Final Subdivision
PLPZ #202100180

<table>
<thead>
<tr>
<th>Location:</th>
<th>Lot Merger</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 and 10 Barnstable Lane</td>
<td></td>
</tr>
<tr>
<td>Zone:</td>
<td>RA-2</td>
</tr>
<tr>
<td>Lot 1</td>
<td>Existing</td>
</tr>
<tr>
<td>10 Barnstable Lane</td>
<td>3.102 ac</td>
</tr>
<tr>
<td>Lot 2</td>
<td>Proposed</td>
</tr>
<tr>
<td>0 Barnstable Lane</td>
<td>5.345 ac</td>
</tr>
<tr>
<td>Proposed Open Space</td>
<td>None</td>
</tr>
<tr>
<td>2.243 ac</td>
<td>0 ac</td>
</tr>
</tbody>
</table>

APPLICATION SUMMARY
An application for final re-subdivision was submitted to the Planning & Zoning Commission to eliminate 0 Barnstable Lane (Lot #2) of 2.243 acres, and merge the land with 10 Barnstable Lane (Lot #1), increasing it from 3.102 acres to 5.345 acres in the RA-2 zone.

ISSUES / COMMENTS TO BE ADDRESSED
1. The Commission should consider if the proposed elimination of the lot line as a result of the conveyance of land constitutes a subdivision or a resubdivision as defined in Sec. 6-261(a)(6) and Sec. 6-261(a)(15) of the Greenwich Subdivision Regulations (GSR).
2. Health – Comments dated 5-28-21 indicate no issues with the lot merger.
3. Zoning – Comments dated 6-1-21 indicate the lot merger complies with applicable Regulations.
4. Conservation - Comments dated 6-1-21 indicate no objection to the proposed lot merger.
5. Wetlands – No wetlands on site per Permit Questionnaire dated 4-19-21.

FINAL RE-SUBDIVISION
Existing
The subject properties are located on the south side of Barnstable Lane. The lots are serviced by private septic systems and drinking water wells.

The property located at 10 Barnstable Lane (Lot #1) contains 3.102 ac and is improved with a single-family dwelling, driveway, motor court, garage, garden, pool, and pool terrace. The property has conforming lot area, lot shape, and frontage.

The property located at 0 Barnstable Lane (Lot #2) contains 2.243 ac. The Zoning Lot Area is 2.001 ac after accounting for the access way. A portion of the driveway is present on site. Previously a shed was located on site but has since been removed based on the GIS map. It has conforming lot area and frontage.
Background
There are two previous subdivisions on file for the property, final subdivision 487, and final resubdivision 1275.
The resubdivision was approved for the two lots in the configuration shown on the attached map. This map was endorsed by the P+Z Chairperson at the time and filed on Greenwich Land Records as Map #7054.

Title Search
The applicant submitted a deed history tracking the properties back to 1981. The lots are consistently described as one 5.345-acre lot throughout the conveyances described in the land records.

Modifications
The applicant proposes to eliminate Lot #2 by conveying the parcel to Lot #1, resulting in Lot #1 receiving 2.243 acres of lot area and officially creating one lot of 5.345 acres.

Results
As a result of the conveyance, Lot #2 will be eliminated while Lot #1 will contain a total of 5.345 acres. Since the conveyed parcel is vacant, Lot #1 will remain conforming with respect to lot area, lot shape and frontage. FAR and green area calculations were not provided, however, the proposed lot merger will result in a reduction of FAR and an increase in green area. It is not clear where the septic system(s) nor drinking well(s) are located, however, the Health Department has indicated no objections to the merger.

No open space, non-development area or reserve area is proposed in this application.

APPLICABLE REGULATIONS
Building Zone Regulations: Section 6-5, 6-205
Subdivision Regulations: Section 6-261, 6-269, 6-297

DEPARTMENT COMMENTS
Zoning Enforcement- Attached
Health- Attached
Conservation- Attached
Engineering – No work proposed requiring Engineering review
DEPARTMENT COMMENTS
Anastasio, Marisa

From: Dygert, Bianca
Sent: Tuesday, June 1, 2021 2:02 PM
To: Anastasio, Marisa
Subject: FW: ROUTING - 10 Barnstable Lane - PLPZ 2021 00180 - Lot merger

FYI

Bianca Dygert
Planner II

Town of Greenwich
Land Use - Planning & Zoning
101 Field Point Road
Greenwich, CT 06830-6463
Ph. (203) 622-7894
Office Fax. (203) 622-3795
Direct Fax. (203) 861-6113
Bianca.Dygert@greenwichct.org

www.greenwichct.gov

From: Long, Michael
Sent: Friday, May 28, 2021 1:38 PM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>
Subject: RE: ROUTING - 10 Barnstable Lane - PLPZ 2021 00180 - Lot merger

Bianca, the Health Department has no issues with this proposal to merge the two lots

Michael Long
Greenwich Health Department

From: Dygert, Bianca
Sent: Monday, May 10, 2021 1:36 PM
To: Marucci, Scott <Scott.Marucci@greenwichct.org>; Couture, Jodi <jodi.couture@greenwichct.org>; Moch, Aleksandra <Aleksandra.Moch@greenwichct.org>; Long, Michael <Michael.Long@greenwichct.org>; Wetmore, John <John.Wetmore@greenwichct.org>
Cc: Sesto, Patricia <patricia.sesto@greenwichct.org>
Subject: ROUTING - 10 Barnstable Lane - PLPZ 2021 00180 - Lot merger

Hello all,

Please find attached routing sheet and link to application materials for 10 Barnstable Lane for a lot merger.

https://greenwichct-my.sharepoint.com/:f:/g/personal/katie_deluca_greenwichct_org/EgLypiu1DTRMp4ZImAoUkCYBhyuEeTioVLEe3zonznLCQ?e=uEd2Td
This is tentatively scheduled for June 8th.

Thank you,
ZONING ENFORCEMENT

Project No. PLPZ202100180

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED:

LOCATION: 10 Barnstable Lane

PLAN DATE:

ZONE: RA-2

☐ 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: 6/1/2021

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
MEMORANDUM

To: Marisa Anastasio, Planner II

From: Aleksandra Moch, Environmental Analyst

Date: June 1, 2021

Re: Douglas Horowitz & Elizabeth Cooper, 10 Barnstable Lane, PLPZ 2021 00180
    Site survey by S.E. Minor & Co., Inc., dated April 5, 1993

The proposed 2-lot merge will allow for more land preservation in undisturbed state. The property supports large mature trees along the edges and preserves a wooded buffer along a very steep slope leading towards the wetland/watercourse corridor situated off-site, along the western property line.

As such the Conservation Commission has no objections to the proposed lot merge.

cc: Conservation Commission
FRSB FILE #1275 FOR 10 BARNSTABLE LANE
TOWN OF GREENWICH

CERTIFIED MAIL

May 11, 1995

Allan S. Devaul
S.E. Minor Co., Inc
81 Holly Hill Lane
Greenwich, CT 06830

Re: Hogan; Application #1275, 2 lot Resubdivision for property on Barnstable Lane in the RA-2 zone as shown on map of S.E. Minor dated 4/5/95.

Dear Mr. Devaul:

At a regular meeting held on 5/9/95 the Planning and Zoning Commission considered the above-referenced application and took the following action:

Upon a motion made by Mrs. Barr and seconded by Mrs. Colombo, the following resolution was unanimously adopted. Voting on this item: Mr. Joyce and Mesdames Siefert, Grant, Colombo and Barr. (Mr. Eustis disqualified himself on this item.)

WHEREAS, the Commission heard the preliminary 2-lot resubdivision application for this 5.3-acre parcel on 10/25/94 and subsequently advised applicant to proceed to a final plan with modifications; and

WHEREAS, the Commission held a public hearing on 5/9/95 on the final plan and took all testimony as required by law; and

WHEREAS, the Commission finds the application generally acceptable and in accordance with Subdivision Regulations and Building Zone Regulations; and

WHEREAS, the Commission notes that the applicant has proposed the elimination of an existing curb cut serving Lot #1 and the construction of a new access to the west of the existing curb cut and on the access strip to Lot #2, and find this proposal acceptable as it has been demonstrated that the new curb cut and driveway segment will not endanger or require removal of significant dogwood and pine trees in the general area of the new driveway; and

THEREFORE BE IT RESOLVED that Hogan; Application #1275, 2 lot Resubdivision for property on Barnstable Lane in the RA-2 zone as shown on map of S.E. Minor dated 4/5/95 is hereby approved with modifications.

