
<td>51</td>
<td>Warranty Deed from Cosette Property LLC to 124 OM LLC</td>
</tr>
</tbody>
</table>
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that HERBERT MAYER, JR. and HET MAYER, Co-Executors of the Will of HERBERT MAYER, late of the Town of Greenwich, County of Fairfield and State of Connecticut, deceased, in consideration of the sum of ONE ($1.00) DOLLAR and other good and valuable consideration, received to their full satisfaction of BRUCE E. DAVEY and NIGEL SINCLAIR, TRUSTEES, of Beverly Hills, California 90210, hereinafter referred to as the grantees, do grant, bargain, sell and confirm unto the said grantees, all the right, title, interest, claim and demand which the said HERBERT MAYER had at the time of his death, or which we, as such Executors, have or ought to have, in and to a certain piece or parcel of land with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, more particularly described on Schedule A attached hereto, and conveyed subject to the encumbrances set forth on Schedule B attached hereto.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereof, unto them, the said grantees, their successors and assigns, to theirs and their own proper use and benefit forever. And the said Executors do hereby covenant with the said grantees, their successors and
assigns, that said Executors have full power and authority, as such Executors, to grant and convey the above-described premises in manner and form aforesaid and for themselves and their heirs, executors and administrators, do further covenant to warrant and defend the same to the said grantees, their successors and assigns, against the claims of any person or persons whosoever, claiming by, from or under said Executors.

IN WITNESS WHEREOF, Herbert Mayer, Jr. and Bet Mayer, as such Executors, have hereunto set their hands and seal this 15th day of June, 1994.

Signed, Sealed and Delivered in the Presence of:

[Signatures]

Herbert Mayer  
Executor

Bet Mayer  
Executor

STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD  

ss.: Greenwich  
June 15, 1994

Personally appeared, HERBERT MAYER, JR. and BET MAYER, Co-Executors as aforesaid, signers and sealers of the foregoing Instrument, and acknowledged the same to be their free act and deed as Executors as aforesaid, before me.

[Signature]

Kenneth H. Cannell  
Notary Public

Commissioner of Superior Court

My Commission Expires:

2829G
Schedule "A"

All that certain tract, piece, or parcel of land, together with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield, and State of Connecticut, and bounded and described as follows:

Beginning at a monument along the northwest side of the Merritt Parkway at the southwest corner of the property of the State of Connecticut at its intersection with the property to be conveyed,

