APPLICATION SUMMARY:
An application for final subdivision was submitted to the Planning and Zoning Commission to confirm that 10 Sunshine Avenue is a separate and distinct zoning lot in the R-7 zone. The applicant requests the Planning and Zoning Commission determine that the lot is not a subdivision nor resubdivision and to confirm it as a building lot per the Town of Greenwich Subdivision Regulations (GSR) and Section 6-205 of the Building Zone Regulations (BZR).

ISSUES / COMMENTS:
1. **DPW Engineering** – submitted comments dated 5/17/21 indicating that if the P&Z Commission agrees with the lot confirmation, the drainage design shall meet the standards of the Drainage Manual at the time a building permit is submitted. If the P&Z Commission requires a new subdivision, the Engineering Division recommends a full review including subdivision map, drainage summary report, design plans and Operations and Maintenance Plan Report be submitted.

2. **ZEO** - submitted comments dated 5/16/21 indicating that the applicant should note whether the FAR for 8 Sunshine Avenue used the lot area from 10 Sunshine Avenue.

3. **8 Sunshine Avenue** has a lot area of 10,046 SF (8,311 SF minus the accessway). The maximum FAR for R-7 would be 0.36 which would allow 2,991.96 SF of floor area. There is currently a single-family dwelling which was built in 2002. The applicant should address the ZEO comment and indicate the FAR of the house at 8 Sunshine Avenue.

4. **Sewer Division** – issued comments dated 5/20/21 indicating no issues to be addressed during P&Z phase.

5. **Conservation** – Awaiting comments to be issued.

6. The applicant submitted Certificate of Title which dates to 9/7/1928. The parcel was foreclosed on May 31, 2018 and transferred to Eastern Savings Bank. The parcel was in common ownership in 2011 with 8 Sunshine Avenue as indicated in Book 6148 and Page 145 of the GLR.

7. Map #6818, recorded 2/20/1993 shows the division of property where Parcel ‘A’ and Parcel ‘B’ are two separate lots. At that time, a lot split did not require P&Z Commission to review.

8. The Commission should consider if the lot confirmation constitutes a subdivision, a re-subdivision or neither as defined in Sec. 6-261(a)(6) and Sec. 6-261(a)(15) of the Greenwich Subdivision Regulations (GSR).
DEPARTMENT COMMENTS:
Zoning Enforcement – Attached – Dated 5/16/21
DPW Engineering - Attached – Dated 5/17/21
Conservation- Not Received
Sewer – Attached – Dated 5/20/21

Background/Title Search:
The applicant submitted Certificate of Title and history of the property. The parcel was a portion of Lot 6 on Map 655 of the Greenwich Land Records recorded October 1, 1919. The Benvenuto family purchased Lot 6 on Map 655 in 1928 and members of the family held title to it until 1993. On February 10, 1993 the Benvenuto’s family filed a map on the Greenwich Land Records creating two lots, Parcel A being the current vacant lot and Parcel B being a rear lot. The map is recorded as Map 6816 the Greenwich Land Records. The house was constructed on the rear lot, Parcel B, in 2002.

In 1993, at the time the Benvenuto family filed the subdivision map with the Greenwich Land Records, property owners could divide their property into two parcels without approval of the Planning and Zoning Commission, so long as the property had not been part of a previously approved subdivision. The original map which contains Lot 6 was recorded in 1919 prior to the adoption of any subdivision or zoning regulations for the Town of Greenwich. The applicant has notes that this process was commonly referred to as a free cut or free-throw and did not require Planning and Zoning Commission approval.

DPW Engineering:
DPW Engineering Division indicated that if the P&Z Commission agrees with the lot confirmation, the drainage design shall meet the standards of the Drainage Manual at the time a building permit is submitted. If the P&Z Commission requires a new subdivision, the Engineering Division recommends a full review including subdivision map, drainage summary report, design plans and Operations and Maintenance Plan Report be submitted.

Zoning:
The parcel is 7,676 SF with 80 feet of frontage in the R-7 Zone. The minimum requirements for R-7 are 7,500 SF with 65 feet of frontage and can fit a 45’ by 85’ rectangle. The parcel appears to conform to the minimum requirements of the R-7 zone. The maximum FAR for a new dwelling would be 0.36 or approximately 2,763.36 SF of floor area.

Zoning Enforcement submitted comments dated 5/16/21 indicating that the applicant should note whether the FAR for 8 Sunshine Avenue used the lot area from 10 Sunshine Avenue. 8 Sunshine Avenue has a lot area of 10,046 SF (8,311 SF minus the access way). The maximum FAR for R-7 would be 0.36 which would allow 2,991.96 SF of floor area. There is currently a single-family dwelling which was built in 2002.

Application History:
FSB 1140 – Lot Line Revision for 8 & 10 Sunshine Avenue was denied by P&Z Commission on 9/17/1992

**Applicable Regulations**

Town of Greenwich Subdivision Regulations – Sections 6-258, 6-261, 6-275, 6-302 and 6-304

Town of Greenwich Building Zone Regulations - Section 6-205 – Schedule of Required Open Spaces, Limiting Heights and Bulk of Buildings
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 21-4(3)  Department Project No.  PLPZ202100165  Submittal Received Date: 5/5/2021

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

PLAN SET INFORMATION

Plan Title: Map Showing Division  Project Address: 10 Sunshine Avenue
Engineering Firm:  Original Plan Date: 7/26/1992  Latest Plan Revision Date: 
Rocco V. D’Andrea, Inc.