Town Hall • 101 Field Point Road, Greenwich, CT 06836-2540 • (203) 622-7894 • An Equal Opportunity Employer, M/F/H
The modifications are as follows and must be resolved prior to filing of record subdivision map unless indicated otherwise.

1. A final record subdivision map shall be submitted with notes indicating the following:
   a. The existing driveway to Lot #1 shall be removed and the shared access from Barnstable Lane to Lot #1 and Lot #2 shall be over the access strip for Lot #2.
   b. The sedimentation and erosion control plan shall include tree protection measures for dogwood and pine trees located in the area of the curb cut and asphalt drive construction.

2. Note #4 on the record map shall reference "the topographic contours as shown on map by S.E. Minor dated 9/26/94 revised 4/7/95 on file with Planning and Zoning Office".

3. An appropriate statement regarding contour accuracy on the 4/7/95, Proposed Drainage Plan shall be added to the plan. Submit copy to Planning and Zoning staff for file.

4. Add note to record map indicating that Health Department approval is required for a specific number of bedrooms for any proposed dwelling on Lot 2, prior to building permit. The sewage disposal system must be designed by a licensed professional engineer in the State of Connecticut.

5. Note to be added to Record map indicating "the drainage plan proposed for Lot 2 shall be required to be implemented prior to C.O. for any dwelling on Lot 2".

6. Note on plan that the kitchen in the accessory structure on Lot #1 shall be removed prior to the conveyance of Lot #2.

7. DPW Engineering Division concerns should be addressed prior to building permit for Lot #2:
   a. The structural integrity and hydraulic capacity of pipe system in Barnstable Lane should be certified by the Engineer. Certification for compliance with approved drainage plan be required by a registered professional engineer prior to C.O.
   b. Prior to C.O. applicant shall certify that sightlines at the new curb cut for Lots #1 and #2 meet town standards.
8. Applicant will seek any necessary approvals from IWMA for aspects of the stormwater storage and drainage system and for development on Lot #2.

9. Applicant shall work with Planning Staff on design of the shared drive which shall be kept to a width of 12 feet plus shoulders to provide safe circulation while preserving rural quality of the area and trees along the driveway.

10. Prior to Building Permit for Lot #2, the ZEO shall be satisfied that the kitchen in the accessory building on Lot #1 has been removed and the shed on Lot #2 has been removed.

11. A properly signed and sealed mylar and 3 paper copies of the revised Drainage Plan shall be submitted along with appropriate filing fee for signoff and filing.

If you have any questions, please call.

Sincerely,

Hiram Peck
Senior Planner

cc: J. Maloney
W. Marr
M. Aurelia
K. Purches
G. Garabedian
S. Pirmia
Notice is hereby given that the Planning and Zoning Commission at a Regular Meeting held on Tuesday May 9, 1995 the following resolutions were adopted (effective May 16, 1995):

RESOLVED, that the application of Allan Devaul authorized agent on behalf of Anthony and Sandra Hogan record owners for a 2 lot re-subdivision on Barnstable Lane in the RA-2 zone, is hereby approved.

RESOLVED, that the application of Allan Devaul authorized agent on behalf of Gloria Hopper et al record owners for a 2 lot re-subdivision of property at 81 Havemeyer Place in the R-6 zone, is hereby denied.

RESOLVED, that the application of Allan Devaul, authorized agent on behalf of Gloria Hopper et al record owners for a 2 lot subdivision of property at 81 Havemeyer Place in the R-6 zone, is hereby denied.

RESOLVED, that the application of Anthony D’Andrea authorized agent on behalf of the Belgrail Corp. record owner for a 2 lot re-subdivision of property on John Street in the RA-4 zone, is hereby denied.

RESOLVED, that the application of Anthony D’Andrea authorized agent on behalf of the Belgrail Corp. record owner for a 2 lot subdivision of property on John Street in the RA-4 zone, is hereby denied.

RESOLVED, that the application of Harry Peden authorized agent on behalf of Agnes Romot record owner for a 2 lot re-subdivision of property at 18 Fletcher Ave in the R-7 zone, is hereby denied.

RESOLVED, that the application of Harry Peden authorized agent on behalf of Agnes Romot record owner for a 2 lot subdivision of property at 18 Fletcher Ave in the R-7 zone, is hereby denied.

RESOLVED, that the application of Patrick Pulitano, authorized agent on behalf of Luca Gabrielle, record owner of property at 35 Church Street for a special permit to expand an existing restaurant in the CGBR and CGB zones per Sec. 6-17, 6-100 and 6-101 of the Building Zone Regulations is hereby approved with modifications.

RESOLVED, that Site Plan #1740 a final plan for an expansion of the kitchen at Luca’s Restaurant on 35 Church Street in the CGB, CGBR and CGIO zones as shown on plans of Pat Pulitano revised to 4/20/95, and of S.E. Minor revised to 5/5/95, is hereby approved with modifications.

dated May 11, 1995
at Greenwich, CT

Peter K. Joyce, Chairman
Lora Seifert, Secretary
February 14, 1995

Mr. Hiram Peck
Senior Planner
Planning & Zoning Commission
Town Hall
Greenwich, Connecticut 06830

RE: Hogan Rezoning
Town Project #94-4 (ff)

Dear Hiram:

We met briefly a while back and discussed the modification imposed by the Commission on Lot #2 of the proposed rezoning of property on Barnstable Lane owned by Anthony and Sandra H. Hogan. Specifically, Lot #2 was to be designed to conform to the requirements of a rear lot. I enclose two rough studies showing how a rear lot could be created to conform to the Building Zone Regulations.

Study #1 is probably more in line with the Commission's thoughts on the matter since it creates a somewhat regular looking lot. However, as you can see it not only separates the pool from the main house, it causes a zoning situation which can only be corrected by removing the pool.

Study #2 conforms to the requirements of a rear lot in accordance with the Building Zone Regulations. It also saves the pool from demolition and allows it to remain with the main house. This revision is acceptable to the owners and I request that you informally present it to the Commission members for their blessing.

Thank you Hiram.

Very truly yours,

S. E. Minor & Co., Inc.

Allan S. Devaul

ASD/ga

Enc.

OK

PRA informal poll on 3/6/95
APPLICATION FOR FINAL SUBDIVISION APPROVAL

Name of Subdivider: Anthony & Sandra H. Hogan

Name of Property Owner: Anthony & Sandra H. Hogan

Location of Parcel: Barnstable Lane

Tone: RA-2

Total Area of Property: 5.345 Acres

No. of Lots: 2

Area of Land Reservation: ______

Resubdivision (yes/no): Yes

BLR Map # of previous subdivision: 5072

Assessor Map #: 378

Assessor Lot #: 2-3B

Assessor Tax Account #: 11-2800

Circle as applicable: septic, well, sewer, town water

Zoning Review: ______

Authorized Agent: S.E. Minor Co., Inc.

Have preliminary recommendations been resolved: Yes

Signed by: ____________________________ date: April 7, 1995

Address: 81 Holly Hill Lane, Greenwich, CT.

Telephone #: (203) 869-0136

(12/15/87)
April 7, 1995

Mr. Hiram Peck
Senior Planner
Planning & Zoning Commission
Town Hall
Greenwich, Connecticut 06830

RE: Hogan Resubdivision
Town Project #94-4 (1f)

Dear Hiram:

I hand you herewith eight (8) prints of a final resubdivision plan of property on Barnstable Lane owned by Anthony and Sandra H. Hogan. I request the Commission's approval.

Following is a point-by-point response to each item contained in your letter to me dated November 18, 1994.

1) See two (2) prints of plan entitled "Proposed Drainage Plan on Proposed Lot #2 Hogan Subdivision Greenwich, Conn.".
2) Lot #2 has been reconfigured to conform to the requirements of a rear lot.
3) See enclosed Septic System Feasibility Plan and attached Project Description containing hand written approval letter from Health Department.
4) See Note #3 on the final resubdivision plan.
5) See Note #5 on the final resubdivision plan. Also see arrow on plan indicating the position of the driveway entrance to Lot #2.
6) See Note #4 on the final resubdivision plan.

In addition to the above I submit the following information:

a) Final Subdivision Application Checklist.
b) An affidavit certifying that all abutting property owners have been notified about the proposed subdivision.
c) Authorization for S. E. Minor & Co., Inc. to act as agent on behalf of the certified property owner.

d) One 8-1/2" x 11" reduction.

e) A completed Application for Final Subdivision Approval.

f) A check for $110.00 representing the review and processing fee.

To my knowledge all concerns of the Planning & Zoning Commission have been addressed. Kindly contact me if you have any questions.

