<table>
<thead>
<tr>
<th>Final Subdivision PLPZ #2021 00548</th>
<th>Umberto &amp; Biagina Baldinucci</th>
</tr>
</thead>
<tbody>
<tr>
<td>To revised a common lot line between 2 &amp; 4 Caroline Farms Road</td>
<td></td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>2 Caroline Farms Road (08A-1757/S)</td>
</tr>
<tr>
<td></td>
<td>4 Caroline Farms Road (08-1009/S)</td>
</tr>
<tr>
<td><strong>Zone:</strong></td>
<td>R-12</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Caroline Farms Road Parcel “A-R”</td>
<td>12,039.5 SF</td>
<td>18,606 SF</td>
</tr>
<tr>
<td>4 Caroline Farms Road Parcel “B-R”</td>
<td>17,040.5 SF (exclusive of 2,420 SF accessway) total 19460.5 SF</td>
<td>12,194 exclusive of 700 SF accessway) total 12,894 SF</td>
</tr>
</tbody>
</table>

area to be conveyed:
- Parcel Y (to be conveyed to “A-R”) 7,868 SF
- Parcel X (to be conveyed to “B-R”) 1,302 SF

Net total conveyance of 6,566 SF

**APPLICATION SUMMARY**
An application for final subdivision was submitted to the Planning & Zoning Commission to revise a common lot line between 2 and 4 Caroline Farms Road. The applicant proposes to convey a 7,868 SF parcel from 4 Caroline Farms Road to 2 Caroline Farms Road and a 1,302 SF parcel from 2 Caroline Farms Road to 4 Caroline Farms Road in the R-12 zone. This would result in a total net conveyance of 6,566 SF. The applicant is proposing this lot line revision in an effort to make the parcels more regular-shaped and to build a conforming dwelling on the property at 2 Caroline Farms Road. The applicant requests lot line revision approval and requests that the Commission declare that this is neither a subdivision nor re-subdivision.

**ISSUES / COMMENTS TO BE ADDRESSED**
1. The applicant’s stated that the proposed lot line revision would result in lots and buildings that would conform with zoning and would be more regularly shaped. The lots are held in common ownership and have had separate dwellings on each property since 1961. The dwelling at 2 Caroline Farms Road is non-conforming with respect to front yard setback. The applicant noted this dwelling is proposed to be removed and a new conforming dwelling would be constructed, but the proposed dwelling is not shown on any plans.
2. The Commission should consider if the proposed revision of the lot line as a result of the conveyance of land 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).
3. The Commission should determine if an open space parcel should be provided based on Sec. 6-297 of the GSR.
4. **DPW Engineering** - issued comments dated 1/25/22 for the lot line revision noting that the current driveways will need to be revised to meet current standards and a highway permit will be required for both lots. The applicant’s engineer responded to the comments noting there already is a driveway in “A-R” that complies. Also as it currently exists, there is sufficient width of pavement within the accessway “B-R” that meets the requirements of Section 6-131(a), minimum pavement width of 12’. The applicant has also noted they will comply when a new home for “A-R” is proposed.

5. **IWWA** – The applicant received an IWWA greensheet sign-off dated 12/3/21 indicating no wetlands or watercourses are present.

6. **CONSERVATION** – Issued comments dated 1/21/22 noting the new boundary would follow the ridgeline of a rock outcrop, which may prevent or minimize ledge removal and the proposal should not have any negative effect on the natural environment.

7. **ZEO** – issued comments dated 1/21/22 indicating endorsement and the proposal meets the requirements of the BZR.

8. **Sewer** – awaiting comments to be issued before the P&Z meeting.

9. The Commission should determine if, based on Sec. 6-269 (15) of the Subdivision Regulations, the following note should be placed on the map. “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.”

**DEPARTMENT COMMENTS:**

<table>
<thead>
<tr>
<th>Department</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Zoning Enforcement</td>
<td>See Attached</td>
</tr>
<tr>
<td>DPW Engineering</td>
<td>See Attached</td>
</tr>
<tr>
<td>Sewer</td>
<td>Not Received</td>
</tr>
<tr>
<td>Conservation</td>
<td>See Attached</td>
</tr>
<tr>
<td>Law</td>
<td>Not Received</td>
</tr>
</tbody>
</table>

**Proposal:**
The applicant is proposing to revise a common lot line and to convey a net total of 6,566 SF from 4 Caroline Farms road to 2 Caroline Farms Road to make the lots conforming and more regularly shaped. The existing house on 2 Caroline Farms Road would be removed and a new conforming dwelling is proposed. No open space, non-development area or reserve area is proposed in this application.

**Zoning:**
The subject parcels are located at 2 and 4 Caroline Farms Road. 2 Caroline Farms Road is currently 12,039.5 SF and improved with a single family dwelling that has non-conforming front yard setback in the R-12 zone. 4 Caroline Farms Road is currently 17,040.5 SF (exclusive of 2,420 SF accessway) and improved with a single-family dwelling and appears to be conforming in the R-12 zone.

Parcel A would become Parcel “A-R” and result in an 18,606 SF parcel. Parcel B would become Parcel “B-R” and result in a 12,194 SF parcel (excluding the 700 SF accessway). Parcel “A-R’ would have 80 feet of frontage as required in the R-12 zone. Parcel “B-R” would be considered a rear lot and have a 20-foot accessway for the driveway.
Background/Title Search:
The applicant submitted a deed history for both properties which dates to 1931. Both parcels were conveyed to Umberto and Biagina Baldinucci in 2019, where they have been held in common ownership since.

The applicant provided the history of both properties.
Map #1218 shows the lots in configuration from a 1927 subdivision, then in 1946 a portion of lot G was conveyed to Lot F.

Map #4250 - In 1961, an area exchange was made between Lot F and the property to the north and then two separate tax lots were created, Parcel A and Parcel B. This did not require Commission review under the 1954 BZR.

Map #5977 shows the lots in current configuration when the house was built on parcel B.

APPLICABLE REGULATIONS:
A. Subdivision Regulations Section 6-261 – Definitions
B. Subdivision Regulations Section 6-269 – Record Sheets; Contents
C. Subdivision Regulations Section 6-270 – Construction Sheet; Contents
D. Subdivision Regulations Section 6-271 – Health Dept. Report; Sewage Disposal Facility
E. Subdivision Regulations Section 6-278 – Signing of Subdivision Plan
F. Subdivision Regulations Section 6-279 – Filing with Clerk
G. Subdivision Regulations Section 6-296 – Natural Features; preservation.
H. Subdivision Regulations Section 6-297 – Parks and Playgrounds; standards.
I. Subdivision Regulations Section 6-298 – Ownership of Park and Playground or Open Space Land; Proof; Filing.
J. Subdivision Regulations Section 6-304 – Lot Dimensions
K. Building Zone Regulations Section 6-205 – Schedule of Required Open Spaces, Limiting Heights and Bulk of Buildings
ZONING ENFORCEMENT

Project No.  PLPZ202100548  Preliminary       Final  X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Baldinucci

LOCATION: 2 & 4 Caroline Farms Rd.