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm:  Original Report Date:  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:  Date: 5/17/21
Scott Marucci - Senior Civil Engineer

COMMENTS AND CONDITIONS OF APPROVAL:  See Comments Below

1. The following is required if the P&Z Commission agrees with the lot confirmation:
   a. The drainage design for the parcel shall meet the standards of the Town of Greenwich Drainage Manual in effect at the time a building permit application is submitted. The full standards of the Town of Greenwich Drainage Manual shall be met.

2. The following is required if the P&Z Commission requires a new subdivision to be completed:
   a. The Engineering Division recommends that a full review of the below items be completed before approving the subdivision.
   b. A subdivision map with all the standard notes must be submitted.
Date: May 20, 2021

To: Katie Deluca, Director, Planning & Zoning

From: Richard C. Feminella, Wastewater Division Manager

Copy: Chris Mandras, Maintenance Manager - Sewer Division
Al Romano, Environmental Asset Engineer – Sewer Division

Re: PLPZ202100165: 10 Sunshine Avenue, Eastern Savings Bank FSB

We have prepared the following comments and questions regarding the proposed application.

Project Summary:
- Lot confirmation.

Sewer Division Comments:
Comments to be addressed during P&Z phase:
- None.

Comments to be addressed during Sewer and Building Permit phase:
- Should the property owner of 10 Sunshine Avenue wish to develop the property, they will need to coordinate directly with the Sewer Division to obtain all of the necessary Sewer Permits.
- Please note, sanitary sewers are designed for first floor elevations. Therefore, any plumbing fixtures in lower levels (basements) could be subject to sanitary sewer backups/overflows. The property owner is strongly recommended to consider and review this and plan accordingly to protect themselves in those situations. The Town is not responsible for damages as a result of these connections/installations. The proposed development shows the basement being developed into apartments. Please consider this and revise accordingly.
- Please note, in accordance with Town regulations and standard practice, all clear water sources cannot discharge to sanitary sewer. This includes air conditioning and high efficiency heating system condensate lines. Please confirm that the new development will not discharge any clear water sources to sanitary sewer.

Please NOTE: These comments are intended for P&Z review only. These comments do not take the place of Sewer Permit(s). Any Sewer Permit Applications receive thorough reviews and may result in additional comments/requirements at that time. In addition, please be reminded that in order to receive Building Permits, the applicant must have secured all other necessary permits, including, but not limited to, Sewer Permits PRIOR to obtaining their Building Permits.

Also, please note, the applicant should NOT submit for Sewer Permits until the project has received approval from P&Z.
ZONING ENFORCEMENT

Project No.  PLPZ202100165  Preliminary  Final  X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED:  Eastern Savings Bank

LOCATION:  8 Sunshine Ave

PLAN DATE:

ZONE:  R-7

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

The applicant should show that the new dwelling constructed at 10 Sunshine Ave. did not use any of the lot area of #8 for FAR purposes.

☐ 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:  5/16/2021

Note:  These comments do not represent Building Inspection Division approval.  Plans subject to review by ZEO at time of building permit application.
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax:203-622-3795

Subdivision Application

Property Address: 10 Sunshine Avenue  
Tax ID: 12-1747/S

Property Owner: Eastern Savings Bank FSB  
Address: 11350 McCormick Road Ste 200, Hunt Valley, MD 21031

Email: ___________________________  
Cell Phone: ___________________________  
Other Phone: ___________________________

Applicant: Eastern Savings Bank FSB  
Address: ___________________________

Email: ___________________________  
Cell Phone: ___________________________  
Other Phone: ___________________________

Authorized Agent: Heagney, Lennon & Slane, LLP  
Address: 248 Greenwich Avenue, Greenwich, CT 06830

Email: THeagney@HLS248.com  
Cell Phone: ___________________________  
Other Phone: (203) 661-8400

Zone(s): R-7  
Total Area: 7,676 sf

Please select all relevant items below:

- [ ] Preliminary  
- [ ] Final  
- [ ] Coastal  
- [x] Lot Confirmation

Number of Lots:  
Existing: 1  
Proposed: 1

Zone:  
Existing: R-7  
Proposed: R-7

Land Reserved:  
Area of Land Reservation: ___________________________  
Reserved Land Area as Percent of Total Land Area: ___________________________

History:  
Previous SB #: ___________________________

GLR Map # of any previously filed subdivisions or surveys: 6816; 655

Utilities:  
- [ ] Septic  
- [ ] Well  
- [ ] Sewer  
- [x] Public Water

Health Permit needed and received? ___________________________

IWWA Permit received? ___________________________  
IWWA Permit #: ___________________________

- [ ] 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: 10 Sunshine Avenue, Riverside, CT 06878

Property Owner 1: Eastern Savings Bank FSB
Address: 11350 McCormick Road Ste 200, Hunt Valley, MD 21031
Email: ___________________________ Cell 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: Eastern Savings Bank FSB
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: ___________________________ Other Phone: (203) 661-8400
Signature: ___________________________ Date: 4/24/20

pzSignaturePage 2020
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 subdivision has 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 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 hereon, the areas within at least ten (10) feet of the center line of any drainage facility, ditch or stream shown hereon, 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

__________________________  __________________________
Signature of Chairman  Date

☐ 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: $__________________ (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: ________________________________ Date: 4/18/20

Agent name / signature: ________________________________ 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.
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 WWRA, 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 land 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-Z 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: $ _____________ (see fee schedule)

I certify that the application includes all of the above requirements, as noted. Please explain reasons for any omissions. ________________________________________________________________

Thomas J. Heagney
Owner/Agent (Please Print)

Owner/Agent Signature & Date
NARRATIVE

Applicant requests a lot confirmation for a parcel on the south side of Sunshine Avenue which is 7,676 sf. The property is in the R-7 zone and has 80 feet of frontage; more than 7,500 sf and meets the required lot shape of 45 x 85. The parcel conforms to all zoning requirements in the R-7 zone.