Sincerely,

S. E. Minor & Co., Inc.

Allan S. Deveau

ASD/ga

Enc.
Project Description

Hogan Subdivision - Barnstable Lane

The applicant is proposing to subdivide a 5.3-acre piece of property into two single family residential lots. One lot will contain an existing 4-bedroom dwelling, associated drives, an accessory structure, and a pool. The kitchen will be removed from the garage apartment as part of the development. The second lot will be developed with a house, driveway, and septic system as per the Zoning Regulations.

Soil testing was conducted on the property and the results are shown on the attached schematic development plan. This plan shows one possible way in which the vacant lot could be developed. Based on this conceptual layout, and the results of the soil testing, it is apparent that the lot could support a septic system for a house of at least 5 bedrooms. The plan also shows that adequate reserve areas can be maintained for the existing 4-bedroom house and garage toilet on proposed lot #1.
Based on the soil test results and the plan, it is my professional opinion that the development of this property is definitely feasible, and that there are no questionable or limited soil conditions which would preclude the construction of adequate septic systems for both lots.

Respectfully submitted,
S. E. Minor & Co., Inc.

Leonard M. Szczesny, P.E.
Chief Engineer

October 25, 1994

LMS/la

Diane Fox,

Concerns from this dept. have been addressed.

Lot #2 Approved Feasibility for Primary Area & Reserve Area for Proposed House.

Lot #1 Areas of Reserve for Existing House & Garage Apt. have been located.

Ref. Hogan Re-Subdivision

Frank L. Florit
Active Supervisor
Env. Health
AFFIDAVIT

STATE OF CONNECTICUT   )  ss: Greenwich
COUNTY OF FAIRFIELD    )

I, Allan S. Devaul, being first duly sworn, do hereby certify that on April 7, 1995, I caused to be mailed, postage prepaid, to those persons whose names are set forth on Exhibit A attached hereto, a copy of the notice attached hereto as Exhibit B. Said persons were the record owners, as of April 7, 1995, of property abutting (as said term is defined in Sec-14 (a) (3) of the Greenwich Building Zone Regulations) the property belonging to Anthony & Sandra H. Hogan which an application for final resubdivision approval has been filed with the Greenwich Planning and Zoning Commission.

Allan S. Devaul

Subscribed and sworn to before me on April 7, 1995

Gloria Anderson
Notary Public
Planning & Zoning Commission
Town Hall
Greenwich, CT 06830

Reference: 10 Barnstable Lane

September 20, 1994

Dear Sirs,

I, William Anthony Hogan, on behalf of my wife, Sandra H. Hogan, and myself, hereby authorize S.E. Minor & Co. Inc. to act as our agent regarding the application for division or resubdivision of our 5.345 acre parcel at 10 Barnstable Lane, Greenwich, Connecticut.

Sincerely,

William Anthony Hogan
May 1, 1995

A. & S. Hogan

10 Barnstable Lane

RA-2

Parcel Size:

Total: 5.345 ac
Lot 1: 3.102 ac
Lot 2: 2.243 ac
(w/o access strip) 2.001

STAFF: BACKGROUND/OBSERVATIONS
(Note Map reviewed: 1. Resub of Property of Hogan; dated 4/5/95
2. Proposed drainage plan; dated/rev. 4/7/95.
3. Septic Feasibility Study; dated/rev. 4/6/95)

The Commission previously issued a "move to final" decision on this application by letter dated on 11/28/94. The present application was to address the modifications outlined in that letter. The modifications and their proposed solutions are as follows:

1. Reduction of runoff The applicant proposes to use 28, 4 X 4 precast concrete galleries. They are shown located on the south side of the proposed house. The galleries are proposed to be able to store 1792 cubic feet of stormwater. However the placement of the outlet and the proposed rip-rap splash pad will need to be reviewed by the Wetlands Agency. It is expected that a specific detail of the galleries, outlet with proposed pipe slope, and a splash pad detail will be required in order to insure that no erosion on the fairly steep (40%) slope is created. Also there is a Wetland area within about 15 feet of the property line on the southwestern corner.

Cubring is proposed to be placed along the driveway from Barnstable Lane to keep runoff from going on the abutting properties to the west.

2. The lot has been redesigned to conform to interior/rear lot requirement.

3. Septic issue As of the date of this report the specifics of the septic system size as related to the number of bedrooms is not resolved. Details requested by the Health Department have not yet been submitted.

Also it appears that due to the proposed septic system location the proposed house location is over the top of the existing steep embankment which may also necessitate a Wetlands Agency Review of any site development. Although this is not a site development plan this issue needs to be addressed at this stage.

4. A note has been requiring compliance with regulations by removing...
the kitchen in the garage apartment. The plan shows a septic system (reserve area) for the bathroom in the garage. Due to this, the Commission may well want to strengthen note 3, or add another note regarding the permitted use of the garage apartment at any time in the future and the requirements associated with such use. Proof of removals of kitchen and shed should also be required.

5. No comments regarding sightline adequacy have yet been received. The applicant should supply the required information on sightlines. It is also again suggested that use of the existing driveway and curb cut be considered. This would remove the need to get new sightline information in addition to reducing impervious area, prevent a possible drainage concern and eliminate the need to remove established vegetation in the area of the proposed new driveway.

6. Wetland Agency notes need to be addressed at this time. This may not include permitting at this time but should establish the requirement for permitting prior to building permit.

RECOMMENDATIONS:
The Commission may wish to have the above noted items addressed prior to final action on this application.

DEPARTMENT COMMENTS:
Zoning Enforcement Office: To come

IWWA: (Not yet received)

Engineering Division: Attached

Traffic Division: Plans submitted are acceptable.

Health Department: Attached

HP/jm
SB#1275
<table>
<thead>
<tr>
<th>PROJECT NO.</th>
<th>SITE PLAN NO.</th>
<th>SUBDIVISION NO.</th>
<th>SHEET</th>
<th>GP</th>
</tr>
</thead>
<tbody>
<tr>
<td>REVIEWED FOR</td>
<td>Planning &amp; Zoning</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------------</td>
<td>----------------</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TITLE OF PLAN REVIEWED**

Proposed Drainage Plan on Proposed Lot No. 2

Rogers Subdivision, Greenwich, CT

**ORIGINAL PLAN DATE**

9/26/94

**LATEST REVISION DATE**

6/7/95

**DATE RECEIVED BY ENGINEERING DIVISION**

6/18/95

**REVIEWED BY**

Ennio DeVita
Manager, Field Oper.

Paul Pini
Engineer

**APPROVED BY**

Robert J. Kendra
Chief Engineer

**COMMENTS AND RECOMMENDATIONS:**

This office is satisfied with the proposed drainage improvements and detention system. However, it is recommended that the structural integrity and hydraulic capacity of the pipe system in Barnstable Lane be certified by the Engineer, and also that the certification for compliance with the above drainage plans be required by a registered professional engineer, prior to issuance of a building permit for Lot T.

**RECEIVED**

MAY 0 1 1995

CC: Leonard M. Szczesny, P. E.
Drainage Summary Report and certification of S. E. Minor, Inc. dated July 10, 1995 regarding the existing drainage system in Barnstable Lane is satisfactory.

This office is satisfied with the above project.
**PROJECT NO.** 1275  
**REVIEWED FOR** Planning & Zoning  
**TITLE OF PLAN REVIEWED** Hogan  
Barnstable Lane  
**ORIGINAL PLAN DATE** 9/26/94  
**LATEST REVISION DATE** 4/5/95  
**DATE RECEIVED BY TRAFFIC ENGINEERING DIVISION** 4/18/95  
**REVIEWED BY:**  
Peter Bologna, Signal Systems Engineer  
4/28/95  
**APPROVED BY:**  
Gero B. Garabedian, Traffic Engineer  
4/28/95  

**NOTE:** Review comments by this Division are limited to traffic impact on the surrounding street network, review of Traffic Impact Studies/Analysis when submitted, driveway, intersection and roadway geometrics, radii and design within the Town of Greenwich right of way only. No comments are submitted relative to on-site design/layout, etc.

**REVIEW COMMENTS AND RECOMMENDATIONS/REQUIREMENTS:**

1. Plans submitted are acceptable.

**RECEIVED**  
MAY 01 1995  
PLANNING AND ZONING  
COMMISSION  
GREENWICH, CT 06836

J. Maloney, Bldg. Div.
TOWN OF GREENWICH  
Town Hall * 101 Field Point Road * Greenwich, CT 06830

Department of Health  
(203) 622-6493  
James Lieberman, D.V.M., M.P.H.  
Director of Health

MEMORANDUM

TO:  
Hiram Peck, Senior Planner

FROM:  
Kathleen M. Purches, Environmental Health Supervisor

SUBJECT:  
Project # 1275  
Hogan, Barnstable Lane

May 1, 1995

This department has reviewed the information submitted for the proposed final approval of the above cited project. The proposal is the splitting off of one lot from the existing home lot, to construct a new dwelling.