PLAN DATE:

ZONE: R-12

☐ 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: 1/21/2022

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

TO: Bianca Dygert, Planner II

FROM: Aleksandra Moch, Environmental Analyst

DATE: January 21, 2022

RE: Umberto & Biagina Baldinucci, 2 and 4 Caroline Farms Road, PLPZ 2021 00548
Site survey by Rocco V. D’Andrea, dated November 10, 2021

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

1. The proposed lot-line revision will allow the new boundary to follow the ridgeline of a rock outcrop. The new configuration may prevent or minimize ledge removal when parcel A-R is redeveloped given most of the ledge will be located within the property line setback.

2. This area does not possess any significant environmental values. Therefore, the proposal should not have any negative effect on the natural environment.

cc: Conservation Commission
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 21-4(15) Department Project No. PLPZ202100548
Submittal Received Date: 12/6/2021

Submittal Reviewed For: Traffic Review Requested: No
Planning and Zoning

Review Type: Final Subdivision

PLAN SET INFORMATION

Plan Title: Zoning Location Survey
Project Address: 2 & 4 Caroline Farms Road

Engineering Firm: Rocco V. D'Andrea, Inc.

Original Plan Date: 11/10/2021 Latest Plan Revision Date:

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: 1/25/2022
Scott Marucci - Senior Civil Engineer

COMMENTS AND CONDITIONS OF APPROVAL:

See Comments Below

1. The Engineering Division recommends the following revisions if the lot line revision is to be approved:
   a. The current driveways need to be revised to meet current standards. A plan must be submitted showing the following revisions:
      i. The reconfigured Parcel “A-R” will need to construct its own driveway along its own frontage. This driveway will need to meet the current design standards (maximum width at the property line (14-feet) and at the edge of road (25-feet). A Highway Permit will be required.
      ii. The reconfigured Parcel “B-R” will need to reconstruct its current driveway so it is within the 20-foot accessway and along its own 20-foot frontage. This driveway will need to meet the current design standards (maximum width at the property line (14-feet) and at the edge of road (25-feet). A Highway Permit will be required.
Katie DeLuca  
Director of Zoning/Town Planner  
Town of Greenwich  
101 Field Point Road  
Greenwich, CT 06830

Re: 2 & 4 Caroline Farms Road Lot Line Revision

Dear Katie:

On behalf of Umberto & Biagina Baldinucci, owners of 2 & 4 Caroline Farms Road, Cos Cob, I am hereby making application to the Planning & Zoning Commission to determine that a lot line revision between the two properties owned by the Baldinuccis and located at 2 & 4 Caroline Farms Road, Cos Cob in the R-12 zone is neither a subdivision nor a re-subdivision.

By way of background, the greater portion of the subject properties was initially shown as Lot F on a 1927 subdivision map recorded in the Greenwich Land Records as Map #1218 attached hereto as Exhibit A. In 1946 a portion of Lot G shown on Map #1218 was conveyed to the then owner of Lot F, Rocco Agostino, as is shown on Map #4250 attached hereto as Exhibit B. In 1961 an area exchange was made between Agostino and the property owner to the north, also shown on Map #4250.

 Concurrently therewith, in 1961 two separate tax lots were laid out by Rocco V. D’Andrea, surveyor, as shown on the attached Exhibit C, and a foundation located on what was to become the newly designated Parcel B, with the existing 1935 house located on the newly designated Parcel A. Under the 1954 Building Zone Regulations in effect at that time, this did not constitute either a subdivision or a “free cut” inasmuch as the lots conformed with the Regulations and fronted on an existing street and as such did not require Commission approval. In order to meet those Regulations, however, the lot configuration was somewhat tortured, with the accessway to the “rear” lot, Parcel B, located on the westerly side of Parcel A, as is shown on Map #5977 attached hereto as Exhibit D. This is the status quo as it exists today.

1 The concept of “resubdivision” had not yet been introduced, but in any event is inapplicable.
What the applicants now propose to do is to reconfigure the lot lines as shown on the attached Zoning Location Survey such that the two lots will not only conform with zoning but will also be more regularly shaped. The 1935 house, which is non-conforming as to front yard setback, will be removed and a new conforming house built on the reconfigured 18,606 sq. ft. Parcel A-R. The reconfigured Parcel B-R will be comprised of 12,194 sq. ft., after deduction of 700 sq. ft. for the new accessway to be located at the end of Caroline Farms Road. The resulting FAR for the existing house on Parcel B-R would be well within the permitted .315 (3841 sq. ft. permitted; 2530 sq. ft. +/- existing.)

The applicants respectfully request that this matter be put on the next possible agenda of the Commission for the Commission to determine that the proposal is a lot line revision and not a subdivision nor a re-subdivision.

If you have any questions or if I can offer any additional information, please do not hesitate to contact me.

Enclosed:
Application
Checklists
Zoning Location Survey
GIS Maps
Certified Deed History
GLR Maps & Survey
Field Cards
Owners’ Authorization
Affidavit of Mailing
IWWA Sign-off
Subdivision Application

Property Address: 2 & 4 Caroline Farms Road, Cos Cob 06807
Property Owner: Umberto & Biagina Baldinucci
Email: __________________________ Cell Phone: __________ Other Phone: __________
Applicant: Same as above.
Email: __________________________ Cell Phone: __________ Other Phone: __________
Authorized Agent: W.I. Haslun II, Esq. JHH Law
Email: chaslun@jhh-law.com

Zone(s): R-12
Total Area: Existing: 12,039.5 & 17,040 (excl access) sq ft.
Proposed: 18,606 & 12,194 (excl access)

Please select all relevant items below:
- Preliminary
- Final
- Subdivision
- Resubdivision
- Coastal
- LOT LINE REVISION

Number of Lots:
Existing: 2
Proposed: 2

Zone:
Existing: R-12
Proposed: R-12

Land Reserved:
Area of Land Reservation: 0
Reserved Land Area as Percent of Total Land Area: __________

History:
Previous SB #: Pre-dates Zoning: See Map #1218
GLR Map # of any previously filed subdivisions or surveys: 1218; 4250; 5977

Utilities:
- Septic
- Well
- Sewer
- Public Water

Health Permit needed and received? No

IWWA Permit received? Green Sheet Only
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
Application Signature Page

Property Address: 2 & 4 Caroline Farms Road, Cos Cob 06807

Property Owner 1: Umberto Baldinucci
Address: 2 Caroline Farms Road, Cos Cob 06807
Email: 
Cell Phone: 
Other Phone: 
Signature: (see attached) 
Date: 