The parcel was a portion of Lot 6 on Map 655 of the Greenwich Land Records recorded October 1, 1919. The Benvenuto family purchased Lot 6 on Map 655 in 1928 and members of the family held title to it until 1993. On February 10, 1993 the Benvenuto’s family filed a map on the Greenwich Land Records creating two lots, Parcel A being the current vacant lot and Parcel B being a rear lot. The map is recorded as Map 6816 the Greenwich Land Records. The house was constructed on the rear lot, Parcel B, in 2002.

In 1993, at the time the Benvenuto family filed the subdivision map with the Greenwich Land Records, property owners could divide their property into two parcels without approval of the Planning and Zoning Commission, so long as the property had not been part of a previously approved subdivision. The original map which contains Lot 6 was recorded in 1919 prior to the adoption of any subdivision or zoning regulations for the Town of Greenwich. This process was commonly referred to as a free cut or free-throw and did not require Planning and Zoning Commission approval. The two lots are now in separate ownership.

Applicant request of the Commission determined that the lot is not a subdivision or a re-subdivision and confirm it as a building lot.

Respectfully Submitted,
Thomas J. Heagney
Dated: April 15, 2021
April 13, 2021

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

RE: 10 Sunshine Avenue, Riverside, CT 06878

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.

Eastern Savings Bank FSB

[Signature]
Vice President
Assoc. General Counsel
RESIDENTIAL

ASSOCIATION INFORMATION
PARCEL NUMBER 12-1747/S
Parent Parcel Number
Property Address SUNSHINE AVENUE 0010
Neighborhood 130120  NORTH RIVERSIDE/OLD GWCH [1]
Property Class 101  Single Family
TAXING DISTRICT INFORMATION
Jurisdiction 57  Greenwich, CT
Area 001
Corporation 057
District 12
Routing Number 8338S0003A

SITE DESCRIPTION
Topography:
Public Utilities: Water, Sewer, Electric
Street or Road:

Zoning:
R-7 Single Family
Legal Acres:

LAND DATA AND CALCULATIONS
Land Type 0.1760 1.00 3160227.00 3160227.00 556200 556200 556200

TRANSFER OF OWNERSHIP
Date
05/31/2018 TOOR SHAGUFTA S & MUHAMMAD J $200000
BK/Pg: 7389, 63
05/23/2011 TOOR MUHAMMAD RIZWAN $0
BK/Pg: 6148, 145
08/27/2007 TOOR SHAGUFTA & MUHAMMAD J W/S $0
BK/Pg: 5478, 350
07/30/2007 TOOR SHAGUFTA S & TOOR MUHAMMAD J W/ $0
BK/Pg: 5461, 295
10/10/1997 SHAHEEN SHAGUFTA $0
BK/Pg: 2980, 102

VALUATION
Assessment Year 10/01/2015 10/01/2015 10/01/2016 10/01/2017 10/01/2018 10/01/2019 10/01/2020
Reason for Change

1 Residential Land 0.1760 1.00 3160227.00 3160227.00 556200 556200 556200

TOTAL LAND VALUE 556200
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF LOT CONFIRMATION APPLICATION TO PLANNING & ZONING COMMISSION

STATE OF CONNECTICUT )
COUNTY OF FAIRFIELD )

) ss: Greenwich

I, THOMAS J. HEAGNEY, being first duly sworn, do hereby certify that on April 13, 2021, 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 April 13, 2021, 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 lot confirmation approval for the property located at 10 Sunshine Avenue in Riverside, Connecticut has been filed with the Town of Greenwich Planning and Zoning Commission.

THOMAS J. HEAGNEY

Subscribed and sworn to before me this 13th day of April, 2021.

EMMA A. MUTINO
NOTARY PUBLIC
My Commission Expires Apr. 30, 2025
EXHIBIT A

Abutting property owners of 10 Sunshine Avenue, Riverside:

Donna E. Harrington
12 Sunshine Avenue
Riverside, CT 06878
12-1748/S

Alicia S. & Tim J. Tiberio
6 Sunshine Avenue
Riverside, CT 06878
12-2666/S

John C. Sias
9 Sunshine Avenue
Riverside, CT 06878
12-3152/S

Maksim Yelyashkevich
8 Sunshine Avenue
Riverside, CT 06878
12-3224/S

11 Sunshine Avenue LLC
682 River Road
Cos Cob, CT 06807
12-3153/S
EXHIBIT B

April 12, 2021

To Whom It May Concern:

Notice is hereby given that Eastern Savings Bank FSB has filed an application with the Town of Greenwich Planning and Zoning Commission to request lot confirmation approval for the property located at 10 Sunshine Avenue in Riverside, Connecticut. Further information regarding this application may be obtained at the Planning and Zoning Commission or this office.