Based upon review of this information, as well as additional information as requested by this department, the proposed new lot is feasible for on-site sewage disposal and well water supply. However, the number of bedrooms that the sewage disposal system can support cannot be determined at this time. Design of the sewage disposal system must be prepared by a licensed professional engineer in the State of Connecticut and must be reviewed and approved by this department, prior to approval for a building permit.

/bd

RECEIVED

MAY 01 1995

PLANNING AND ZONING COMMISSION  
GREENWICH, CT 06830

An Equal Opportunity Employer. M/F/H
Dear Mr. Devaul:

At a regular meeting held on November 15, 1994 the Planning and Zoning Commission considered the above-referenced application and took the following action:

WHEREAS, the Commission held a public hearing on October 25, 1994 and took all testimony as required by law; and

WHEREAS, the applicant is proposing a two-lot resubdivision of a 5.3 acre parcel created by 1972 subdivision; and

Upon a motion made by Mrs. Siefert and seconded by Mrs. Grant the Commission unanimously advised the applicant to proceed to final subdivision plan subject to the following modifications being addressed prior to submission of the final subdivision plan. Voting on this item: Mr. Joyce and Mrs. Siefert, Grant and Stone.

The modifications are as follows:

1. Measures to reduce runoff directly to adjacent properties should be designed into the final plan. This shall include eliminating the direct stormwater "bleed offs" from the existing asphalt driveway to the rear lot. Design for detention system to be submitted at final.

2. The two-lot resubdivision does not need to provide 15% reserved open space area. However, the newly created lot (Lot 2) shall be designed to conform to the requirements of a rear lot.

3. Health Department concerns to be addressed in order to prove that an on site well and septic system are feasible on the proposed Lot 2 and that the Health Department is satisfied with the location and status of the existing system and capacity for a replacement system on the "home lot" (Lot 1).
4. A note is to be added to the final record subdivision map, indicating that Lot 1 will be brought into conformance with the regulations as regards the dwelling unit located in the existing garage prior to conveyance of the newly created rear lot per ZEO comments of 10/19/94. The shed on Lot 2 must be removed.

5. Sight line meeting Town Standards to be shown on final subdivision plan. Include proposal for actual intended driveway to rear lot. Preserve to maximum extent possible mature trees including dogwoods and pines in the area of proposed curb cut-and-driveway. Any removal of trees in Town Right-of-Way will require approval of Town Tree Warden. Use of the existing asphalt driveway is encouraged.

6. Inland Wetlands Agency comments of November 18, 1994 shall be addressed prior to submission of final plan, including required notes.

If you have any questions, please call.

Sincerely,

Hiram Peck
Senior Planner

cc: J. Maloney
    W. Marr
    R. Kendra/S. Pirnia
    G. Garabedian
    M. Aurelia

HP/jm
SB#1238
Mr. Hiram Peck  
Senior Town Planner  
Planning & Zoning Commission  
Town Hall  
Greenwich, Connecticut 06830  

RE: Hogan Resubdivision  
Town Project #94-4(01)  

July 11, 1995  

Dear Hiram:  

I hand you herewith the record tracing and 3 standard size prints of the final resubdivision plan of property on Barnstable Lane owned by Anthony and Sandra H. Hogan.  

Following is a point-by-point response to each modification item contained in your letter to me dated May 11, 1995.  

1a and 1b) See Note #5 on the final resubdivision plan.  
2) See Note #4 on the final resubdivision plan  
3) See note in lower left corner on copy of Proposed Drainage Plan on Proposed Lot No. 2 enclosed herewith.  
4) See Note #6 on the final resubdivision plan.  
5) See Note #7 on the final resubdivision plan.  
6) See Note #3 on the final resubdivision plan.  
7) See Note #7 on the final resubdivision plan. Also see copy of Proposed Drainage Plan on Proposed Lot No. 2, copy of final Drainage Summary Report and copy of Engineering Division's acceptance of plan and report (enclosed).  

7b) See Note #8 on the final resubdivision plan.
8) See Note #4 on the final resubdivision plan.
9) See Note #5 on the final resubdivision plan.
10) See Note #3 on the final resubdivision plan.
11) A check in the amount of $78.00 is enclosed herewith representing the appropriate filing fee for signoff and filing.

To my knowledge all concerns of the Planning & Zoning Commission have been addressed. Kindly contact me when the record map has been filed in the Greenwich Land Records.

Sincerely,

S. E. Minor & Co., Inc.

Allan S. Devaul

ASD/ga
The applicant is proposing to subdivide their 5.3 acre property into two single family residential lots. Currently the site is developed with a house, garage, concrete slab, asphalt driveway, pool and lawn.

Runoff from the site generally flows in three directions. Runoff from the proposed single family residence which flows to the south, will be routed to a subterranean dry well detention system. The runoff to the north and west runs generally overland in sheet flow to an existing drainage system. Runoff to the east runs in sheet flow over the lawn.

Using the Rational method, the peak 25 year runoff, leaving the site to the north, were calculated for pre- and post-construction conditions. It was found that runoff leaving the site would be increase by 0.053 cfs. Runoff to the east remains at pre construction conditions.

The existing drainage system in the drive will be cleaned and new 8" pvc lines installed.

Both the proposed drainage system, the existing Barnstable Lane catch basins, drain pipes
and the parabolic roadside channel have adequate capacity to carry the additional flow.

Thus we can be assured that this development will have no adverse hydrological or hydraulic impacts on any surroundings, down stream or drainage structures.

To the best of my knowledge, the drainage aspects of this proposal comply with the Town of Greenwich Roadway Design Manual, Drainage Manual and Construction Standards.

LMS/ss

July 10, 1995
## Computation Sheet for Hydraulic Properties of Storm Sewer

<table>
<thead>
<tr>
<th>SEWER LOCATION</th>
<th>TRIBUTARY AREA</th>
<th>TIME OF FLOW (minutes)</th>
<th>SEWER DESIGN</th>
<th>PROFILE</th>
<th>Elevation of invert</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>PROFILE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Lowerr</td>
<td>15</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Upper</td>
<td>15</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Length (lt)</td>
<td>9</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Velocity (fps)</td>
<td>9.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Capacity (cfs)</td>
<td>0.6</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Diameter (in)</td>
<td>0.6</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Slope (l/l, per 100 ft)</td>
<td>0.6</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SEWER LOCATION</th>
<th>TRIBUTARY AREA</th>
<th>TIME OF FLOW (minutes)</th>
<th>SEWER DESIGN</th>
<th>PROFILE</th>
<th>Elevation of invert</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>PROFILE</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Lowerr</td>
<td>15</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Upper</td>
<td>15</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Length (lt)</td>
<td>9</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Velocity (fps)</td>
<td>9.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Capacity (cfs)</td>
<td>0.6</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Diameter (in)</td>
<td>0.6</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Slope (l/l, per 100 ft)</td>
<td>0.6</td>
</tr>
</tbody>
</table>

### Example Calculation

- **In section A to upper end:**
  - **Flow time:** 5 minutes
  - **Flow rate:** 0.6 cfs

### Additional Notes

- **Contributing Areas:**
  - From C.B.
  - To C.B.