THENCE South 56 degrees 40 minutes 25 seconds West for a distance of 737.74 feet along the northwest side of the Merritt Parkway to a monument
THENCE South 54 degrees 39 minutes 46 seconds West for a distance of 1473.79 feet
THENCE North 74 degrees 06 minutes 00 seconds West for a distance of 50.84 feet along land of the State of Connecticut to a monument,
THENCE North 74 degrees 00 minutes 00 seconds West for a distance of 54.99 feet
THENCE North 80 degrees 12 minutes 30 seconds West for a distance of 46.82 feet
THENCE North 77 degrees 18 minutes 30 seconds West for a distance of 80.94 feet
THENCE North 82 degrees 17 minutes 40 seconds West for a distance of 95.83 feet
THENCE North 73 degrees 00 minutes 00 seconds West for a distance of 74.10 feet
THENCE North 71 degrees 35 minutes 00 seconds West for a distance of 190.54 feet to the land now or formerly of Szabo, Tr.
THENCE along a curve to the right having a radius of 275.00 feet and an arc length of 228.86 feet, being subtended by a chord of North 48 degrees 59 minutes 30 seconds East for a distance of 222.32 feet
THENCE North 72 degrees 50 minutes 00 seconds East for a distance of 123.15 feet
THENCE along a curve to the right having a radius of 60.00 feet and an arc length of 18.58 feet, being subtended by a chord of North 81 degrees 42 minutes 17 seconds East for a distance of 18.51 feet
THENCE North 09 degrees 33 minutes 10 seconds West for a distance of 329.95 feet
THENCE North 16 degrees 08 minutes 00 seconds West for a distance of 250.00 feet along the land now or formerly of Samuels to the land now or formerly of Jessop
THENCE South 82 degrees 25 minutes 00 seconds East for a distance of 30.82 feet
THENCE North 01 degrees 00 minutes 30 seconds West for a distance of 376.77 feet
THENCE South 88 degrees 59 minutes 30 seconds West for a
distance of 187.00 feet to the land now or formerly of Lincoln
THENCE North 01 degrees 09 minutes 30 seconds West for a
distance of 235.95 feet
THENCE North 10 degrees 32 minutes 00 seconds East for a
distance of 386.74 feet along the land now or formerly of Scott
THENCE North 71 degrees 34 minutes 30 seconds West for a
distance of 62.00 feet
THENCE North 07 degrees 46 minutes 00 seconds East for a
distance of 100.00 feet along the land now or formerly of Ingersol
THENCE North 16 degrees 46 minutes 00 seconds East for a
distance of 91.30 feet along the land now or formerly of Strat
THENCE South 76 degrees 24 minutes 00 seconds East for a
distance of 189.20 feet along the land now or formerly of Jones
THENCE South 76 degrees 45 minutes 00 seconds East for a
distance of 147.25 feet along the land now or formerly of Schilt
THENCE South 72 degrees 39 minutes 00 seconds East for a
distance of 30.20 feet
THENCE South 81 degrees 05 minutes 00 seconds East for a
distance of 29.00 feet along the land now or formerly of Werbe
THENCE South 76 degrees 51 minutes 00 seconds East for a
distance of 106.30 feet
THENCE South 83 degrees 38 minutes 00 seconds East for a
distance of 28.30 feet
THENCE South 76 degrees 26 minutes 00 seconds East for a
distance of 50.50 feet
THENCE South 77 degrees 44 minutes 00 seconds East for a
distance of 98.60 feet
THENCE South 77 degrees 08 minutes 00 seconds East for a
distance of 34.50 feet
THENCE South 79 degrees 29 minutes 00 seconds East for a
distance of 64.95 feet in a drill hole set in ledge
THENCE North 25 degrees 43 minutes 00 seconds East for a
distance of 7.85 feet continuing along the land now or formerly of Werbe
THENCE North 32 degrees 59 minutes 00 seconds East for a
distance of 58.70 feet
THENCE North 45 degrees 05 minutes 00 seconds East for a
distance of 18.20 feet
THENCE North 12 degrees 31 minutes 00 seconds East for a
distance of 16.40 feet
THENCE North 27 degrees 33 minutes 00 seconds East for a
distance of 39.10 feet
THENCE North 23 degrees 00 minutes 00 seconds East for a
distance of 64.00 feet
THENCE North 28 degrees 08 minutes 00 seconds East for a
distance of 36.10 feet
THENCE North 17 degrees 22 minutes 00 seconds East for a
distance of 28.90 feet to the southerly edge of Old Mill Road
THENCE South 83 degrees 33 minutes 00 seconds East for a
distance of 240.70 feet along the southerly edge of Old Mill Road

THENCE South 80 degrees 25 minutes 00 seconds East for a
distance of 137.90 feet
THENCE South 77 degrees 31 minutes 00 seconds East for a
distance of 126.80 feet
THENCE South 75 degrees 47 minutes 00 seconds East for a
distance of 146.00 feet
THENCE South 83 degrees 10 minutes 00 seconds East for a
distance of 175.10 feet
THENCE South 83 degrees 00 minutes 44 seconds East for a
distance of 98.93 feet
THENCE South 58 degrees 26 minutes 24 seconds East for a
distance of 267.49 feet
THENCE South 51 degrees 56 minutes 44 seconds East for a
distance of 159.74 feet
THENCE South 57 degrees 19 minutes 44 seconds East for a
distance of 77.81 feet
THENCE South 76 degrees 46 minutes 44 seconds East for a
distance of 15.69 feet
THENCE South 10 degrees 30 minutes 10 seconds East for a
distance of 155.53 feet along the land of the State of Connecticut

THENCE South 13 degrees 02 minutes 28 seconds East for a
distance of 325.83 feet returning to the point of beginning.