Thomas J. Heagney

For information contact:
Planning & Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
April 13, 2021

To Whom It May Concern:

Notice is hereby given that Eastern Savings Bank FSB has filed an application with the Town of Greenwich Planning and Zoning Commission to request lot confirmation approval for the property located at 10 Sunshine Avenue in Riverside, Connecticut.

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

For information contact:
Planning & Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
CERTIFICATE OF TITLE

10 Sunshine Avenue (Parcel ID: 12-1747/S)

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 EASTERN SAVINGS BANK FSB is the owner in fee simple, conveyed to them by a Foreclosure by Sale Committee Deed from MUHAMMAD J. TOOR and SHAGUFTA S. TOOR, on May 31, 2018 in Book 7389 at Page 63 in the Greenwich Land Records.

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

Dated at Greenwich, Connecticut this 19 day of April, 2021.

HEAGNEY, LENNON & SLANE, LLP

By: Thomas J. Heagney
<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Conveyance</th>
</tr>
</thead>
<tbody>
<tr>
<td>September 7, 1928</td>
<td>250</td>
<td>487</td>
<td>Warrantee Deed from Umile Chiappetta and Rose Chiappetta to Rocco Benvenuto and Angelina B. Benvenuto</td>
</tr>
<tr>
<td>May 7, 1971</td>
<td>813</td>
<td>579</td>
<td>Quit Claim Deed from Rocco Benvenuto to Frank Benvenuto, Anthony Benvenuto, Emil Benvenuto and Rita B. Robustelli</td>
</tr>
<tr>
<td>February 10, 1993</td>
<td>2350</td>
<td>153</td>
<td>Warranty Deed from Emil Benvenuto, Frank Benvenuto, Anthony Benvenuto and Rita H. Robustelli to Shagufta Shaheen</td>
</tr>
<tr>
<td>October 10, 1997</td>
<td>2980</td>
<td>102</td>
<td>Quit Claim Deed from Shagufta Shaheen to Shagufta S. Toor and Muhammad J. Toor</td>
</tr>
<tr>
<td>October 31, 1997</td>
<td>2989</td>
<td>344</td>
<td>Quit Claim Deed from Muhammad J. Toor to Shagufta S. Toor</td>
</tr>
<tr>
<td>July 30, 2007</td>
<td>5461</td>
<td>295</td>
<td>Quit Claim Deed from Shagufta S. Toor to Shagufta S. Toor and Muhammad J. Toor</td>
</tr>
<tr>
<td>August 27, 2007</td>
<td>5478</td>
<td>350</td>
<td>Quit Claim Deed from Shagufta S. Toor and Muhammad J. Toor to Muhammad Rizwan Toor</td>
</tr>
<tr>
<td>May 31, 2011</td>
<td>6148</td>
<td>145</td>
<td>Quit Claim Deed from Muhammad Rizwan Toor to Shagufta S. Toor and Muhammad J. Toor</td>
</tr>
<tr>
<td>May 31, 2018</td>
<td>7389</td>
<td>63</td>
<td>Foreclosure by Sale Committee Deed from Shagufta S. Toor and Muhammad J. Toor to Eastern Savings Bank FSB</td>
</tr>
</tbody>
</table>
TO all People to whom these Presents shall come, Greeting:

KNOW YE THAT we, ROCCO CHIAPPETTA and ROSA CHIAPPETTA, husband and wife, of the Town of Greenwich, County of Fairfield and State of Connecticut,

For the consideration of One ($1) Dollar and other valuable considerations

received in part full satisfaction of ROCCO BENVENUTO and ANGELINA B. BENVENUTO husband and wife, of said Town of Greenwich,

DO give, grant, bargain, sell and convey unto the said ROCCO BENVENUTO and ANGELINA B. BENVENUTO

all that certain tract, piece or parcel of land, with the buildings thereon, situate at Sound Beach, in said Town of Greenwich, and known and designated as Lot No. 6 on "Map No. 1, Sunshine Park, owned by Joseph S. Chiappetta, Greenwich, Conn.," on file in the Town Clerk's Office of said Town of Greenwich.

Said Lot No. 6 is bounded Northerly one hundred (100) feet by Sunshine Avenue as shown on said map; Easterly one hundred seventy-eight and forty-three hundredths (178.43) feet by Lot No. 7 as shown on said map; Southerly one hundred and three hundredths (100.03) feet by land of Augusto M. and Bill Bartolo; and Westerly one hundred seventy-six and two hundredths (176.02) feet by Lots Nos. 1, 2, and 3 as shown on said map.

Together with the right to use, in common with others, the streets and avenues as laid out on said map; as the same may be necessary in passing to and from the premises hereby conveyed.

Being the same premises conveyed to the Grantees herein by Warranty Deed from Joseph S. Chiappetta, dated October 20, 1928 and recorded in the Greenwich Land Records in Book 165 at Page 484.

Said premises are conveyed subject to a certain mortgage for Fifteen Hundred ($1500) Dollars from the Grantees to William Harrington, dated October 29, 1928 and recorded in said Land Records in Book 166 at Page 350, which the Grantees herein assume and agree to pay as a part of the consideration hereof.

Said premises are also conveyed subject to the Town Tax on the List of June 1, 1928 due and payable January 1, 1929; and to the zoning laws, rules and regulations as established in and for the Town of Greenwich.