### Comments:

- All calculations are based on current hydraulic standards and guidelines.
<table>
<thead>
<tr>
<th>QUANT</th>
<th>DESCRIPTION</th>
<th>7/14/94</th>
<th>PRICE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Sub map # 705-9</td>
<td></td>
<td>20.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Drop Alpine Sand 1/2 yard</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

TOWN OF GREENWICH

05398

TAX

TOTAL 20.00
INITIAL APPLICATION SUBMITTAL
Subdivision Application

Property Address: 10 Barnstable Lane, Greenwich, CT 06830
Property Owner: Douglas Horowitz & Elizabeth Cooper
Address: 10 Barnstable Lane, Greenwich, CT 06830
Email: ___________________________ Cell Phone: ___________________________
Applicant: Douglas Horowitz & Elizabeth Cooper
Address: 10 Barnstable Lane, Greenwich, CT 06830
Email: ___________________________ Cell Phone: ___________________________
Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 248 Greenwich Avenue, Greenwich, CT 06830
Email: THeagney@HLS248.com
Cell Phone: ___________________________ Other Phone: ___________________________

Zone(s): RA-2
Total Area: 3.1000 ac

Please select all relevant items below:

☐ Preliminary  ☐ Final  ☐ Coastal
☐ Subdivision  ☐ Resubdivision  ☐ Lot Merge

Number of Lots:
Existing: 2
Proposed: 1

Zone:
Existing: RA-2
Proposed: RA-2

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: 7054

Utilities:
☐ Septic  ☑ Well  ☐ Sewer  ☐ Public Water

Health Permit needed and received? N/A

IWWA Permit received? N/A
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 Barnstable Lane, Greenwich, CT 06830
Tax ID: 11-2800

Property Owner 1: Douglas Horowitz & Elizabeth Cooper
Address: 10 Barnstable Lane, Greenwich, CT 06830
Email: ___________________________ 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: Douglas Horowitz & Elizabeth Cooper
Address: 10 Barnstable Lane, Greenwich, CT 06830
Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________
Signature: ___________________________ Date: ___________________________

Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 248 Greenwich Avenue, Greenwich, CT 06830
Email: THHeagney@HLS248.com Cell Phone: ___________________________ Other Phone: (203) 661-8400
Signature: ___________________________ Date: 4/15/21

pzSignaturePage 2020
NARRATIVE

In 1995 the Planning and Zoning Commission approved a two-lot subdivision on the southside of Barnstable Lane to create one lot of 3.102 acres and second lot of 2.243 acres. The subdivision map was signed by the chairman of the Planning and Zoning Commission on August 1, 1995 and recorded in the Greenwich Land Records on August 3, 1995 as Map 7054. The current owners of the property seek to combine the lots.

Despite the subdivision of the property in 1995, the description in subsequent deeds has remained the same as one parcel of 5.345 acres.

Applicants request confirmation that the combining of the two lots is neither a subdivision nor a re-subdivision.

Respectfully Submitted,
Thomas J. Heagney
Dated: April 21, 2021
March 26, 2021

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

RE: 10 Barnstable Lane, Greenwich, CT 06830

To Whom It May Concern:

We hereby authorize Heagney, Lennon & Slane, LLP to act as our 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.

Douglas S. Horowitz

Elizabeth A. Cooper
CERTIFICATE OF TITLE

10 Barnstable Lane (Parcel ID: 11-2800)

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 DOUGLAS HOROWITZ and ELIZABETH COOPER are the owners in fee simple, conveyed to them by a Warranty Deed from ROGER L. WERNER, JR. and KAREN ROSE WERNER, on February 8, 2017 in Book 7200 at Page 100 in the Greenwich Land Records.

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

Dated at Greenwich, Connecticut this 15th day of April, 2021.

HEAGNEY, LENNON & SLANE, LLP

By: [Signature]
Thomas J. Heagney
<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Conveyance</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 1, 1981</td>
<td>1225</td>
<td>40</td>
<td>Statutory Warranty Deed from Harold I. Steinberg and Rosalie B. Steinberg to WM. Anthony Hogan and Sandra H. Hogan</td>
</tr>
<tr>
<td>December 26, 2001</td>
<td>2675</td>
<td>184</td>
<td>Warranty Deed from WM. Anthony Hogan and Sandra H. Hogan to Roger L. Werner, Jr. and Karen M. Rose-Werner</td>
</tr>
<tr>
<td>February 8, 2017</td>
<td>7200</td>
<td>100</td>
<td>Warranty Deed from Roger L. Werner, Jr. and Karen Rose Werner to Douglas Horowitz and Elizabeth Cooper</td>
</tr>
</tbody>
</table>
HAROLD I. STEINBERG and ROSALIE B. STEINBERG

of Greenwich, Connecticut

for consideration paid, grant to
W. ANTHONY HOGAN and SANDRA H. HOGAN

of Greenwich, Connecticut, AS JOINT TENANTS with WARRANTY COVENANTS

(Description and Encumbrances, if any, and any additional provisions)

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, bounded and described as follows:

BEGINNING at a point on the southerly side of Barnstable Lane at the intersection of the division line between premises herein described and property now or formerly of Michael V. Maina and Josephine Maina and running thence along land now or formerly of Maina South 10° 16' 30" West 360.45 feet, thence through Land now or formerly of Elenore H. Parsons South 16° 24' 30" West 317.48 feet and South 7° 11' 10" West 47.51 feet to land now or formerly of Jane A. Mullins, and running thence along said land of Mullins North 82° 48' 50" West 322.34 feet to land now or formerly of The Willow Wood Corporation North 17° 40' 50" East 7.28 feet, North 22° 07' 20" East 163.45 feet, North 7° 45' 50" East 164.04 feet, and North 10° 39' 20" East 307.23 feet to the southerly side of Barnstable Lane, thence along the southerly side of Barnstable Land South 70° 43' 30" North 323.57 feet to the point or place of beginning and containing 5.345 acres.

SAID premises are bounded northerly by Barnstable Lane, easterly by land now or formerly of Maina and land now or formerly of Parsons, southerly by land now or formerly of Mullins and westerly by land now or formerly of The Willow Wood Corporation.

SAID PREMISES are conveyed subject to public and private laws; taxes hereinafter becoming due and payable, which taxes the Grantee herein assumes and agrees to pay; any liens or riparian rights affecting said premises; rights of tenants in possession; if any; the estate, if any, of a grant from Harold Plimpton, Jr. and Helen H. Plimpton to William H. Bunkamp and Edgeland C. Bunkamp dated and recorded November 15, 1970 in Volume 800 at Page 686 of the Greenwich Land Records; the estate, if any, of a grant from Harold Plimpton, Jr. and Helen H. Plimpton to Michael V. Maina and Josephine Maina dated November 6, 1970 and recorded November 13, 1970 in Volume 800 at Page 613 of the Greenwich Land Records.

*Said lease agreement dated Nov. 6, 1970 between Harold E. Steina, Jr. and Robert K. Cullotte, as re.

Signed this 16th day of April, 1981.

Witnessed by:

[Signatures]

STATE OF CONNECTICUT,
COUNTY OF Fairfield

Personally Appeared HAROLD I. STEINBERG and ROSALIE B. STEINBERG, Signer(s) of the foregoing instrument, and acknowledged the same to be their free act and deed, before me.

Grantees' Mailing Address

[Address]

Received for Record JUL 1 1981 at 3:41 PM. M. Allen, Record Deed, Registrar.

Town Clerk.
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

Know Ye That, WM. ANTHONY HOGAN and SANDRA H. HOGAN, of the Town of Greenwich, County of Fairfield and State of Connecticut, hereinafter referred to as the Grantors, for the consideration of ONE DOLLAR ($1.00) and other good and valuable consideration, received to their full satisfaction of ROGER L. WERNER, JR. and KAREN M. ROSE-WERNER, of 10 Barnstable Lane, Greenwich, Connecticut 06830, hereinafter referred to as the Grantees, do give, grant, bargain, sell and confirm unto the said Grantees and unto the survivor of them, and unto such survivor's heirs and assigns forever, the following described premises:

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, bounded and described as follows:

BEGINNING at a point on the southerly side of Barnstable Lane at the intersection of the division line between premises herein described and property now or formerly of Michael V. Maina and Josephine Maina and running thence along land now or formerly of Maina South 10° 10' 30" West 360.45 feet, thence through land now or formerly of Eileen M. Parsons South 18° 24' 50" West 317.48 feet and South 9° 11' 10" West 47.51 feet to land now or formerly of Jane A. Mullins, and running thence along said land now or formerly of Mullins North 82° 48' 50" West 322.34 feet to land now or formerly of The Willow Wood Corporation, and thence along land now or formerly of The Willow Wood Corporation North 17° 40' 50" East 7.28 feet, North 22° 07' 20" East 267.45 feet, North 7° 45' 50" East 164.04 feet, and North 10° 39' 20" East 307.23 feet to the southerly side of Barnstable Lane, thence along the southerly line of Barnstable Lane South 79° 43' 30" East 323.57 feet to the point or place of beginning and containing 5.345 acres.

SAID premises are bounded northerly by Barnstable Lane, easterly by land now or formerly of Maina and land now or formerly of Parsons, southerly by land now or formerly of Mullins and westerly by land now or formerly of The Willow Wood Corporation.

BEING the same premises conveyed to the Grantors by Harold I. Steinberg and Rosalie B. Steinberg by Warranty Deed dated April 18, 1981 and recorded in the Greenwich Land Records in Book 1225 at page 40.