Together with the right to use for all purposes of travel
and for the purpose of laying and maintaining therein of public
utilities of all kinds, a tract of land fifty (50) feet in width,
which is set forth and described in a Warranty Deed between George
L. Ohrstrom and the State of Connecticut dated June 3, 1932, and
recorded on the said date in the Land Records of the Town of
Greenwich in Book 298 at Page 155.

Being the same property depicted and described on a survey map
entitled 'Survey Property of the Estate of Herbert Mayer, 124 Old Mill Rd.
Greenwich, CT by Michael W. Finkheimer, L.S. Scale 1"=100', dated June 10, 1994
and filed in the Greenwich Land Records as Map # 68.

Said property contains 75.72 acres.
1. Any and all provisions of any ordinance, municipal regulation or public or private law, including but not limited to zoning, planning and building laws, rules and regulations as established in and for the Town of Greenwich.

2. Taxes of any tax district in which the premises are situated and/or any dues, fees or charges of private associations or similar entities for which the owner of the premises may be liable, hereafter becoming due and payable, which taxes and/or dues, fees, or charges the Grantees assume and agree to pay.

3. Any and all real property taxes of the Town of Greenwich hereafter becoming due and payable, which taxes the Grantees assume and agree to pay.

4. Riparian rights of others, if any, in and to any brook, stream or pond upon or crossing subject premises.

5. Grant from Robert G. Jones to the American Telephone and Telegraph Company, dated July 7, 1904 and recorded in the Greenwich Land Records in Book 100 at Page 202.


11. Rights of others to use for all purposes of travel and for the purpose of laying and maintaining therein of public utilities of all kinds, a tract of land fifty (50) feet in width, which right is set forth and described in a Warranty Deed between George L. Ohrstrom and the State of Connecticut dated June 3, 1932 and recorded on said date in the Land Records of the Town of Greenwich in Book 298 at Page 155.
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TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereof, unto them, the said grantees, their successors and assigns, to theirs and their own proper use and benefit forever. And the said Executors do hereby covenant with the said grantees, their successors and assigns.
assigns, that said Executors have full power and authority, as such Executors, to grant and convey the above-described premises in manner and form aforesaid and for themselves and their heirs, executors and administrators, do further covenant to warrant and defend the same to the said grantees, their successors and assigns, against the claims of any person or persons whosoever, claiming by, from or under said Executors.

IN WITNESS WHEREOF, Herbert Mayer, Jr. and Bet Mayer, as such Executors, have hereunto set their hands and seal this 15th day of June, 1994.

Signed, Sealed and Delivered in the Presence of:

[Signatures]

Herbert Mayer
Executor

Bet Mayer
Executor

STATE OF CONNECTICUT) ss.: Greenwich June 15, 1994
COUNTY OF FAIRFIELD

Personally appeared, HERBERT MAYER, JR. and BET MAYER, Co-Executors as aforesaid, signers and sealers of the foregoing Instrument, and acknowledged the same to be their free act and deed as Executors as aforesaid, before me.

[Signature]

Kenneth H. Gannill
Notary Public
Commissioner of Superior Court
My Commission Expires:

2829G
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THENCE North 77 degrees 18 minutes 30 seconds West for a distance of 80.94 feet

THENCE North 82 degrees 17 minutes 40 seconds West for a distance of 95.83 feet

THENCE North 73 degrees 00 minutes 00 seconds West for a distance of 74.10 feet

THENCE North 71 degrees 35 minutes 00 seconds West for a distance of 190.54 feet to the land now or formerly of Szabo, Tr.