Property Owner 2: Biagina Baldinucci
Address: 2 Caroline Farms Road, Cos Cob 06807
Email: 
Cell Phone: 
Other Phone: 
Signature: (see attached) 
Date: 

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

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

Applicant: Same as above.
Address: 
Email: 
Cell Phone: 
Other Phone: 
Signature: 
Date: 

Authorized Agent: W.I. Haslun II, Esq., JHH Law
Address: 21 Sherwood Place, Greenwich 06830
Email: chaslun@jhh-law.com
Cell Phone: 
Other Phone: 203-983-6750
Signature: 
Date: 12/3/21

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

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

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

CHECK ITEMS SUBMITTED:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

22. Eight copies of 11 x 17 Inch reductions.

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

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

25. A completed Subdivision Application Form.

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

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

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

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

30. Fee submitted at time of application: $560 (see fee schedule)

I certify that the application includes all of the above requirements, as noted. Please explain reasons for any omissions. **LOT LINE REVISION ONLY**

[Signature]

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 confirmation that all modifications as specified in a Commission review of any preliminary plan have been resolved. Applications shall be submitted in a single submission, including a list of submitted plans and a project narrative. The subdivision plan records, sketch, 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 tanks 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 one map. Datum used shall also be indicated.
   □ n. Certification with date, signature and seal of a registered land surveyor that the drawing is substantially correct to an A-2 degree of accuracy and that the property is in a designated zone or zones under the zoning regulations and a statement as to whether or not the lots in the proposed subdivision comply with zoning regulations.
   □ o. The following note shall be placed on the record sheet for any subdivision with a defined drainage course, swale or structure: “Upon approval of this subdivision plan, the owner agrees with the Town that unless otherwise specified herein, the areas within at least ten (10) feet of the center line of any drainage facility, ditch or stream shown 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

☐ 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: ____________________________

Lot Line Revision Only

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.
12/1/2021 3:07:13 PM

Scale: 1"=100'
Scale is approximate
This map was produced from the Town of Greenwich Geographic Information System. The Town expressly disclaims any liability that may result from the use of this map.

Map Printed Date: 12/1/2021 3:07:13 Copyright © 2000 by the Town of Greenwich.
CERTIFIED DEED HISTORY

PROPERTIES OF UMBERTO & BIAGINA BALDINUCCI

1931: Book 278, Page 446 By warranty deed, on June 18, 1931 Giuliani Armando conveyed to Umberto Giuliani Lot F as shown on Map #1218 attached hereto as Exhibit A.

1935: Per tax assessor’s field card, a house was constructed on Lot F.

1936: Book 330, Page 88 By warranty deed, on June 30, 1936 Umberto Giuliani conveyed to John Agostino¹ Lot F.

1942: Book 368, Page 466 By warranty deed, on January 9, 1942 John & Nellie Agostino² conveyed to Rocco & Caterina Agostino Lot F.

1945: Book 391, Page 599 By quit claim deed, on December 26, 1945 Caterina Agostino conveyed her interest in Lot F to Rocco Agostino.

1946: Book 417, Page 97 By warranty deed, on December 27, 1946 Joseph Caruso conveyed to Rocco Agostino a portion of Lot G shown on Map #1218, which portion is depicted on Map #4250 attached hereto as Exhibit B.

1961: In February & May of 1961 Rocco V. D’Andrea prepared a survey showing the division of the property into two separate parcels, Parcel A and Parcel B as depicted on Exhibit C attached hereto, and located a new foundation on Parcel B.


¹ Agostino, Augustino and Agostino are used interchangeably in chain of title.
² The undersigned has been unable to find any document in the GLR indicating any conveyance from John Agostino to Nellie Agostino, which is not relevant for the purposes of this deed history.
By warranty deed, on August 14, 1961 Rocco Agostino conveyed to Anthony M. Chiapetta Parcel No.1 depicted on Map #4250.

Per tax assessor’s field card, a house was subsequently constructed on Parcel B as depicted on Map #5977 attached hereto as Exhibit D.

By Certificate of Devise, on August 23, 1983 the Estate of Rocco Agostino conveyed a life estate to Desiderata Agostino in Parcel A and Parcel B as depicted on Map #5977.

By quit claim deed, on November 22, 1988 Mary Agostino conveyed to Brunie Anthony Agostino all of her right title and interest to Parcel A and Parcel B depicted on Map #5977.  

On July 10, 2018 Desiderata Agostino’s death certificate was recorded.

By administrator’s deed, on August 22, 2019 Elisabetta Agostino Sproul conveyed to Umberto Baldinucci and Biagina Baldinucci Parcel A depicted on Map #5977.

By administrator’s deed, on August 22, 2019 Elisabetta Agostino Sproul conveyed to Umberto Baldinucci and Biagina Baldinucci Parcel B depicted on Map #5977.

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3 The chain of title does not indicate that Mary Agostino had any vested right, title or interest in Parcel A and Parcel B at the time of conveyance.
I hereby certify that the deed history set forth above is upon information and belief a true and accurate deed history of the properties referenced therein.

[Signature]

William I. Haslun II

Sworn to before me this 31st day of December, 2021.

[Signature]

LUCIA VICO
A NOTARY PUBLIC OF CONNECTICUT
MY COMMISSION EXPIRES 02/28/22
BOOK 278 WARRANTEE DEED.

To all People to whom these Presents shall come, Greeting:

KNOW YE THAT I, GIULIANI ARMANO, formerly of the Town of Greenwich, County of Fairfield, and State of Connecticut, but now of the Town of Stamford, County of Fairfield and State of Connecticut,

For the consideration of FIVE HUNDRED ($500.00) DOLLARS,

received to my full satisfaction of UMBERTO GIULIANI, of the Town of Stamford, County of Fairfield and State of Connecticut,

Do give, grant, bargain, sell and convey unto the said UMBERTO GIULIANI,

all those certain lots, pieces, or parcels of land, situated and being in the Village of Cos Cob, in the Town of Greenwich, and more particularly described as Lot # P in the Cos Cob Park Tract, the same in size and location to be in accordance with a map or plan of said Tract now on file with the Town Clerk in and for said Greenwich,

Said Lot # P being more particularly described as fronting together 100 feet on a proposed street called Cos Cob Avenue, and running back from said Cos Cob Avenue 250 feet on the Westerly line; 130 feet on the Easterly line, and 166.20 feet on rear line, together with all right, title and interest in and to the street in front of said lot, the same to be used for street purposes only. Said lot is shown on a Map entitled, "Subdivision #2 of Lot #51 of additions #3 to Cos Cob Park."

SUBJECT to all incumbrances and liens of record, and subject to the zoning laws, rules and regulations as established within and for the Town of Greenwich.

SUBJECT to the Town of Greenwich tax on the list of June 1, 1931, due and payable January 1, 1932.