SAID premises are conveyed subject to the following:

1. Any restrictions or limitations imposed or to be imposed by governmental authority, including but not limited to, the zoning and planning rules and regulations of the Town of Greenwich.

2. Taxes of the Town of Greenwich on the List of October 1, 1994, due and payable July 1, 1995 and January 1, 1996, which taxes the Grantees hereby assume and agree to pay.

3. Any state of facts which might be disclosed by an accurate survey or a personal inspection of the premises.

4. Rights of others, if any, with respect to the shared well.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

[Signatures]
AND ALSO, the said Grantors do for themselves and their heirs, executors, administrators and assigns, covenant with the said Grantees, and with the survivor of them, and with such survivor's heirs and assigns forever, that at and until the enscaling of these presents they are well seized of the premises, as a good indefeasible 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 encumbrances whatsoever except as hereinbefore mentioned.

AND FURTHERMORE, the said Grantors do by these presents bind themselves and their heirs and assigns forever to WARRANT and DEFEND the above granted and bargained premises to the said Grantees, and to the survivor of them and to such survivor’s heirs and assigns forever, against all claims and demands whatsoever except as hereinbefore mentioned.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals as of this 14 day of July, 1995.

Signed, Sealed and Delivered
in the Presence of:

[Signatures]

Wm. Anthony Hogan
S.

Sandra H. Hogan
L.S.

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

ss: Greenwich
July 14, 1995

Personally appeared WM. ANTHONY HOGAN and SANDRA H. HOGAN, signers and sealers of the foregoing instrument, who acknowledged the same to be their free act and deed, and the free act and deed of each of them, before the:

[Signature]
Eugenie Verillo
Commissioner of the Superior Court

Latest Address of the Grantees:

10 Barnstable Lane
Greenwich, Connecticut 06830

0342601.003 07/12/95

Received for Record at 12h 27m P. M. and recorded by

Town Clerk
CHANGE OF NAME AFFIDAVIT

THIS IS TO CERTIFY that my legal name is Karen Rose Werner.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 11th day of December, 2001.

WITNESSES:

Name: Anthony N. Fraulo

Name: Karen M. Rose-Werner, now Karen Rose Werner

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

ss: Stamford

On this the 11th day of December, 2001, personally appeared Karen M. Rose-Werner, now known as Karen Rose Werner, signer and sealer of the foregoing instrument, who acknowledged the same to be her free act and deed, before me.

Anthony N. Fraulo
Commissioner of the Superior Court
Notary Public/My Commission Expires:

Received for Record DEC 26 2001 at 2:13 PM and recorded by:
After Recording, Return to:
Robert E. Murray, Jr., Esquire
Diserio, Martin, O’Connor & Castiglioni
One Atlantic Street
Stamford, Connecticut 06901

WARRANTY DEED - STATUTORY FORM

ROGER L. WERNER, JR. and KAREN ROSE WERNER, of the Town of Greenwich,
County of Fairfield and State of Connecticut, for the consideration of TEN DOLLARS ($10.00)
and other good and valuable consideration paid, grant to DOUGLAS HOROWITZ and
ELIZABETH COOPER, of 10 Barnstable Lane, Greenwich, Connecticut 06830, as Joint Tenants
with Right of Survivorship, with WARRANTY COVENANTS:

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,
bounded and described as follows:

Beginning at a point on the southerly side of Barnstable Lane at the intersection of the division
line between premises herein described and property now or formerly of Michael V. Maina and
Josephine Maina and running thence along land now or formerly of Maina South 10° 16' 30"
West 360.45 feet, thence through land now or formerly of Elenore M. Parsons South 18° 24' 50"
West 317.48 feet and South 7° 11' 10" West 47.51 feet to land now or formerly of Jane A.
Mullins, and running thence along said land now or formerly of Mullins North 82° 48' 50" West
322.34 feet to land now or formerly of The Willow Wood Corporation, and thence along land
now or formerly of The Willow Wood Corporation North 17° 40' 50" East 7.28 feet, North 22°
07' 20" East 267.45 feet, North 7° 45' 50" East 164.04 feet, and North 10° 39' 20" East 307.23
feet to the southerly side of Barnstable Lane, thence along the southerly line of Barnstable Lane
South 79° 43' 40" East 323.57 feet to the point or place of beginning and containing 5.345 acres.

Said premises are bounded northerly by Barnstable Lane, easterly by land now or formerly of
Maina and land now or formerly of Parson, southerly by land now or formerly of Mullins and
westerly by land now or formerly of The Willow Wood Corporation.

Being the same premises conveyed to Roger L. Werner, Jr. and Karen M. Rose-Werner by
Anthony Hogan and Sandra H. Hogan by Warranty Deed dated July 14, 1995 and recorded in the
Greenwich Land Records in Book 2675 at Page 184. Karen M. Rose-Werner recorded a Change
of Name Affidavit to Karen Rose Werner dated December 11, 2001 and recorded in the
Greenwich Land Records in Book 3738 at Page 333.

The Subject is also described as Lot No. 1, 3.102 acres, and Lot No. 2, 2.243 acres, as set forth
on Map #7054 on file in the Greenwich Town Clerk’s Office.

Said premises are conveyed subject to the following:

1. Any and all provisions of any ordinance, municipal regulation and public or private law,
inclusive of the planning and zoning rules and regulations of the Town of Greenwich.
2. Taxes of the Town of Greenwich due and payable after the date of delivery of the deed.

3. Rights of others, if any, with respect to the shared well.

4. Any state of facts which an accurate survey and/or physical inspection of the premises would disclose.

Signed this 3rd day of February, 2017.

Witnessed by:

Wendy L. Stempien

Roger L. Werner, Jr.

Patricia E. Beirne

Karen Rose Werner

STATE OF CONNECTICUT
   SS: Greenwich
   February 3, 2017
   COUNTY OF FAIRFIELD

Personally appeared ROGER L. WERNER, JR. and KAREN ROSE WERNER, signer and sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed, before me.

Wendy L. Stempien
Notary Public
My Commission Expires: 09/30/2019
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 IWVA Application

Project Address: 10 Barnstable Lane, Greenwich, CT 06830

Property Owner: Douglas Horowitz & Elizabeth Cooper

Tax ID: 11-2800

Address: 10 Barnstable Lane, Greenwich, CT 06830

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 IWVA 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) ☐ Re-Subdivision / Lot Merge ☐

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.

IWVA staff will review the project proposal to determine if regulated activities are associated with the proposal and whether an IWVA permit is required. If an IWVA 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 IWVA 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 ☐ I believe the information I have submitted is correct.

Signature THeagney@HLS248.com Date 04/19/2021

STAFF NOTES
Office Rev Date 04/19/2021 Field Inv Date 04/19/2021 WETWC? YES ☐ NO ☐ TIDAL ☐
Action Required? YES ☐ NO ☐ yes, DR ☐ AR ☐ AR ☐ SIA ☐ Staff ☐
Soils Report Date / / Author / / Staff ☐
Comments: No wetlands on site. No work proposed.

INLAND WETLANDS AND WATERCOURSES AGENCY
Received APR 11/2021

MWQA Questionnaire Revised 3/24/2020
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 tracts 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, stonewalls, 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-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: $ _____________ (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
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 confirm that all modifications as specified in a Commission review of any prior subdivision 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 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 on 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 adjoin 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 a substantially correct to an A-Z 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:

Signed by Chairperson

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; NOVIP 1989 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

________________________________________
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.
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF RE-SUBDIVISION APPLICATION TO
PLANNING & ZONING COMMISSION

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

I, THOMAS J. HEAGNEY, being first duly sworn, do hereby certify that on
April 15, 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 15, 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 re-subdivision approval for the property located at 10 Barnstable Lane in
Greenwich, Connecticut has been filed with the Town of Greenwich Planning and Zoning
Commission.

[Signature]

THOMAS J. HEAGNEY

Subscribed and sworn to before me
this 15th day of April, 2021.