THENCE along a curve to the right having a radius of 275.00 feet and an arc length of 228.86 feet, being subtended by a chord of North 48 degrees 59 minutes 30 seconds East for a distance of 222.32 feet

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THENCE North 01 degrees 00 minutes 30 seconds West for a distance of 376.77 feet
THENCE South 88 degrees 59 minutes 30 seconds West for a distance of 187.00 feet to the land now or formerly of Lincoln
THENCE North 01 degrees 09 minutes 30 seconds West for a distance of 235.95 feet
THENCE North 10 degrees 32 minutes 00 seconds East for a distance of 386.74 feet along the land now or formerly of Scott
THENCE North 71 degrees 34 minutes 30 seconds West for a distance of 62.00 feet
THENCE North 07 degrees 46 minutes 00 seconds East for a distance of 100.00 feet along the land now or formerly of Ingelsol
THENCE North 16 degrees 46 minutes 00 seconds East for a distance of 91.30 feet along the land now or formerly of Strain
THENCE South 76 degrees 24 minutes 00 seconds East for a distance of 189.20 feet along the land now or formerly of Jones
THENCE South 76 degrees 45 minutes 00 seconds East for a distance of 147.25 feet along the land now or formerly of Schilt
THENCE South 72 degrees 39 minutes 00 seconds East for a distance of 30.20 feet
THENCE South 81 degrees 05 minutes 00 seconds East for a distance of 29.00 feet along the land now or formerly of Werbe
THENCE South 76 degrees 51 minutes 00 seconds East for a distance of 106.30 feet
THENCE South 83 degrees 38 minutes 00 seconds East for a distance of 28.30 feet
THENCE South 76 degrees 26 minutes 00 seconds East for a distance of 50.50 feet
THENCE South 77 degrees 44 minutes 00 seconds East for a distance of 98.60 feet
THENCE South 77 degrees 08 minutes 00 seconds East for a distance of 34.50 feet
THENCE South 79 degrees 29 minutes 00 seconds East for a distance of 64.95 feet to a drill hole set in ledge
THENCE North 25 degrees 43 minutes 00 seconds East for a distance of 7.85 feet continuing along the land now or formerly of Werbe
THENCE North 32 degrees 59 minutes 00 seconds East for a distance of 58.70 feet
THENCE North 45 degrees 05 minutes 00 seconds East for a distance of 18.20 feet
THENCE North 12 degrees 31 minutes 00 seconds East for a distance of 16.40 feet
THENCE North 27 degrees 33 minutes 00 seconds East for a distance of 39.10 feet
THENCE North 23 degrees 00 minutes 00 seconds East for a distance of 64.00 feet
THENCE North 28 degrees 08 minutes 00 seconds East for a distance of 36.10 feet
THENCE North 17 degrees 22 minutes 00 seconds East for a distance of 28.90 feet to the southerly edge of Old Mill Road
THENCE South 83 degrees 33 minutes 00 seconds East for a
distance of 240.70 feet along the southerly edge of Old Mill Road

THENCE South 80 degrees 25 minutes 00 seconds East for a
distance of 137.90 feet
THENCE South 77 degrees 31 minutes 00 seconds East for a
distance of 126.80 feet
THENCE South 75 degrees 47 minutes 00 seconds East for a
distance of 146.00 feet
THENCE South 83 degrees 10 minutes 00 seconds East for a
distance of 175.10 feet
THENCE South 83 degrees 00 minutes 44 seconds East for a
distance of 98.93 feet
THENCE South 58 degrees 26 minutes 24 seconds East for a
distance of 267.49 feet
THENCE South 51 degrees 56 minutes 44 seconds East for a
distance of 159.74 feet
THENCE South 57 degrees 19 minutes 44 seconds East for a
distance of 77.81 feet
THENCE South 76 degrees 46 minutes 44 seconds East for a
distance of 15.69 feet
THENCE South 10 degrees 30 minutes 10 seconds East for a
distance of 155.53 feet along the land of the State of Connecticut

THENCE South 13 degrees 02 minutes 28 seconds East for a
distance of 325.83 feet returning to the point of beginning.

Together with the right to use for all purposes of travel
and for the purpose of laying and maintaining therein of public
utilities of all kinds, a tract of land fifty (50) feet in width,
which is set forth and described in a Warranty Deed between George
L. Uhrstrom and the State of Connecticut dated June 3, 1932, and
recorded on the said date in the Land Records of the Town of
Greenwich in Book 298 at Page 155.

Being the same property depicted and described on a survey map
entitled “Survey Property of the Estate of Herbert Mayer, 124 Old Mill Rd.
Greenwich, CT by Michael W. Finkheiner, L.S. Scale 1” = 100”, dated June 10, 1994
and filed in the Greenwich Land Records as Map # B 852.