BEING the same premises conveyed to the Grantor herein by Andrea Gosentino by Warranty Deed dated April 19, 1929, and recorded in the Greenwich Land Records in Book 250 at Page 315.

I, the said grantor, do, by these presents, bind myself and my heirs forever to warrant and defend the above granted and bargained premises to the said grantee, his heirs and assigns, against all claims and demands whatsoever, except as aforesaid.

In Witness Whereof, I have hereunto set my hand and seal this 13th day of June, A. D. 1931.

Signed, sealed and delivered, in presence of:

Dominio A. Roima
Ruth Johnson

STATE OF CONNECTICUT,
COUNTY OF FAIRFIELD
Town of Greenwich

Personally appeared, GIULIANI ARMANO,

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

Received for record, Jun. 18, 1931, by Dominio A. Roima, Notary Public.
BOOK 330 WARRANTEE DEED.

To all People to whom these Presents shall come, Greeting:

KNOW YE THAT I, UMBERTO GIULIANI, of the Town of Stamford, County of Fairfield, and State of Connecticut,

For the consideration of One Dollar ($1.00) and other good and valuable considerations, received to my full satisfaction of JOHN AGUSTINO of the Town of Greenwich, County of Fairfield, and State of Connecticut,

Do give, grant, bargain, sell and confirm unto the said JOHN AGUSTINO,

All that certain lot, piece or parcel of land, situated and being in the Village of Cos Cob, in the Town of Greenwich, and more particularly described as Lot # F in the Cos Cob Park Tract, the same in size and location to be in accordance with a map or plan of said Tract now on file with the Town Clerk in and for said Greenwich.

Said Lot # F being more particularly described as fronting together 100 feet on a proposed street called Cos Cob Avenue, and running back from said Cos Cob Avenue 250 feet on the westerly line; 130 feet on the westerly line, and 156.20 feet on rear line, together with all right, title and interest in and to the street in front of said Lot, the same to be used for street purposes only. Said lot is shown on a Map entitled, "Subdivision of Lot #38 in addition #3 to Cos Cob Park."

SUBJECT to all incumbrances and liens of record, and subject to the zoning laws, rules and regulations as established within and for the Town of Greenwich.

BEING the same premises conveyed to the Grantor herein by Giulian Armando by Warranty Deed dated June 10, 1931, and recorded in the Greenwich Land Records in Book 270 at Page 446.

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 have and to hold the same in fee simple; and to the use, benefit and enjoyment of the same forever, to the intent and purpose that the said grantee, his heirs and assigns, shall have all and singular the full and undivided interest and estate in and to the premises aforesaid, forever.

And furthermore, I, the said grantor, do, by these presents, bind myself and my heirs, executors and administrators, in the sum of Ten Dollars, for the payment of which, this instrument shall not be given in evidence. And I do hereby forever release and discharge, and forever discharge, all and singular the defendants, the heirs, executors, administrators, and assigns of said defendants, from all and singular the demands, causes of action, and all other claims and proceedings, whatsoever, to the use of the said grantor, his heirs and assigns, as aforesaid.

In Witness Whereof, I have hereunto set my hand and seal this 19th day of June A.D. 1936.

Signed, sealed and delivered, in presence of:

DOMENICO A. ROINA
VINCENTI FRIERONI

STATE OF CONNECTICUT,

County of Fairfield

Town of Greenwich

the foregoing instrument, and acknowledged the same to be his free act and deed before me.

Revised for Record, June 29, 1936, at 30 M. 21 H. 21 A. Mt., and recorded by

Notary Public

I hereby certify that David John, Notary Public, swore to the foregoing instrument, and were duly notorially acknowledged, and sworn to the foregoing instrument, and were duly sworn and acknowledged, and that the same is a true and correct copy of the original instrument.
BOOK 368 WARRANTEE DEED.

To all People to whom these Presents shall come, Greeting:

KNOW YE THAT we, JOHN AGOSTINO and NELLI AGOSTINO, also known as John Augustine and Nellie Augustine, of the Town of Greenwich, County of Fairfield and State of Connecticut,

For the consideration of One ($1) Dollar and other valuable considerations
received to our full satisfaction of ROCCO AGOSTINO and CATERINA V. AGOSTINO, husband and wife, also known as Rosco Augustine and Caterina V. Augustine, of said Town of Greenwich,

DO give, grant, bargain, sell and convey unto the said ROCCO AGOSTINO and CATERINA V. AGOSTINO as joint tenants, with survivorship, and not as tenants in common
All that certain piece or parcel of land with the buildings thereon situated in the said Town of Greenwich known and designated as Lot F on a certain map entitled “Map Showing Subdivision No. 2 of Lot No. 518 in addition No. 3 to Cos Cob Park at Cos Cob, Greenwich, Conn.”, which map is on file in the office of the Town Clerk of said Greenwich and there numbered 3875.

Said premises are more particularly bounded and described as follows: Northerly 156.20 feet by land of Florence Chiappetta, Easterly 100 feet by land of Winthrop Land Company, Southwesterly 100 feet by land of Morgan Avenue and Westerly 250 feet by land of Andrew Constantino and land of Angel Fratini.

Together with all right, title and interest of the Grantees in and to Cos Cob Avenue in front of and adjoining said premises.

Said premises are conveyed subject to the Zoning and Town Planning laws, rules and regulations as established in and for the Town of Greenwich.

Subject to Town of Greenwich Tax on the list of June 1, 1941 due and payable in January and July, 1942.

Said premises are subject to a mortgage for Twelve Hundred ($1,200) Dollars from the Grantees herein to Anthony R. Belmont dated December 20, 1941 and recorded in the Greenwich Land Records securing the indebtedness of the Grantees herein to said Anthony R. Belmont in said sum and which said indebtedness and the mortgage securing the same the Grantees herein expressly assume and agree to pay as part of the consideration for this Deed.

TO HAVE AND TO HOLD the above granted and bargained premises, with the privileges and appurtenances thereof, unto the said Grantees forever and during their joint lives, and upon the death of either of them, unto the survivor of them and to his or her heirs and assigns forever, to their use proper and behoof. It being the intention hereby to convey to the said Grantees the use and improvement of said premises during their joint lives and the remainder in fee to the survivor.

We have hereunto caused to be made, signed, sealed and delivered, in the presence of

Lloyd J. Veal
Archibald H. Tunick

the said grantees, as well as said grantees, their heirs and assigns.

And furthermore, we the said grantees, for the above premises, to warrant and defend the above granted and bargained premises to them the said grantees, their heirs and assigns, against all claims and demands whatsoever, except as above mentioned.

In Witness Whereof, we have hereunto caused to be set --- hands and seals this 31st day of December in the year of our Lord nineteen hundred and forty-one.

Signed, sealed and delivered, in presence of

Lloyd J. Veal
Archibald H. Tunick

STATE OF CONNECTICUT,
COUNTY OF FAIRFIELD.