To have and to hold the above granted and bargained premises, with the privileges and appurtenances thereof unto him the said grantee, his heirs and assigns forever to him and their own proper use and benefit. And also we, the said grantor, do covenant and agree, to the said grantee, his heirs and assigns, that at and until the covenants of these premises, we are well and generally of the premises, as a good and sufficient estate in fee simple, and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as aforesaid.

And furthermore, we the said grantor, do, by these presents, bind ourselves and our heirs forever to warrant and defend the above granted and bargained premises to him the said grantee, his heirs and assigns, against all claims and demands whatsoever, except as aforesaid.

In Witness Whereof, we have hereunto set our hands and sealed this 8th day of September, 1928.

[Signature]

[Signature]

(Seal)

STATE OF CONNECTICUT,
COUNTY OF FAIRFIELD,
TOWN OF GREENWICH

September 8, A.D., 1928.

[Signature]

[Signature]

(Seal)

William C. Strong

Notary Public.

[Signature]
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That I, ROCCO BENVENUTO of 8 Sunshine Avenue in the Town of Riverside, County of Fairfield and State of Connecticut

for the consideration of ONE ($1.00) DOLLAR and other value received to my full satisfaction of FRANK BENVENUTO, ANTHONY BENVENUTO, EMILE BENVENUTO and RITA B. ROBUSTELLI

do by these presents remise, release and forever Quit-Claim unto the said FRANK BENVENUTO, ANTHONY BENVENUTO, EMILE BENVENUTO and RITA B. ROBUSTELLI, their heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as they the said Releasor have or ought to have in or to all that certain piece, parcel or tract of land, together with the buildings and improvements thereon, situated in the Town of Riverside, County of Fairfield and State of Connecticut, laid down and delineated as Lot No. 6 on a certain map entitled "Map No. 1 Sunshine Park, owned by Joseph S. Chiappetta, Greenwich, Conn.", which map is on file in the office of the Town Clerk of the Town of Greenwich and there numbered 655, reference thereto being hereby had. Said premises are bounded and described as follows:

Northerly: One Hundred (100) feet by Sunshine Avenue;
Easterly: One Hundred Seventy Eight and 43/100 (178.43) feet by Lot Number 7 as shown on said map;
Southerly: One Hundred and 3/10 (100.3) feet by land of August C. Bertolfo and Emil Bertolfo; and
Westerly: One Hundred Seventy Six and 02/100 (176.02) feet by Lots Numbered 1, 2 and 3 as shown on said map.

"No Conveyance Tax collected

[Signature]
Town Clerk of Greenwich"

To Have and to Hold the premises, with all the appurtenances, unto the said Releases, their heirs, successors and assigns forever, so that neither I the Releasor nor my heirs nor any other person under me or them shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom I am and they are by these presents, forever barred and excluded.

In Witness Whereof, ROCCO BENVENUTO has hereunto set his hand and seal this 6th day of May, 1971.

[Signature]
Rocco Benvenuto [SEAL]

[Signature]
Ezra Salasso [SEAL]

State of Connecticut
County of FAIRFIELD
Personalty Appears ROCCO BENVENUTO

Said and Seal of the foregoing Instrument, and acknowledged the same to be his free act and deed before me,

[Signature]
Peter J. Sonna, Jr. [SEAL]
Fairfield County Notary Public

Received for Record MAY 7, 1971 at 8:00 P.M.

[Signature]
Town Clerk
WARRANTY DEED - STATUTORY FORM

Emil Benvenuto, Frank Benvenuto, and Anthony Benvenuto, of the Town of Greenwich, County of Fairfield and State of Connecticut, and Rita H. Robustelli of the Town of South Sandwich, and State of Massachusetts for consideration of Three Hundred Fifteen Thousand and 00/100 ($315,000.00) Dollars paid, grant to Shagufta Shabean, of the City of Stamford, County of Fairfield, and State of Connecticut with WARRANTY COVENANTS:

SEE SCHEDULE "A" ATTACHED HERETO

Signed this 29th day of December, 1992

Witnessed by:

[Signatures]

Emil V. Benvenuto
Frank Benvenuto
Anthony Benvenuto

Signed this 18th day of January, 1993

Witnessed by:

[Signatures]

Rita H. Robustelli
Rita H. Robustelli

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

December 29, 1992

Personally appeared, Emil V. Benvenuto, Frank Benvenuto, and Anthony Benvenuto, signers and sealers of the foregoing instrument, who acknowledged the same to be their free act and deed, before me, the undersigned.

Commissioner of the Superior Court

STATE OF MASSACHUSETTS

COUNTY OF BARNSTABLE

January 15, 1993

Personally appeared, Rita H. Robustelli, signer and sealer of the foregoing instrument, who acknowledged the same to be her free act and deed, before me, the undersigned.

Notary Public

My Commission Expires: January 14, 1997

[Seal]
SCHEDULE A

All that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut shown as Parcel "A" on a certain map entitled "Map showing division of property in Greenwich, Connecticut prepared for Emil V. Benvenuto Anthony Benvenuto" prepared by Rocco V. D'Andrea, Inc. which map is dated July 28, 1992, and is to be recorded on the Land Records of the Town of Greenwich contemporaneously with this Deed.

AND

All that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut shown as Parcel "B" on a certain map entitled "Map showing division of property in Greenwich, Connecticut prepared for Emil V. Benvenuto Anthony Benvenuto" prepared by Rocco V. D'Andrea, Inc. which map is dated July 28, 1992, and is to be recorded on the Land Records of the Town of Greenwich contemporaneously with this Deed.