Said property contains 75.72 acres.
SCHEDULE B

1. Any and all provisions of any ordinance, municipal regulation or public or private law, including but not limited to zoning, planning and building laws, rules and regulations as established in and for the Town of Greenwich.

2. Taxes of any tax district in which the premises are situated and/or any dues, fees or charges of private associations or similar entities for which the owner of the premises may be liable, hereafter becoming due and payable, which taxes and/or dues, fees, or charges the Grantees assume and agree to pay.

3. Any and all real property taxes of the Town of Greenwich hereafter becoming due and payable, which taxes the Grantees assume and agree to pay.

4. Riparian rights of others, if any, in and to any brook, stream or pond upon or crossing subject premises.

5. Grant from Robert G. Jones to the American Telephone and Telegraph Company, dated July 7, 1904 and recorded in the Greenwich Land Records in Book 100 at Page 202.


11. Rights of others to use for all purposes of travel and for the purpose of laying and maintaining therein of public utilities of all kinds, a tract of land fifty (50) feet in width, which right is set forth and described in a Warranty Deed between George L. Ohstrom and the State of Connecticut dated June 3, 1932 and recorded on said date in the Land Records of the Town of Greenwich in Book 298 at Page 155.

2893G

Received for Record JUL 1 1994 at 12 h 21 m a.m. and recorded by Town Clerk.
PROPERTY OF
EMMA RIGGS OHRSTROM
GREENWICH, CT.

S. E. Minor & Co., Inc.  CIVIL ENGINEERS
GREENWICH, CT.  JULY 6, 1982.

SCALE 1:100 FT.

DRAWN, CHECKED, AND APPREHENDS CHARE.

AREA = 20.313 ACRES
WHEREAS, BRUCE E. DAVEY and NIGEL SINCLAIR, TRUSTEES, of Beverly Hills, California (hereinafter referred to as the Grantors) are the owners of certain real property in the Town of Greenwich, County of Fairfield and State of Connecticut (the Property), described and shown on a certain map entitled, "Property of Bruce E. Davey and Nigel Sinclair, Trustees, 124 Old Mill Road, Greenwich, Conn., prepared by Ahneman Associates, Greenwich, Connecticut, dated 1-29-73 (1/29/73) 1974 (the Map) submitted to the Planning and Zoning Commission of the Town of Greenwich (the Town), as a subdivision map and to be filed in the Greenwich Land Records as Map No. 1.99.4, said real property being comprised of Lots Numbered 1 through 4 as shown on the Map; and

WHEREAS, said Grantors, in order to induce the Town to approve the proposed subdivision of Grantors' real property as shown on said Map, desire to create such covenants and restrictions as are necessary to comply with the provisions of the Subdivision Regulations of the Town of Greenwich, adopted September 10, 1970 by the Planning and Zoning Commission and approved September 14, 1970 by the Representative Town Meeting, and as amended from time to time.

NOW THEREFORE, the Grantors, acting herein by BRUCE E. DAVER, TRUSTER, do hereby declare the following covenants and restrictions, which covenants and restrictions shall run with the land in perpetuity and shall be binding on the Grantors, their
successors and assigns, and all future owners of any and all of the
Lots within the herein described subdivision.

Section 1. Subdivision

The Grantors desire to provide for the protection, preservation and conservation of the open space land and clear waters on the Property, and to maintain the protection thereof, Grantors agree that no part of the Property may be divided, subdivided, or resubdivided into building lots containing less than ten (10) acres. Nothing herein shall prohibit the exchange or transfer of portions of the Property between Lot owners on the Property, so long as no building lot shall contain less than ten (10) acres, and so long as any such exchange or transfer is approved by the Planning and Zoning Commission.