Personally appeared, JOHN AGOSTINO AND NELLI AGOSTINO

Signers and Sealers of the foregoing instrument, and acknowledged the same to be their free act and deed before me.

Received for Record, Jan. 9, 1942

Archibald H. Tunick, Notary Public.
BOOK 39. QUIT CLAIM

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

That I, CATHERINA V. AGOSTINO, of the 

Town of Greenwich, County of Fairfield and State of Connecticut, 

for the consideration of ONE ($1.00) DOLLAR and other good and valuable consideration, 

received to my full satisfaction of ROCCO AGOSTINO, of the said Town of Greenwich, County 

and State aforesaid, 

do 
execute, perform, release, and forever Quit Claim unto the said ROCCO AGOSTINO, 

his heirs and assigns forever, all the 

said right, title, interest, claim, and demand, whatsoever, which I, the said Reelee, have or ought to 
have in or to all that certain tract, piece or parcel of land, with the buildings and improvements 
thereon, situated in the said Town of Greenwich, and known and designated as Lot 36 on a certain 
map entitled "Map Showing Subdivision No. 2 of Lot No. 36 in addition No. 3 to Cos Cob Park at Cos Cob, Greenwich, Conn," which map is now on file in the 
office of the Town Clerk of the said Town of Greenwich and therein numbered 1238 and 
more particularly bounded and described as follows: 

NORTHERLY 156.20 feet by land now or formerly of Florence Chiappetta, 

EASTERNLY 120.00 feet by land now or formerly of Winthrop Land Company, 

SOUTHERLY 100.00 feet by Cos Cob Avenue, and 

WESERELY 280.00 feet by land now or formerly of Andrea Constantino and land now or formerly 
of Angelo Pescito, 

Together with all right, title and interest in and to the highway, Cos Cob Avenue, so-
called, in front of and adjoining said premises. 

Being the same premises described in a Warranty Deed from John Agostino and Nellie Agos-
tino to the Reelee and Reelee hereinafter, dated December 31, 1941 and recorded in Book 
36H at page 486 of the Greenwich Land Records. 

To have and to hold the premises, with all the appurtenances unto the said Reelee his heirs and assigns 
forever, so that neither I, the said Reelee, nor my heirs, nor any person under me 
or them, shall hereafter have any claim, right, or title in or to the premises, or any part thereof, but there from 
and they are by these presents forever barred and excluded. 

In Witness Whereof, I have hereunto set my hand and seal this 26th day of December in 

the year of our Lord nineteen hundred and forty-five. 

Signed, sealed and delivered, in presence of 

ROCCO AGOSTINO 

Lorraine RePaske 

CATERINA V. AGOSTINO (6-9) 

STATE OF CONNECTICUT, 

COUNTY OF FAIRFIELD 

Town of Greenwich, 

December 26, 1945, 

Personally appeared, CATERINA V. AGOSTINO SIGNED and SEALER 

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

Received for Record, Dec. 26, 1945 at 4:30 P.M. and recorded by 

ROCCO AGOSTINO Commissioner of the Superior Court for Fairfield County
To all People to whom these Presents shall come, - Greeting:

Know Ye That I, JOSEPH CARUSO, of the Town of Greenwich, County of Fairfield, and State of Connecticut,

For the consideration of TWO HUNDRED AND FIFTY DOLLARS ($250.00)

received to my full satisfaction of ROCCO AGOSTINO, of said Town of Greenwich,

Do give, grant, bargain, sell and convey unto the said ROCCO AGOSTINO,

ALL that certain tract, piece or parcel of land situated in the Town of Greenwich, County of Fairfield and State of Connecticut, known and designated as a portion of Lot or plot "O" on a certain map, entitled "Map Showing Subdivision No. 2 of Lot No. 318 in addition No. 3 to Cos Cob Park, at Cos Cob, Greenwich, Conn. owned by The Winthrop Land Company, 101 Tremont St., Boston, Mass. Oscar LaFevere, Trustee," and now on file in the Office of the Town Clerk of said Town of Greenwich, bounded and described as follows:

BEGINNING at a point formed by the intersection of the division line between the southeast corner of lot or plot 320 on the above mentioned map and the premises herein described with the northeast corner of Cos Cob Avenue and running thence N 7° 11' E and through land of the Grantee herein 100 feet, thence N 8° 49' W and through land of the Grantee herein 100 feet more or less, to the southerly line of land of Frank Chiappetta; thence E 87° 13' W 75 feet, more or less, thence E 49° 35' W 30 feet, thence E 29° 06' W to the westerly line of lot or plot "P", herein above mentioned, and thence S 2° 45' E 150 feet to the point and place of beginning.

TOGETHER with the right and privilege of using a right of way 15 feet in width in front of said premises leading to and from Cos Cob Avenue, the same to be used for street purposes only.

SAID premises are bounded SOUTHWESTLY by land of Frank Chiappetta; SOUTHERLY by other land of the Grantee herein; SOUTHERLY by a driftway; and WESTERLY by lot or plot "P," herein above mentioned.

SUBJECT to agreements, if any, existing between the Grantee herein and David O'Neill in reference to restrictions in the use of the premises herein conveyed and subject to the Town of Greenwich Tax on the list of June 1st, 1946, due and payable January and July 1947, and to the Zoning Laws, Rules and Regulations as established within and for the Town of Greenwich.

To have and to hold the above granted and bargained premises, with the appurtenances thereof unto him, the said grantee, his heirs and assigns forever, and to his and their own proper use and benefit. And also I, the said grantor, covenant with the said grantee, his heirs and assigns, that at and until the vesting of these presents, I will well and truly convey to him the said premises, and covenant and agree with him, his heirs and assigns, to keep and maintain the same in good repair, and that the same shall be forever free from all incumbrances whatsoever, except as aforesaid.

And Furthermore, I, the said grantor do, by these presents, bind my self and my 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, I have hereunto set my hand and seal this 23rd day of December, A.D. 1946.

Signed, sealed and delivered, in presence of

Mary Roine

Dominio A. Roine

STATE OF CONNECTICUT,
Fairfield County,

As: GREENWICH,

December 23rd, 1946

Personally appeared, JOSEPH CARUSO

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

Dominio A. Roine, Commissioner of the Superior Court for Fairfield County.

I hereby certify that the United States Internal Revenue Stamp in the amount of $6 & $5/100 cents, was attached to the foregoing instrument, and is hereby cancelled.