All subject to the following:

1) Town of Greenwich taxes on the Grand List of October 1, 1992, due and payable July 1, 1993, and January 1, 1994, which taxes the Grantee herein assumes and agrees to pay;

2) all public improvement assessments, municipal maintenance charges, and any unpaid installments thereof due and payable after closing of title, which purchaser hereby agrees to assume and pay;

3) any and all provisions of any ordinance, municipal regulation or public or private law, inclusive of zoning, planning and building laws, rules and regulations as established in and for the Town of Greenwich; and

4) any state of facts which an accurate survey and/or physical inspection of the premises might disclose.

Conveyance Tax received

Town Clerk of Greenwich

Conveyance Tax received

Town Clerk of Greenwich

Received for Record FEB 10 1993
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That Shagufta Shaheen, of the Town of Greenwich, County of Fairfield and State of Connecticut,

for the consideration of NO CONSIDERATION
received in her full satisfaction of Shagufta S. Toor and Muhammad J. Toor,

do by these presents remise, release and forever Quit-Claim unto the said Shagufta S. Toor and Muhammad J. Toor, of 8 Sunshine Avenue, Greenwich, CT 06878,

and unto the survivor of them and unto such survivor's heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as she the said releaser have or ought to have in or to

ALL THAT CERTAIN piece, parcel or lot of land, together with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut shown as Parcels "A" and "B" on a certain map entitled "Map showing division of property in Greenwich, Connecticut prepared for Emil V. Benvenuto, Anthony Benvenuto" prepared by Rocco V. D'Andrea, Inc. which map is dated July 28, 1992, and recorded on the Greenwich Land Records as Map No.6816.

To Have and to Hold the premises, with all the appurtenances, unto the said Referes and unto the survivor of them and unto such survivor's heirs, and assigns forever, so that neither the Releaser nor her heirs nor any other person under her or them shall hereafter have any
claim, right or title in or to the premises or any part thereof, but therefrom she is and they are by these presents, forever barred and excluded.

In Witness Whereof, Shagufta Shaheen has signed and sealed this instrument this 9th day of October, 1997.

Signed, Sealed and Delivered in presence of

[Signature]
Peter J. Somma, Jr.

[Seal]
Shagufta Shaheen

[Signature]
Kathleen A. Gundacker

[Seal]

State of Connecticut
County of FAIRFIELD

October 9
A.D. 1997

Personally Appeared SHAGUFTA SHAHEEN

Signer and Sealer of the foregoing instrument, and acknowledged the same to be her free act and deed before me.

[Signature]
Peter J. Somma, Jr.
Commissioner of the Superior Court

Received for Record OCT 10 1997 at 9:02 A.M. and recorded by

[Signature]
Town Clerk
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That Muhammad J. Toor, of the City of Stamford, County of Fairfield and State of Connecticut

for the consideration of NO CONSIDERATION, received in full satisfaction from Shagufta S. Toor, whose mailing address is 112 Crystal Lake Road, Stamford, CT 06905

herein designated as the Relesee, does by these presents release and forever Quit-Claim unto the said Relesee and to the Relesee's heirs, successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Relesee has or ought to have in or to

ALL THAT CERTAIN piece, parcel or lot of land, together with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut shown as Parcels "A" and "B" on a certain map entitled "Map showing division of property in Greenwich, Connecticut prepared for Emil V. Benvenuto, Anthony Benvenuto" prepared by Rocco V. D'Andrea, Inc. which map is dated July 28, 1992, and recorded on the Greenwich Land Records as Map No.6816.


Town Clerk of Greenwich

Town Clerk of Greenwich
To Have and to Hold the premises hereby released, released and quit-claimed with all the appurtenances unto the said Releasor and to the Releasor's heirs, successors and assigns forever, so that neither the Releasor nor the Releasor's heirs, successors or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents, forever barred and excluded.

In Witness Whereof, the Releasor has signed and sealed this instrument, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be hereeto affixed this 29th day of October 1997.

Signed; Sealed and Delivered in the presence of

[Signatures]

Muhammad J. Toor

State of Connecticut, County of Fairfield | mm. Stamford

The foregoing instrument was acknowledged before me this 29th day of October 1997, by MUHAMMAD J. TOOR.

[Signature]

Received for Record OCT 3 1 1997 at 2:00 P.M. and recorded by Town Clerk.
QUIT CLAIM DEED

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

Know Ye, That I, SHAGUFTA S. TOOR, of 8 Sunshine Avenue, Greenwich, Connecticut, herein designated as the Releasor, for One and 00/100 ($1.00) Dollar in consideration received to Releasor's full satisfaction of SHAGUFTA S. TOOR AND MUHAMMAD J. TOOR, both of 8 Sunshine Avenue, Greenwich, Connecticut, herein designated as the Releasees, do remise, release and forever QUIT-CLAIM unto the said Releasees as tenants in common and not as joint tenants with the rights of survivorship and to their heirs, successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Releasor has or ought to have in or to:

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut shown as Parcels "A" and "B" on a certain map entitled "Map showing division of property in Greenwich, Connecticut prepared for Emil V. Benvenuto, Anthony Benvenuto" prepared by Rocco V. D'Andrea, Inc. which map is dated July 28, 1992 and recorded on the Greenwich Land Records as Map No. 6816.

Said premises are known as 8-10 Sunshine Avenue, Greenwich, Connecticut.