Section 2. Wetlands Easement

(a) In order to carry out and effectuate the purposes and policies of the State of Connecticut as set forth in the Connecticut General Statutes, Sections 22a-35 through 22a-45, a Wetlands Easement is hereby granted to the Town of Greenwich forever in, over and across all areas shown and designated on the Map of the Property as 'Wetlands,' and all water bodies and watercourses shown on said Map, together with an upland area surrounding each such wetland area in the setback distance of fifty (50') feet unless a lesser setback distance is deemed appropriate.
by the Inland Wetlands and Watercourses Agency of the Town of Greenwich, as has been approved and is shown on the approved conceptual layout of driveways and wetland crossings, or is deemed in the future to be acceptable, but in no event shall such setback be less than fifteen (15') feet;

(b) No regulated activity, as defined in the Inland Wetlands and Watercourses Regulations of the Town of Greenwich, as the same may be from time to time amended ("Wetlands Regulations") which shall affect any wetland, water body or watercourse as referred to in subparagraph (a) above, shall be permitted except in accordance with the Wetlands Regulations.

(c) Nothing herein is intended to waive the authority of the Inland Wetlands and Watercourses Act of the State of Connecticut or the jurisdiction of the Inland Wetlands and Watercourses Agency of the Town of Greenwich acting pursuant thereto as to any wetlands or watercourses as may exist on the Property but not yet identified or shown on the subdivision Map of the Property.

Section 3. Conservation Basements

To insure that land designated as Conservation Basemen Areas on the Map will remain as open space, as watershed protection areas, and in an undeveloped and natural state, a Conservation Basement is hereby granted to the Town of Greenwich in, over and across all areas shown and designated on the Map of the Property as "Conservation Basement Areas" for the purposes of keeping said
areas as open space and in their undeveloped and natural state forever in accordance with the following provisions:

(a) Except as may be permitted pursuant to Section 4 hereafter, no building or other structure or improvement, either temporary or permanent, shall be erected or caused to be placed on any Conservation Easement Area as shown on said Map. No part of said areas shall be paved for common parking.

(b) The topography of the landscape in said areas shall be maintained in its present condition and no topographic changes shall be made in said areas, including filling, grading, excavating or the altering of natural or existing watercourses or drainage, or the removal of stone walls without the prior approval of the Planning and Zoning Commission. No septic system, grading of soil for roads, drives or utilities, installation of electric and telephone wires, cables and conduits, water wells and pipes, gas, sewer, water and other utility pipes, paving, bridges, dams, recreational facilities, laying out of foot or riding paths or trails or any other activity or facility disturbing said areas shall be made, conducted, installed, placed or done in said areas without the prior approval of the Planning and Zoning Commission. However, none of the foregoing shall apply with respect to work permitted pursuant to Section 4 hereafter.

(c) No refuse, trash, debris, garbage, waste matter, sewage, or other like substance or offensive material shall be placed, caused to be placed or allowed to remain in or upon such Conservation Easement Areas. The method and extent of the removal of any of the foregoing shall first be approved by the Planning and
Zoning Commission. Nothing set forth herein shall require the removal, restoration or repair of the remains of the farm buildings shown on the Map on Lot 1.

(d) No live or undiseased tree or shrub shall be cut, removed or destroyed in said Areas without the prior approval of the Planning and Zoning Commission, except as shall be necessary for clearing of approved driveways, roadways, maintenance of the Mill, and other uses approved by the Planning and Zoning Commission.

(e) With the prior approval of the Planning and Zoning Commission, the owner of each Lot affected by any such Conservation Easement shall have the right to protect from erosion portions of said Conservation Easement Areas by planting trees, plants and shrubs where and to the extent necessary or by other appropriate means as have received prior approval of the Planning and Zoning Commission. Each such Owner shall also have the right, with such prior approval, to cut fire breaks, or perform other necessary tree cutting operations in such Conservation Easement Areas, all only with prior approval of the Planning and Zoning Commission. Each such Owner shall also be permitted to remove any dead trees, and to plant such trees, plants and shrubs as may be required for the creation of a natural screening barrier and to maintain and stabilize any disturbed ground surfaces without the Planning and Zoning Commission's approval.