Received for Record, December 27, 1946

at 1 1/2 AM, P.M. and recorded by

Town Clerk.
To all People to Whom these Presents shall Come Greeting:

Know Ye, That we, ANTHONY M. CHIAPPETTA and FRANK CHIAPPETTA, both of the Town of Greenwich, County of Fairfield and State of Connecticut,

for the consideration of ONE ($1.00) DOLLAR and other good and valuable consideration,

received to 3: full satisfaction of ROCCO AGOSTINO, of the Town of Greenwich, County and state aforesaid,

do give, grant, bargain, sell and confirm unto the said ROCCO AGOSTINO,

All that certain tract, piece or parcel of land, known and designated as Parcel 2 on a certain map entitled "MAP OF PROPERTY IN COB COB, GREENWICH, CONNECTICUT, Prepared for ROCCO AGOSTINO," certified substantially correct Rocco V. D'Andrea, Surveyor, Riverside, Conn., September 7, 1960, now on file in office of the Town Clerk of Greenwich and therein numbered 4250.

The premises are conveyed subject to:

1. Zoning and planning 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 appurtenances thereof, unto him, the said grantee, his heirs, assigns forever, to his and their own proper use and behoof.

And also, we, the said grantors, do for ourselves, our heirs, executors, administrators, assigns, and assigns, covenant with the said grantee, his heirs, assigns, that at and until the ensaile of these presents, we 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 incumbrances whatsoever, except as hereinafore mentioned.

And Furthermore, we, the said grantors, do by these presents bind ourselves and our heirs, assigns, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to him, the said grantee, his heirs, assigns, against all claims and demands whatsoever, except as hereinafore mentioned.

In Witness Whereof, we have hereunto set our hands and seals this 4th day of March, in the year of our Lord nineteen hundred and sixty.

Signed, sealed and delivered in presence of

State of Connecticut,
County of Fairfield

as Greenwich, A.D. 1961

Personally Appeared Anthony M. Chiappetta & Frank Chiappetta,

Signers, and Sealers of the foregoing Instrument, and acknowledged the same to be their free act and deed before me.

Rocco H.P. uten. James A. Godfrey
Commissioner of the Superior Court

AUG 14 1961 1:38 P.M. Atto. Deputy

Reserve for Record
STATE OF CONNECTICUT, 
COUNTY OF Fairfield. 


Personally appeared, GEORGE POLLISTER SPENCER and ELIZABETH C. SPENCER.

According to the foregoing instrument, and acknowledged the same to be true, free and clear,
before me.

My Commission Expires: April 1, 1965

Received for Record Aug 15 1961 at 4:21 PM.

Town Clerk.

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

Know Ye, that I, ROCCO AGOSTINO, of the Town of Greenwich, 
County of Fairfield and State of Connecticut,

for the consideration of ONE ($1.00) DOLLAR and other good and
valuable considerations,

received to my full satisfaction of ANTHONY M. CHIAPPETTA, of the Town
of Greenwich, County and State aforesaid,

do give, grant, bargain, sell and confirm unto the said ANTHONY M. CHIAPPETTA,

All that certain tract, piece or parcel of land,
known and designated as Parcel 1 on a certain map entitled "MAP OF PROPERTY in COS COB, GREENWICH, CONNECTICUT, Prepared
for ROCCO AGOSTINO," certified substantially correct Rocco V. D'Andrea, Surveyor, Riverside, Conn., September 7, 1960
now on file in the office of the Town Clerk of Greenwich and therein numbered 4250.

The premises are conveyed subject to:

1. Zoning and planning laws, rules and regulations as established in and for the Town of Greenwich.
3. A life use to Frank Chiappetta.
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto him the said grantee, his heirs, assigns forever, to him and their own proper use and behoof.

And also, I the said grantor do for myself, my heirs, executors, administrators, successors and assigns, covenant with the said grantee, his heirs and assigns, that at and until the enseling of these presents, I am 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 incumbrances whatsoever, except as hereinafore mentioned.

And Furthermore, I the said grantor do by these presents bind myself and my heirs, successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to him, the said grantee, his successors heirs and assigns, against all claims and demands whatsoever, except as hereinafore mentioned.

In Witness Whereof, I have hereunto set my hand and seal this 10th day of March, in the year of our Lord nineteen hundred and sixty, A.D.

[Signatures]

Rocco Agostino

State of Connecticut,
County of Fairfield

[Signature]

Rocco R. P. Ferra, Commissioner of the Superior Court

Received for Record 1 AUG 14, 1961 at 4:39 PM, Attorney General Office.
CERTIFICATE OF DEVISE, DESCENT OR DISTRIBUTION

STATE OF CONNECTICUT
COURT OF PROBATE

NOTE: File certificate with town clerk where real property is situated.

Court of Probate, District of Greenwich, District No. 057

ESTATE OF Rocco Agostino

LATE OF Greenwich, DECEASED

June 22, 1982

THIS CERTIFIES that as appears from the records of this Court said deceased died on the date above written and his estate has been duly settled in this Court; and there is distributed, set-out, and divided or descended, devised.

TO Desiderata Agostino, of Greenwich, Connecticut, a conditional life estate pursuant to Article Fourth of the Last Will and Testament of said decedent, in and to the following described real estate:

**PARCEL A**

Beginning at a point 138.30 feet from the easterly side of Bible Street. Said point is located at the intersection of other land of Rocco Agostino and Cos Cob Avenue; thence North 121.0 feet; thence East 99.50 feet; thence South 121.0 feet; thence West 99.50 feet to the point or place of beginning.

Said parcel A is further delineated on a map entitled "Map #2 of Property in Cos Cob, Greenwich, Connecticut Prepared for Rocco Agostino" by Rocco V. D'Andrea Surveyor revised to May 18, 1961.

**PARCEL B**

Beginning at a point 118.30 feet from the easterly side of Bible Street. Said point is located at the intersection of property owned by Rocco Agostino and Betty Sandi Rozmus; thence continuing in a northerly direction 190.00 feet; thence in a Southerly direction 210.30 feet; thence South 125.0 feet; thence West 80.50 feet; thence North 121.0 feet; thence West 99.50 feet; thence South 121.0 feet; thence West 20.0 feet to the point or place of beginning.

Said parcel B is further delineated on a map entitled "Map #2 of Property in Cos Cob, Greenwich, Connecticut Prepared for Rocco Agostino" by Rocco V. D'Andrea Surveyor revised to May 18, 1961, being Map No. 5977 on file in the Greenwich Land Records.

Reference to the records of said Probate Court being hereby had for a more particular description.

IN TESTIMONY WHEREOF, on this 29th day of June, 1983, I have hereunto set my hand and affixed the SEAL of this Court to this certificate.