To have and to hold the above premises hereby remised, released and quit-claimed with the appurtenances unto the said Releasees and to the Releasees' heirs, successors and assigns forever, so that neither the Releasor nor the Releasor's heirs, successors or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom the Releasor and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, the Releasor has signed and sealed this instrument this 24th day of July, 2007.

Signed, Sealed and Delivered
in the presence of:

Clare Bolduc

SHAGUFTA S. TOOR

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

On this the 24th day of July, 2007, before me, the undersigned officer, personally appeared SHAGUFTA S. TOOR known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

Peter J. Somma, Jr.
Commissioner of the Superior Court

Law Offices of Peter J. Somma, Jr. & Lawrence T. Somma
30 Oak Street, Stamford, CT 06905 Telephone (203) 327-0635, Fax (203) 324-7459
QUIT CLAIM DEED

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

Know Ye, That We, SHAGUFTA S. TOOR AND MUHAMMAD J. TOOR, of 8 Sunshine Avenue, Greenwich, Connecticut, herein designated as the Releasors, for One and 00/100 ($1.00) Dollar in consideration received to Releasor's full satisfaction of MUHAMMAD RIZWAN TOOR, of 8 Sunshine Avenue, Greenwich, Connecticut, herein designated as the Releasee, do remise, release and forever QUIT-CLAIM unto the said Releasee and to his heirs, successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Releasors have or ought to have in or to:

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut shown as Parcels “A” and “B” on a certain map entitled “Map showing division of property in Greenwich, Connecticut prepared for Emil V. Benvenuto, Anthony Benvenuto” prepared by Rocco V. D’Andrea, Inc. which map is dated July 28, 1992 and recorded on the Greenwich Land Records as Map No. 6816.

Said premises are known as 8-10 Sunshine Avenue, Greenwich, Connecticut.

To have and to hold the above premises hereby remised, released and quit-claimed with the appurtenances unto the said Releasee and to the Releasee’s heirs, successors and assigns forever, so that neither the Releasors nor the Releasors’ heirs, successors or assigns nor any other person claiming under or through the Releasors shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom the Releasors and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, the Releasors have signed and sealed this instrument this 24th day of August, 2007.

Signed, Sealed and Delivered in the presence of:

CLAY BOLDUC

SHAGUFTA S. TOOR

MUHAMMAD J. TOOR

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

On this the 24th day of August, 2007, before me, the undersigned officer, personally appeared SHAGUFTA S. TOOR and MUHAMMAD J. TOOR known to me (or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

Law Offices of Peter J. Somma, Jr. & Lawrence T. Somma
30 Oak Street, Stamford, CT 06905 Telephone (203) 327-0625, Fax (203) 324-7459
Return To:
Shagufta & Muhammad Toor
8 Sunshine Ave.
Greenwich, CT 06876

STATUTORY QUITCLAIM DEED

To all people to whom these presents shall come, greeting:

Know Ye, That I, MUHAMMAD RIZWAN TOOR, of 8 Sunshine Avenue,
Greenwich, Connecticut, (hereinafter referred to as “Grantor”) for One Dollar ($1.00) in
consideration received, grant to SHAGUFTA S. TOOR AND MUHAMMAD J.
TOOR, of 8 Sunshine Avenue, Greenwich, Connecticut, (hereinafter referred to as
“Grantees”) do remise, release, and forever QUIT-CLAIM, unto the said Grantees and
their heirs, successors and assigns forever, all the rights, title, interest, claim and demand
whatsoever as the said Grantor has or ought to have in or to:

All that certain piece, parcel or tract of land with the buildings and improvements
thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut
shown as “Parcels A and B” on a certain map entitled “Map showing division of property
in Greenwich, Connecticut prepared for Emil V. Benvenuto” prepared by Rocco V.
D’Andrea, Inc. which map is dated July 28, 1992 and recorded on the Greenwich Land
Records as Map No. 6816.

Said premises known as 8-10 Sunshine Avenue, Greenwich, Connecticut.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto
belonging or in anywise appertaining and all the estate right, title interest, lien, equity and claim whatsoever
of Grantors either in law or equity for the use, benefit and profit of the said grantee forever.

- All of the parties Understand the above transaction

IN WITNESS WHEREOF, grantor has hereunto set grantor’s hand and seal the day and year
first above written

Signed, Sealed and Delivered in the
Presence of or Attested by:

Witness

Witness

STATE OF: CONNECTICUT
COUNTY OF: FAIRFIELD

The foregoing instrument was executed before me this 22nd day of
March, 2013, in the presence of Muhammad Rizwan Toor who acknowledged the same to be his/her free act and deed
of Muhammad Rizwan Toor to me known to be the individual executing the within instrument.

Conveyance Tax Received

Town Clerk of Greenwich

BY:

Muhammad Rizwan Toor

Conveyance Tax Received

Town Clerk of Greenwich

Received for Record MAY 23 2011 at 3:54 P.M. Attest

Town Clerk
WHEREAS, by judgment of Foreclosure by Sale rendered on (date) * see below, by the Superior Court for the Judicial District of Stamford/Norwalk, being Docket No. FST CV 085009444, wherein

Eastern Savings Bank, FSB

_____________________________ is Plaintiff and _______________________________ is Defendant, brought by complaint dated 11/21/2008 claiming a foreclosure of a mortgage/lien on premises known as 9-10 Sunshine Avenue, Greenwich 06830.