(f) Grantors expressly reserve to themselves, their successors and assigns, reasonable passive use and enjoyment of said Conservation Easement Areas, in a manner not inconsistent with the intent and provisions of this Declaration and of this Section.
(g) The granting of this Easement in no way grants to the public or to the owners of any surrounding or adjacent land, the right to enter such Conservation Easement Areas without the express permission of the Owner of any Lot affected by such Conservation Easement.

(h) All wetlands, waterbodies and watercourses located within any area shown on the subdivision Map as "Conservation Easement Area" shall also be subject to the easements referred to in Section 2 "Wetlands Easement" above.

(i) In the event the Grantors, as herein defined, shall fail to comply with their obligations under this Conservation Easement and Declaration, (excluding the obligation of maintaining the exterior of the Mill Building in good repair) the Grantee has the right and authority to enforce the covenants and agreements herein by giving to the Grantors written notice of such failure specifying the noncomplying condition complained of, and affording the Grantors thirty (30) days in which to correct such condition. If, upon the expiration of a reasonable period of time the Grantors have failed to commence performing the appropriate work needed to correct the condition, the Grantee may take any and all available and necessary action to assure proper compliance and may assess the cost thereof, including attorneys' fees, against the Grantors. Any such assessment not paid within thirty (30) days after demand therefore shall bear interest from the date of demand at the rate established by law for interest upon money judgments, and the Grantee may bring an action at law and/or in equity against the Grantors, their successors or assigns to collect such assessments.
and/or to compel compliance with the covenants and agreements contained herein. Furthermore, in the event the Grantee commences an action at law or in equity to enforce the terms or conditions of this agreement, the Grantors, their successors and assigns shall be responsible for all costs incurred by the Grantee, including reasonable attorney’s fees.

Section 4. Historic Facade Easement

(a) The Sylvanus Selleck Grist Mill located on Old Mill Road and shown on the subdivision map of the Property has been designated a structure of historical significance by its inclusion in the National Register of Historic Places.

(b) To ensure the preservation of the exterior appearance of the Mill building in its existing, or an approved historically appropriate and enhanced state of repair, a facade easement is hereby granted to the Town of Greenwich which shall run with the land and be binding upon the successors and assigns of the parties hereto.

(c) The roof, exterior walls, windows, doors, shutters, and structural framework shall be maintained utilizing reasonably historically appropriate materials so that the structural integrity and appearance of the Mill are maintained to at least the existing state of repair and appearance as of the date of this document. However, no such repairs, maintenance or reconstruction shall be required if the Mill is destroyed or damaged by an Act of God, or casually beyond the control of the owner of the Mill. Any expansion or addition to the Mill may only be made with the
approval of the Planning and Zoning Commission and any other agency having proper jurisdiction over the structure.

(d) The Historical Society of the Town of Greenwich, or any successor thereto, shall be authorized, upon prior notice to the then owner of the Mill, to make periodic annual inspections of the Mill to assure that this façade easement is being reasonably maintained to the standards herein. Any violation of this easement, or the need for any required maintenance, shall be reported to the then owner of the Mill who shall make the required repairs, and if same are not instituted within one year, the Town of Greenwich, or its designee, shall be given access to the Mill to make the required repairs.

(e) The owner shall be permitted to utilize such grilles and grates on the raceway area and to provide locks as may be required to keep the Mill secure from trespassers.

(f) Interior use and modification of the space therein shall be in accordance with the rules and regulations of the Town and shall be such that the use or modification shall not violate this façade easement or damage the existing structure, the millstone or the turbine without the Planning and Zoning Commission’s prior approval.

The covenants and restrictions declared herein shall not be amended, released or altered in any way without the prior written consent of the Planning and Zoning Commission, the Board of Selectmen, and the Representative Town Meeting, and all adjoining property owners.
The covenants and restrictions declared herein shall not be affected in any manner by any change of zoning of land use subsequent to the final approval of the subdivision hereinbefore described. The provisions of this Declaration and any approvals called for herein shall be enforced by the Planning and Zoning Commission of the Town of Greenwich, or any successor governmental body of the Town of Greenwich.

If any provision of this document is subsequently found to be in contravention of the law, such provision will be deemed null and void, and the remainder of the document shall remain in full force and effect.