[Signature]

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

Abutting property owners of 10 Barnstable Lane, Greenwich:

352 Stanwich LLC
352 Stanwich Road
Greenwich, CT 06830
11-1087

Joseph & Gay Fahys
11 Barnstable Lane
Greenwich, CT 06830
11-2231

Dingletown Community
PO Box 951
Greenwich, CT 06836-0951
11-4015

Craig Judson McBeth
16 Barnstable Lane
Greenwich, CT 06830
11-2346

Frederick J. Turk
360 Stanwich Road
Greenwich, CT 06830
11-2824

Randall J. Weisenburger
354 Stanwich Road
Greenwich, CT 06830
11-2228

Andrew M. Brookman
112 Southfield Avenue Un 506
Stamford, CT 06902
11-2344

Carlos F. Carballo
368 Stanwich Road
Greenwich, CT 06830
11-2249

Isabelle & Alain Moulle-Berteaux
51 Burning Tree Road
Greenwich, CT 06830
11-2343
April 15, 2021

To Whom It May Concern:

Notice is hereby given that Douglas Horowitz and Elizabeth Cooper have filed an application with the Town of Greenwich Planning and Zoning Commission to request re-subdivision approval to merge the 2 lots located at 10 Barnstable Lane in Greenwich, 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 15, 2021

To Whom It May Concern:

Notice is hereby given that Douglas Horowitz and Elizabeth Cooper have filed an application with the Town of Greenwich Planning and Zoning Commission to request re-subdivision approval to merge the 2 lots located at 10 Barnstable Lane in Greenwich, 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
<table>
<thead>
<tr>
<th>Line</th>
<th>Article Number</th>
<th>Address Name, Street, and PO Address</th>
<th>Postage</th>
<th>Fee</th>
<th>Handling Charge</th>
<th>Insured Value $ if Registered</th>
<th>Due Sender(s) COD</th>
<th>D.C. Fee</th>
<th>S.C. Fee</th>
<th>S.H. Fee</th>
<th>R.D. Fee</th>
<th>R.R. Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>352 Stanwich LLC</td>
<td>.51</td>
<td>.44</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td>352 Stanwich Rd, Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>2</td>
<td>Dingletown Community</td>
<td>.51</td>
<td>.44</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td>PO Box 951, Greenwich, CT 06836-095</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>3</td>
<td>Frederick J. Turk</td>
<td>.51</td>
<td>.44</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td></td>
<td>360 Stanwich Rd, Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>4</td>
<td>Andrew M. Brookman</td>
<td>.51</td>
<td>.44</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td></td>
<td>112 Southfield Ave UnS06, Stamford, CT 06902</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>5</td>
<td>Joseph &amp; Gay Fahys</td>
<td>.51</td>
<td>.44</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td></td>
<td>11 Barnstable Ln, Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>6</td>
<td>Craig Judson McBeth</td>
<td>.51</td>
<td>.44</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td></td>
<td>16 Barnstable Ln, Greenwich, CT 06830</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Check type of mail or service:**
- [ ] Certified
- [ ] COD
- [ ] Delivery Confirmation
- [ ] Express Mail
- [ ] Insured
- [ ] Recorded Delivery (International)
- [ ] Registered
- [ ] Return Receipt for Merchandise
- [ ] Signature Confirmation

**Affix Stamp Here**

**Postmark and Date of Receipt**
<table>
<thead>
<tr>
<th>Line</th>
<th>Article Number</th>
<th>Name, Street, and PO Address</th>
<th>Postage</th>
<th>Fee</th>
<th>Handling Charge</th>
<th>Actual Value</th>
<th>Insured Value</th>
<th>Due Date</th>
<th>COO</th>
<th>DC Fee</th>
<th>SC Fee</th>
<th>SH Fee</th>
<th>RD Fee</th>
<th>PR Fee</th>
<th>RRR Receipt</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1.</td>
<td>Randall J. Weisenburger</td>
<td>.51</td>
<td>44</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>354 Stanwich Rd, Greenwich, CT 06830</td>
<td></td>
<td>.51</td>
<td>44</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>2.</td>
<td>Carlos F. Carballo</td>
<td>.51</td>
<td>44</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>368 Stanwich Rd, Greenwich, CT 06830</td>
<td></td>
<td>.51</td>
<td>44</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>3.</td>
<td>Isabelle &amp; Alain Moulle-Berteaux</td>
<td>.51</td>
<td>44</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>51 Burning Tree Rd, Greenwich, CT 06830</td>
<td></td>
<td>.51</td>
<td>44</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

PS Form 3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen
**RESIDENTIAL**

**VALUATION RECORD**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>10/01/2015</td>
<td>976000</td>
<td>976000</td>
<td>976000</td>
<td>976000</td>
<td>976000</td>
<td>976000</td>
<td>976000</td>
</tr>
<tr>
<td>10/01/2016</td>
<td>2108800</td>
<td>3084800</td>
<td>2108800</td>
<td>2108800</td>
<td>2490200</td>
<td>2544800</td>
<td>2544800</td>
</tr>
<tr>
<td>10/01/2017</td>
<td>683200</td>
<td>2159360</td>
<td>683200</td>
<td>683200</td>
<td>683200</td>
<td>683200</td>
<td>683200</td>
</tr>
<tr>
<td>10/01/2018</td>
<td>1476160</td>
<td>2159360</td>
<td>1476160</td>
<td>1476160</td>
<td>1743140</td>
<td>1781360</td>
<td>1781360</td>
</tr>
<tr>
<td>10/01/2019</td>
<td>2159360</td>
<td>2426340</td>
<td>2159360</td>
<td>2426340</td>
<td>2464560</td>
<td>2464560</td>
<td>2464560</td>
</tr>
<tr>
<td>10/01/2020</td>
<td>2159360</td>
<td>2426340</td>
<td>2159360</td>
<td>2426340</td>
<td>2464560</td>
<td>2464560</td>
<td>2464560</td>
</tr>
</tbody>
</table>

**LAND DATA AND CALCULATIONS**

<table>
<thead>
<tr>
<th>Rating</th>
<th>Measured</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></td>
<td>Table</td>
<td>Depth Factor</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Effective Depth</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Frontage</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Acreage</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Soil ID</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

**Property Details**

- **Address:** HOROWITZ DOUGLAS & COOPER ELIZABETH W/S, 10 BARNSTABLE LANE, GREENWICH, CT 06830
- **Lot:** LOT NO 2-3B-1 BARNSTABLE S-242A
- **Neighborhood:** BURNING TREE [3]
- **Property Class:** 107, Multiple Dwellings
- **Tax ID:** 355/006
- **Printed Date:** 01/12/2021
- **Supplemental Cards:** TRUE TAX VALUE 976000
- **Supplemental Cards:** AP$: 11-3202
- **Supplemental Cards:** Bk/Pg: 17-0396 Int renovation 100% complete
- **Supplemental Cards:** Bk/Pg: 17-3802 Renovation to Det Barn CO issued 9/28/18
- **Supplemental Cards:** CKMP: 4010
- **Supplemental Cards:** RA-2 Single Family 2 Residential Land 2 Residential Excess
- **Supplemental Cards:** Legal Acres: 3.1000
### PHYSICAL CHARACTERISTICS

**Style:** Colonial  
**Occupancy:** Single family  
**Story Height:** 2.0  
**Finished Area:** 6282  
**Attic:** None  
**Basement:** None  

### ROOFING

**Material:** Asphalt shingles  
**Type:** Gable  
**Framing:** Std for Class  
**Pitch:** Not available

### FLOORING

**Slab:** B, 1.0  
**Sub and joists:** 1.75, 2.0  
**Base Allowance:** B, 1.0, 1.75, 2.0

### EXTERIOR COVER

**Wood Siding:** Normal for Class B, 1.0, 1.75, 2.0

### INTERIOR FINISH

**Normal for Class:** B, 1.0, 1.75, 2.0

### ACCOMMODATIONS

- **Finished Rooms:** 12  
- **Bedrooms:** 5  
- **Formal Dining Rooms:** 1  
- **Fireplaces:** 2

### HEATING AND AIR CONDITIONING

- **Primary Heat:** Forced hot air-oil  
- **Lower Full Part:**  
- **Air Cond:** 0 5154 342 786

### PLUMBING

**# Fixt. Baths:** 5  
**Fixt. Baths:** 1 5  
**Fixt. Baths:** 3 12  
**Fixt. Baths:** 2 6  
**Fixt. Baths:** 1 2  
**Kit Sink:** 1 1  
**TOTAL:** 26

### REMODELING AND MODERNIZATION

- **Kitchen:** 1 10/01/2018  
- **Bath Facilities:** 1 01/01/2000

### SPECIAL FEATURES

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>D :BASIC</td>
<td>7420</td>
</tr>
<tr>
<td>MAS-STK</td>
<td>7860</td>
</tr>
<tr>
<td>RM-GYM</td>
<td>0</td>
</tr>
<tr>
<td>RM-OFFICE</td>
<td>0</td>
</tr>
<tr>
<td>CONC</td>
<td>2590</td>
</tr>
<tr>
<td>CONC</td>
<td>12960</td>
</tr>
<tr>
<td>OFF</td>
<td>6510</td>
</tr>
</tbody>
</table>