Bonnie Lee MacDonald, Esq. of Connecticut was duly appointed Committee ("Committee") and directed to sell the premises and convey the same to the purchaser, and WHEREAS, the Committee has sold the premises in all respects pursuant to the Judgment to Eastern Savings Bank, FSB of 11350 McCormick Road, Suite 200, Hunt Valley, MD 21031

TWO MILLION DOLLARS ($ 2,000,000.00 ) DOLLARS, and

WHEREAS, the sale has been ratified and confirmed by the Superior Court, which appears of record in the file in the Superior Court, to which reference is herein made.

NOW KNOW YE, THAT I, Bonnie Lee MacDonald Committee, pursuant to the authority and direction given to me as aforesaid and in consideration of the sum of TWO MILLION DOLLARS ($ 2,000,000.00 ) DOLLARS received to my full satisfaction of Eastern Savings Bank, FSB, ("Grantee(s)"), do hereby bargain, sell, transfer and convey unto Eastern Savings Bank, FSB and unto his/her their successors and assign forever a parcel of land, together with the improvements thereon, known as (street, lot #, other) 8 and 10 Sunshine Avenue, Greenwich Connecticut, and being more particularly bounded and described on Exhibit A, attached hereto and made a part thereof.

(continued on back page 2)

* 09/10/2009, 11/21/2016, 06/05/2017 and 8/22/2017
To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the Grantee(s), his/her/their successors and assigns forever to his/her/their and his/her/their own proper use and behoof.

And I, the Committee do covenant with the Grantee(s), his/her/their successors and assigns forever, that I have full power and authority as a Committee to grant and convey the above-described premises in manner and form aforesaid.

The premises are conveyed to the Grantee(s) free and clear of the mortgage/fiend being foreclosed, and of all claims subsequent in right thereto, the holders of which are bound by this action.

Said premises are conveyed subject to (a) all prior liens and encumbrances which are prior in right to the mortgage/fiend foreclosed; (b) all taxes, sewer assessments and sewer use charges (if any); (c) all building, building line and zoning regulations of the Town of Greenwich and all other governmental regulations and provisions of any public or private law; and (d) such state of facts that an accurate survey or personal inspection of the premises would disclose.

Signed subject to the approval of the Superior Court this 9th day of May, 2016

Signed in the presence of:

[Signatures]

Print name of signer: Howard Graber

Print name of signer: Norman Roberts

Print name of committee: Bonnie Lee MacDonalld

STATE OF CONNECTICUT
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me this 9th day of May, 2016 by Bonnie Lee MacDonalld, Esq.

Commissioner of the Superior Court/Court Clerk/Notary

Print name of person signing at left: Norman Roberts

Date your commission expires: 2016

The foregoing committee deed is approved this 9th day of May, 2016

Judge of the Superior Court:

JD-CV-74 (back/page 2) Rev. 6-10
SCHEDULE A

All that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut shown as Parcel "A" on a certain map entitled "Map showing division of property in Greenwich, Connecticut prepared for Emil V. Benvenuto Anthony Benvenuto" prepared by Rocco V. D'Andrea, Inc. which map is dated July 28, 1992, and is to be recorded on the Land Records of the Town of Greenwich contemporaneously with this Deed.

AND

All that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut shown as Parcel "B" on a certain map entitled "Map showing division of property in Greenwich, Connecticut prepared for Emil V. Benvenuto Anthony Benvenuto" prepared by Rocco V. D'Andrea, Inc. which map is dated July 28, 1992, and is to be recorded on the Land Records of the Town of Greenwich contemporaneously with this Deed.
TOWN OF GREENWICH  
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830  
Inland Wetlands & Watercourse Agency ~ 203-622-7736 ~ Fax: 203-622-7764

PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

<table>
<thead>
<tr>
<th>Project Address:</th>
<th>10 Sunshine Avenue, Riverside, CT 06878</th>
<th>Tax ID:</th>
<th>12-1747/S</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner:</td>
<td>Eastern Savings Bank FSB</td>
<td>Address:</td>
<td>11350 McCormick Road, Suite 200</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Hunt Valley, MD 21031</td>
</tr>
<tr>
<td>Contact Information - Email or Cell Phone:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Authorized Agent:</td>
<td>Heagney, Lennon &amp; Slane, LLP</td>
<td>Address:</td>
<td>248 Greenwich Ave, Greenwich CT 06830</td>
</tr>
<tr>
<td>Contact Information - Email or Cell Phone:</td>
<td>Thomas J. Heagney (203) 661-8400</td>
<td></td>
<td><a href="mailto:THeagney@HLS248.com">THeagney@HLS248.com</a></td>
</tr>
</tbody>
</table>

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)  □ Lot Confirmation

Will this activity require an addition to the septic system or a B100a? YES ☐ NO ☐

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: THeagney@hls248.com  
Date: 04/14/2021

STAFF NOTES

| Office Rev Date | 04/14/2021 | Field Inv Date | 04/14/2021 | WET/WC? YES ☐ NO ☐ TIDAL ☐
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Action Required?</td>
<td>YES ☐ NO ☐</td>
<td>If yes, DR ☐ AA ☐ AR ☐ SIA ☐ Staff</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Soils Report Date</td>
<td>/ / /</td>
<td>Author</td>
<td>/ /</td>
<td>Soils</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

IWWA Questionnaire Revised 3/24/2020