Notwithstanding any other requirement concerning modification of this instrument, or any document filed previously in the Greenwich Land Records with respect to the real property of Grantees herein described, no modification or instrument purporting to modify any condition, term or provisions of this Declaration of Restrictions shall be valid unless it is filed on the Greenwich Land Records and approved by the Planning and Zoning Commission of the Town of Greenwich and the signature of the Chairman of such Planning and Zoning Commission appears thereon.

Executed this 31st day of August, 1994.

Witnessed by:

[Signatures]
STATE OF CALIFORNIA
COUNTY OF:

Personally appeared Bruce E. Davey, signer and sealer of the foregoing instrument, who acknowledged that he has executed this instrument in his capacity as Trustee with full authority to do so.

[Signature]
Notary Public
My Commission Expires:

[Notary Seal]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of Cali
County of Los Angeles

Personally appeared before me, [Signature]

[Notary Seal]

Upon my examination of the record, I find that [Name], the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me, by [Name], the person(s) executing the same in the [capacity(ies)] of [position(s)], and that by [Name], the signer(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]

SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

[Signature]

SIGNER IS REPRESENTING:

[Signature]

INSTRUCTIONS:

[Signature]

Received for Record [Date]: [Notary]

[Signature]
FINAL SITE PLAN REVIEW SET

"FOUNDATION HOUSE"

LOCATION

124 OLD MILL ROAD
GREENWICH, CONNECTICUT

PREPARED FOR
124 OM LLC

SHEET INDEX

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GREENWICH HISTORICAL SOCIETY
GREENWICH PRESERVATION NETWORK

To: Ms. Margarita Alban, Chairman,
    Planning and Zoning Commission Members
    Katie DeLuca, Director Planning and Zoning Dept
    Patrick LaRow, Asst. Director Planning and Zoning Dept

From: Greenwich Historical Society- Greenwich Preservation Network

RE: PLPZ202000311 - Foundation House 124 Old Mill Road

Date: December 15, 2020

The Greenwich Preservation Network members have seen the application for Foundation House on Old Mill road that is scheduled for tonite’s P&Z meeting and have the following comments. We ask that this application be kept open for further comments and understand that there are several outstanding issues yet unresolved.

While we certainly commend the applicant for stating that they will retain the existing mansion and accessory buildings, preserve the Selleck Mill and allow for horse trails to be used by the public, we have concerns that there needs to be a more formal and detailed commitment for such preservation and maintenance. The preservation of such structures must include restoration, not just preservation.

While the rezoning of the property to an Historic Overlay (HO) would be preferable to ensure the continued preservation of these buildings, we understand that this might not be possible because of the applicant and neighbor’s concerns.

However we feel that at a minimum a new Declaration of Preservation and Maintenance for the historic and architecturally significant buildings on all the lots is necessary to be filed with P&Z, HCD and on the Greenwich Land Records to guarantee such preservation and maintenance for the future. Such preservation can only occur after restoration is completed. Such restoration should be under the HDC, and P&Z auspices.

The change of use from residential to educational uses and public meeting uses on the property—whether for profit, for profit or non-profit ownership and uses—is a major change of use in this area of backcountry and warrants protections for the historic structures themselves and for the neighbors.

We concur with the HDC in their statements that the property’s unique structures
warrant protection and preservation which can be achieved thru a new
Declaration of Preservation and Maintenance and would be in keeping with the
2019 POCD goal “to protect and harness our Town’s historic heritage”, and such
“Historic Preservation is a key component of Community character and the
imperative to retain these distinguishing characteristics by encouraging the
maintenance and preservation of older structures”

The HDC’s comments on the Selleck Mill are critical and HDC should be a consultant
to the owner in restoration of this unique and valuable structure and be included in
the Declaration of Preservation/Maintenance for continued monitoring of said
structure over time.

The restoration, protection and maintenance of these historic structures will be a “win-
win” for both the applicant and the Town and we look forward to seeing such a
partnership for this property and others in the future.

Very truly yours

[Signature]

Diane W. Fox, AICP
Chairman
Greenwich Preservation Network

c.c Greenwich Preservation Network members; Greenwich Historical Society.