### SUMMARY OF IMPROVEMENTS

<table>
<thead>
<tr>
<th>ID</th>
<th>Description</th>
<th>Use</th>
<th>Hgt.</th>
<th>Type</th>
<th>Grade</th>
<th>Year Eff</th>
<th>Year Cond</th>
<th>Base</th>
<th>Adj. Size</th>
<th>Computed Phys</th>
<th>Obsol</th>
<th>Market %</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>DWELL</td>
<td>0.00</td>
<td></td>
<td>Exe-</td>
<td>1900</td>
<td>2011</td>
<td></td>
<td>0.00</td>
<td>6990</td>
<td>2069280</td>
<td>0</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>02</td>
<td>MAS-STK</td>
<td>7860</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>46.73</td>
<td>16x 25</td>
<td>18690</td>
<td>0</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>03</td>
<td>POOL</td>
<td>0.00</td>
<td>1</td>
<td>Good</td>
<td>1970</td>
<td>1970</td>
<td></td>
<td>49.00</td>
<td>73.50</td>
<td>58800</td>
<td>20</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>04</td>
<td>OUTFBDLG</td>
<td>1.75</td>
<td>1</td>
<td>Exe-</td>
<td>1996</td>
<td>2018</td>
<td></td>
<td>17.25</td>
<td>122.25</td>
<td>120300</td>
<td>0</td>
<td>100</td>
<td>100</td>
</tr>
</tbody>
</table>

### TOTAL IMPROVEMENT VALUE

- **Dwelling:** 2069280  
- **Garages:** 0  
- **Rear Garages:** 0  
- **Integral:** 0  
- **Att Garage:** 18690  
- **Kitch 1970:** 0  
- **Bas 2010:** 0  
- **Att Pk 1975:** 0  
- **Att Pk 1975:** 0  
- **Att Pk 1975:** 0  
- **Other Features:** 8590  
- **TOTAL BASE:** 619160  
- **Row Type Adjustment:** 1.00%  
- **SUB-TOTAL BASE:** 619160  
- **Exterior Finish:** 99810  
- **Interior Finish:** 0  
- **Ext Lvg Units:** 0  
- **Basement Finish:** 0  
- **Fireplace(s):** 15720  
- **Other Features:** 8590  
- **SUB-TOTAL ONE UNIT:** 847400  
- **SUB-TOTAL 0 UNITS:** 847400

### GRADE ADJUSTED VALUE

- **Quality Class/Grade:** Exe-  
- **Grade Adjusted Value:** 2069280

---

### TOTAL IMPROVEMENTS

- **Data Collector/Date:** AK 05/04/2017  
- **Appraiser/Date:** TOG 10/01/2015  
- **Neighborhood:** Neigh 172111 AV  
- **Supplemental Cards:** 2236600
**Site Description**

**LAND DATA AND CALCULATIONS**

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured</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></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TRANSFER OF OWNERSHIP**

<table>
<thead>
<tr>
<th>Date</th>
<th>Valuation Record</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Assessment Year</td>
</tr>
<tr>
<td></td>
<td>Reason for Change</td>
</tr>
</tbody>
</table>

**TOTAL LAND VALUE**
## PHYSICAL CHARACTERISTICS

**Style:** Guest House  
**Occupancy:** Single family  
**Story Height:** 2.0  
**Finished Area:** 2300  
**Attic:** None  
**Basement:** None

## ROOFING

**Material:** Asphalt shingles  
**Type:** Gable  
**Framing:** Std for Class  
**Pitch:** Not available

## FLOORING

- Slab: 1.0  
- Sub and joists: 2.0  
- Base Allowance: 1.0, 2.0

## EXTERIOR COVER

- Wood Siding: 1.0, 2.0  
- Normal for Class: 1.0, 2.0

## INTERIOR FINISH

- Normal for Class: 1.0, 2.0

## ACCOMMODATIONS

- Finished Rooms: 4  
- Bedrooms: 1

## HEATING AND AIR CONDITIONING

- Primary Heat: Hot water - oil  
- Lower: Full  
- Air Cond: 1150  
- /Bsmt: 1150

## PLUMBING

- # 3 Fixt. Baths: 1  
- Kit Sink: 1  
- TOTAL: 4

## REMODELING AND MODERNIZATION

- Amount: Date

## IMPROVEMENT DATA

### SUMMARY OF IMPROVEMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Use</th>
<th>Stry Const</th>
<th>Computed PhysObsolMarket % Value</th>
<th>Dwell</th>
<th>Year Eff</th>
<th>Rate</th>
<th>Base Feat-</th>
<th>Adj</th>
<th>Size or Area Value</th>
<th>Depr</th>
<th>Adj Comp</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>D :BASIC</td>
<td></td>
<td>7420</td>
<td></td>
<td>7420</td>
<td>0</td>
<td>0</td>
<td>0.00</td>
<td>Y</td>
<td>0.00</td>
<td></td>
<td>0</td>
<td>308200</td>
</tr>
</tbody>
</table>

### SPECIAL FEATURES

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>D :BASIC</td>
<td>7420</td>
</tr>
</tbody>
</table>

##補充資料

- **Neighborhood:** Neigh 172111  
- **Supplemental Cards:** TOTAL IMPROVEMENT VALUE 308200

Data Collector/Date: AK 05/04/2017  
Appraiser/Date: TOG 10/01/2015  
Neighborhood: Neigh 172111  
Supplemental Cards: TOTAL IMPROVEMENT VALUE 308200
### TRANSFER OF OWNERSHIP

<table>
<thead>
<tr>
<th>Date</th>
<th>Name</th>
<th>Description</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>02/08/2017</td>
<td>WERNER ROGER L JR &amp; WERNER ROGER J 1948</td>
<td>BARNSTABLE LANE</td>
<td>$3950000</td>
</tr>
<tr>
<td>07/14/1995</td>
<td>HOGAN ANTHONY &amp; SANDRA H</td>
<td>BARNSTABLE LANE</td>
<td>$1650000</td>
</tr>
</tbody>
</table>

### LAND DATA AND CALCULATIONS

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Soil T</th>
<th>Measured Acreage</th>
<th>Effective Frontage</th>
<th>Prod. Factor Table</th>
<th>Effective Depth</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</td>
<td>2.0000</td>
<td>1.00</td>
<td>400000.00</td>
<td>400000.00</td>
<td>400000.00</td>
<td>800000</td>
<td>800000</td>
<td>38400</td>
<td>38400</td>
<td></td>
<td>838400</td>
</tr>
<tr>
<td>Residential Excess</td>
<td>0.2400</td>
<td>1.00</td>
<td>160000.00</td>
<td>160000.00</td>
<td>160000.00</td>
<td>384000</td>
<td>38400</td>
<td></td>
<td></td>
<td></td>
<td>38400</td>
</tr>
</tbody>
</table>

### VALUATION RECORD

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>838400</td>
<td>838400</td>
<td>838400</td>
<td>838400</td>
<td>838400</td>
<td>838400</td>
<td>838400</td>
</tr>
<tr>
<td>Residential Excess</td>
<td>586880</td>
<td>586880</td>
<td>586880</td>
<td>586880</td>
<td>586880</td>
<td>586880</td>
<td>586880</td>
</tr>
</tbody>
</table>

### SITE DESCRIPTION

- **Topography:**
- **Public Utilities:**
  - Electric
- **Neighborhood:**
  - 172111 BURNING TREE [3]
  - 101 Single Family

### TAXING DISTRICT INFORMATION

- **Jurisdiction:** 57 Greenwich, CT
- **Area:** 001
- **Corporation:** 057
- **District:** 11
- **Section & Plat:** 378
- **Routing Number:** 0368S0002A

### RESIDENTIAL

<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Filing Date</th>
<th>Est. Cost</th>
<th>Field Visit</th>
<th>SqFt</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### LPCC

- **Parent Parcel Number:** 11-3202
- **Site Description:** BARNSTABLE LANE
- **Property Address:** 101 BARNSTABLE LANE
- **Property Class:** 101 Single Family
- **Property Address:** BARNSTABLE LANE
- **Neighborhood:** 172111 BURNING TREE [3]
- **Property Class:** 101 Single Family
- **TAXING DISTRICT INFORMATION:**
  - **Jurisdiction:** 57 Greenwich, CT
  - **Area:** 001
  - **Corporation:** 057
  - **District:** 11
  - **Section & Plat:** 378
  - **Routing Number:** 0368S0002A

### TOTAL LAND VALUE

- **LPCC:** 838400
- **Supplemental Cards:** TRUE TAX VALUE 838400