Cameron F. Hoppe
Judge, Probate Clerk

Received for Record AUG 23 1983

[Seal]

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

Know Ye, That Mary Agostino, of the Town of Cos Cob, County of Fairfield and State of Connecticut,

for the consideration of ONE ($1.00) DOLLAR, and other good and valuable considerations,

received to my full satisfaction of BRUNIE ANTHONY AGOSTINO, of the Town of Cos Cob, County of Fairfield, State of Connecticut,

do remise, release, and forever QUIT-CLAIM unto the said BRUNIE ANTHONY AGOSTINO,

his heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Releaser have or ought to have in or to

SEE SCHEDULE A ATTACHED HERETO.
SCHEDULE A

PARCEL A

Beginning at a point 118.30 feet from the easterly side of Bible Street. Said point is located at the intersection of other land of Rocco Agostino and Cos Cob Avenue; thence North 111.6 feet; thence East 39.30 feet; thence South 111.6 feet; thence West 99.50 feet to the point or place of beginning.

Said parcel A is further delineated on a map entitled "Map #2 of Property in Cos Cob, Greenwich, Connecticut Prepared for Rocco Agostino" by Rocco V. D'Andrea Surveyor revised to May 10, 1963.

PARCEL B

Beginning at a point 118.30 feet from the easterly side of Bible Street. Said point is located at the intersection of property owned by Rocco Agostino and Betty Sanders. thence continuing in a northerly direction 100.60 feet; thence in a southeasterly direction 210.30 feet; thence South 125.0 feet; thence West 80.50 feet; thence North 144.0 feet; thence West 99.50 feet; thence South 111.6 feet; thence West 20.0 feet to the point or place of beginning.

Said parcel B is further delineated on a map entitled "Map #2 of Property in Cos Cob, Greenwich, Connecticut Prepared for Rocco Agostino" by Rocco V. D'Andrea Surveyor revised to May 10, 1963, being Map No. 5977 on file in the Greenwich Land Records.
To have and to hold the premises, with all the appurtenances, unto the said RELEASEE his heirs and assigns forever, so that neither I, the RELEASEE nor my heirs nor any other person under me or them shall hereafter have any claim, right or title to or in the premises, or any part thereof, but therefrom I am and they are by these presents forever barred and excluded.

In Witness Whereof, I have hereunto set my hand and seal

[Signature]

The undersigned officer, personally appeared and executed the same for the purposes therein contained.

In witness whereof I hereto set my hand.

Commissioner of the Superior Court
Title of Office

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

On this the 22nd day of November 1988, before me, the undersigned officer, personally appeared

Donna Castrenova

Mary Agostino

known to me (or satisfactorily proven) to be the person subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereto set my hand.

STATE OF CONNECTICUT
COUNTY OF

On this the day of 19 , before me, the undersigned officer, personally appeared who acknowledged himself to be the

[Signature]

of a corporation, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes thereto contained, by signing the name of the corporation by himself as

In witness whereof I hereto set my hand.

Received for Record NOV 2 1988 at 2 P.M. Attest: Town Clerk.
Desiderata Agostino

Fairfield

Greenwich

Zip Code: 60830

94

CT

CT

Fairfield

St. Mary Cemetery, Greenwich, CT.

Cashing Gift, 540 Old Post Rd., Greenwich, CT 06830

Address: Greenich, CT

Date: 7/12/1924

Residence: Greenwich

Mother's Name: Catarina Mediate

Father's Name: Rosco Caruso

Informant: Elisabeth A. Sprout

Daughter: Leah S. Avenido del Monte, Tucson, AZ

Informant: Nathaniel Whittel

Hospice Home

Residence: 70 Parsonage Rd.

City: Greenwich

State: CT

Date of Death: 7/12/1924

Time of Death: 10:50 p.m.

Immediate Cause of Death: Cardiac Arrest

Cause of Death: Atherosclerosis

Certifying Practitioner: Dr. Renato Dauz, MD

Date of Report: 7/16/2018

Registrar: Barbara Lawler, CT

Date of Certification: JUL 1 0 2018

I hereby certify that this is a true copy of the record on file in the GREENWICH TOWN CLERK'S OFFICE. Except such information as is non-disclosable by law, attested by the raised seal of the Town of Greenwich.

ASSISTANT REGISTRAR: JUL 10, 2018
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT Elisabetta Agostino Sproul administratrix of the estate of Rocco Agostino of Tucson Arizona

in consideration of the sum of SEVEN HUNDRED THOUSAND ($700,000.00) Dollars received to their full satisfaction from

* Umberto Baldinucci of Greenwich Connecticut

* and Biagio Baldinucci as joint tenants with rights of Survivorship

do grant, bargain, sell and convey unto the said Grantee all the right, title, interest, claim and demand which the said decedent had at the time of her decease, or which as such administratrix's okay take care I have or ought to have, in and to a certain piece or parcel of land, with the buildings thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, described on Schedule A attached hereto and subject to Schedule B also attached hereto: said property also known as 2 Caroline Farms Rd., Greenwich, CT 06807

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto him the said grantee, and his heirs and assigns to him and his own proper use and benefit forever. And we the said trustees do hereby covenant with him the said grantee, and his heirs and assigns, that we have full power and authority, as trustees aforesaid, to grant and convey the above described premises in manner and form aforesaid and for ourselves and our heirs, executors and administrators do further covenant to warrant and defend the same to them the said grantee, and his heirs and assigns, against the claims of any person or persons whomsoever, claiming by, from or under us as trustees aforesaid.

IN WITNESS WHEREOF, I as such administratrix have hereunto set my hand and seal this 12th day of August, 2019.

Signed, Sealed and Delivered in presence of:

Elisabetta Agostino Sproul

administratrix of the estate
of Rocco Agostino

STATE OF ARIZONA
COUNTY OF PINA

Aug 12, 2019

Personally appeared Elisabetta Agostino Sproul administratrix of the estate of Rocco Agostino the signer and sealer of the foregoing instrument, who acknowledged that she executed the same in the capacity and for the purpose therein stated, and that the same is her free act and deed before me.
Legal Description
2 Caroline Farms Road, Cos Cob, Greenwich, CT
Tax Id: 08A-1757/s

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, being designated as Parcel “A” 12,039.5 sf, on that certain map entitled “Map Showing Properties in Cos Cob, Greenwich, Connecticut, Prepared for Estate of Rocco Agostino” dated February 18, 1983, scale: 1” = 30’, by Fiorenzo Corbo, L.S. #8491, which map is on file with the Town Clerk of the Town of Greenwich as Map No. 5977; which parcel is bounded and described as follows:

Beginning at a point 138.30 feet from the easterly side of Bible Street, said point is located at the intersection of other land of the Estate of Rocco Agostino and Cos Cob Avenue (n/k/a “Caroline Farms Road”) thence N 2° 49’ W 121.0 feet; thence N 87° 11’ E 99.50 feet; thence S 2° 49’ E 121.0 feet; thence S 87° 11’ W 99.50 feet, to the point or place of beginning.
SCHEDULE B

Said premises shall be conveyed subject to the following:

1. Local Zoning and Planning rules and regulations including any municipal agency.

2. Local Real Estate Taxes due and payable after the closing.

3. Any present or future sewer assessments including any unpaid installments thereon, due and payable after the closing.

CONVEYANCE TAX RECEIVED
STATE $    $5,250.00
LOCAL $    $1,750.00
CARMELLA C. BUDKINS
GREENWICH Town Clerk

RECEIVED FOR RECORD
AUG 22, 2019 12:21:39 PM
CARMELLA C. BUDKINS
Town Clerk
GREENWICH, CT
TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT Elisabetta Agostino Sproul administratrix of the estate of Rocco Agostino of Tucson Arizona

in consideration of the sum of SEVEN HUNDRED FOURTEEN THOUSAND ($714,000.00) Dollars received to their full satisfaction from

Damberto Baldinucci and Biagina Baldinucci of Greenwich Connecticut

do grant, bargain, sell and confirm unto the said Grantee all the right, title, interest, claim and demand which the said decedent had at the time of her decease, or which as such administratrix's okay take care I have or ought to have, in and to a certain piece or parcel of land, with the buildings thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, described on Schedule A attached hereto and subject to Schedule B also attached hereto: said property is also known as 4 Caroline Farms Rd., Greenwich, CT 06807

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto him the said grantee, and his heirs and assigns to him and his own proper use and benefit forever. And we the said trustees do hereby covenant with him the said grantee, and his heirs and assigns, that we have full power and authority, as trustees aforesaid, to grant and convey the above described premises in manner and form aforesaid and for ourselves and our heirs, executors and administrators do further covenant to warrant and defend the same to them the said grantee, and his heirs and assigns, against the claims of any person or persons whomsoever, claiming by, from or under us as trustees aforesaid.

IN WITNESS WHEREOF, I as such administratrix have hereunto set my hand and seal this 12 day of August, 2019.

Signed, Sealed and Delivered in presence of:

[Signatures]

STATE OF ARIZONA )
COUNTY OF MARICOPA )

Personally appeared Elisabetta Agostino Sproul administratrix of the estate of Rocco Agostino the signer and sealer of the foregoing instrument, who acknowledged that she executed the same in the capacity and for the purpose therein stated, and that the same is her free act and deed before me.

[Signature]
Notary Public
Commissioner Superior Court
Legal Description
4 Caroline Farms Road, Cos Cob, Greenwich, CT
Tax Id: 08-1009/s

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, being designated as “Parcel B” 19,460.5 sf, on that certain map entitled “Map Showing Properties in Cos Cob, Greenwich, Connecticut, Prepared for Estate of Rocco Agostino” dated February 18, 1983, scale: 1” = 30’, by Fiorenzio Corbo, L.S. #8491, which map is on file with the Town Clerk of the Town of Greenwich as Map No. 5977; which parcel is bounded and described as follows:

Beginning at a point 118.30 feet from the easterly side of Bible Street, said point is located at the intersection of land of the Estate of Rocco Agostino and land now or formerly of Betty Sanda Rozmus; thence N 2° 49’ W 190.0 feet; thence S 74° 48’ 45” E 210.30 feet; thence S 2° 49’ E 125.0 feet; thence S 87° 11’ W 80.50 feet; thence N 2° 49’ W 121.0 feet; thence S 87° 11’ W 99.50 feet; thence S 2° 49’ E 121.0 feet; thence S 87° 11’ W 20.0 feet to the point or place of beginning.
SCHEDULE B

Said premises shall be conveyed subject to the following:

1. Local Zoning and Planning rules and regulations including any municipal agency.

2. Local Real Estate Taxes due and payable after the closing.

3. Any present or future sewer assessments including any unpaid installments thereon, due and payable after the closing.

CONVEYANCE TAX RECEIVED
STATE $    $5,355.00
LOCAL $    $1,765.00
CARMELLA C. BUDKINS
GREENWICH Town Clerk

RECEIVED FOR RECORD
AUG 22, 2019 12:21:43 PM
CARMELLA C. BUDKINS
Town Clerk
GREENWICH, CT
### Land Data and Calculations

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### Transfer of Ownership

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<th>Date</th>
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<th>certify or Request of</th>
<th>Name, Address, Phone, Etc.</th>
<th>Property Description</th>
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<td>101 CAROLINE FARMS ROAD 0004</td>
<td>BALDWINO CI TUMANO &amp; MIGRANIA</td>
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### Tax Records

- Date: 10/01/2018
- Property Description: 101 CAROLINE FARMS ROAD 0004
To Whom It May Concern:

Please be advised that W.I. Haslun II and the law firm of Johnson, Haslun & Hogeman, LLP are hereby authorized to act as our agent before all land use agencies of the Town of Greenwich with regard to properties owned by us and located at 2 & 4 Caroline Farms Road, Cos Cob, Connecticut.

Umberto Baldinucci  
10/3/21  
Date

Biagina Baldinucci  
12/3/21  
Date
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF APPLICATION FOR
LOT LINE REVISION

STATE OF CONNECTICUT) ) ss: Greenwich December 3, 2021
COUNTY OF FAIRFIELD )

I, William I. Haslun, being first duly sworn, do hereby certify that on December 3, 2021 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 shown on the Town Tax Assessor’s Office records of property abutting (as said term is defined in §6-14(a)(3) of the Greenwich Building Zone Regulations) the property belonging to Umberto & Biagina Baldinucci located at 2 & 4 Caroline Farms Road, Cos Cob, Greenwich for which an application has been filed with the Planning & Zoning Commission of the Town of Greenwich for a determination that a lot line revision between the two properties does not constitute a subdivision or a re-subdivision.

W.I. Haslun II

Subscribed and sworn to before me this 3rd day of December 2021.

Notary Public

A NOTARY PUBLIC OF CONNECTICUT
MY COMMISSION EXPIRES 02/28/22
EXHIBIT A

(See Attached Mailing)
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<td>6 Carolina Farms Road, Unit 1</td>
<td>Steven &amp; Marjorie Cotton Brooks</td>
<td>Cos Cob, CT 06807</td>
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</tbody>
</table>

**Certified of Mailing**

- Name and Address of Sender
- Postmark Date: DEC 03 2021
- Certificate of Mailing
- USPS Tracking Number 690000000000000

**Postage Paid**

- $7.05
- Due Dec 30
- Cos Cob, CT 06807
- Postage Paid

See Reverse for Instructions
December 3, 2021

To Whom It May Concern:

Notice is hereby given that Umberto & Biagina Baldinucci, owners of property located at 2 & 4 Caroline Farms Road, Cos Cob, have filed an application with the Planning & Zoning Commission of the Town of Greenwich for a determination that a lot line revision between the two properties does not constitute a subdivision nor a re-subdivision.

Further information with regard to this application may be obtained by contacting the undersigned at (203) 983-6750 or the Planning and Zoning Commission of the Town of Greenwich, 101 Field Point Road, Greenwich, at (203) 622-7894.

W. I. Haslun, II, Esq.