### APPLICATION SUMMARY:
The applicant is requesting final subdivision approval to remove the existing dwelling and subdivide a SF property into one 7,550 SF lot, one 8,446 SF lot and a 2,825 SF open space area (15% of the total lot area) and construct a single-family dwelling with attached garage, patio and porous asphalt driveway on each proposed lot, on a property located at 4 Chasmar Road in the R-7 zone and AE and X Flood Zones.

### ISSUES/RECOMMENDATIONS:

1. **DPW Engineering** – Issued comments dated 6/29/22 indicating several comments to be addressed and that the storm drainage and site work would not be reviewed due to issued

---

### Final Subdivision

<table>
<thead>
<tr>
<th>Proposed 2 lot Subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LOCATION:</strong> 4 Chasmar Road</td>
</tr>
<tr>
<td><strong>TAX ID:</strong> 06-1074/S</td>
</tr>
<tr>
<td><strong>EXISTING ZONING:</strong> R-7 (7,500 SF minimum lot)</td>
</tr>
<tr>
<td><strong>FLOOD ZONE:</strong> AE, X</td>
</tr>
<tr>
<td><strong>PARCEL SIZE:</strong> 18,821 SF</td>
</tr>
<tr>
<td><strong>UTILITIES:</strong> Sewer, Public Water</td>
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</table>

### LOT AREAS

<table>
<thead>
<tr>
<th>Proposed Parcel 'A'</th>
<th>PROPOSED</th>
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<tbody>
<tr>
<td>Lot Area</td>
<td>7,550 SF</td>
</tr>
<tr>
<td>Green Area</td>
<td>50%</td>
</tr>
<tr>
<td>Total Coverage</td>
<td>Maximum 3,750 SF</td>
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</table>

<table>
<thead>
<tr>
<th>Proposed Parcel 'B'</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>8,446 SF</td>
</tr>
<tr>
<td>Green Area</td>
<td>Not provided</td>
</tr>
<tr>
<td>Total Coverage</td>
<td>Not Provided</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Open Space Parcel 'P'</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>2,825 SF (15% of total lot area)</td>
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</table>

### ZONING STATISTICS

<table>
<thead>
<tr>
<th>Proposed Parcel 'A' Setbacks:</th>
<th>ALLOWED/REQUIRED</th>
<th>PROPOSED</th>
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</thead>
<tbody>
<tr>
<td>Front</td>
<td>25'</td>
<td>25.5'</td>
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<tr>
<td>Side</td>
<td>5'/ sum of 15'</td>
<td>17.4' and 10.5'/27.9'</td>
</tr>
<tr>
<td>Rear</td>
<td>25'</td>
<td>26.1'</td>
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</table>

<table>
<thead>
<tr>
<th>Proposed Parcel 'B' Setbacks:</th>
<th>ALLOWED/REQUIRED</th>
<th>PROPOSED</th>
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<tbody>
<tr>
<td>Front</td>
<td>25'</td>
<td>25.5'</td>
</tr>
<tr>
<td>Side</td>
<td>5'/ sum of 15'</td>
<td>5.5' and not provided'/ Not provided'</td>
</tr>
<tr>
<td>Rear</td>
<td>25'</td>
<td>25.3</td>
</tr>
</tbody>
</table>

| Application Summary: The applicant is requesting final subdivision approval to remove the existing dwelling and subdivide a SF property into one 7,550 SF lot, one 8,446 SF lot and a 2,825 SF open space area (15% of the total lot area) and construct a single-family dwelling with attached garage, patio and porous asphalt driveway on each proposed lot, on a property located at 4 Chasmar Road in the R-7 zone and AE and X Flood Zones. |
|-----------------------------|------------------|----------|
| Application Summary: The applicant is requesting final subdivision approval to remove the existing dwelling and subdivide a SF property into one 7,550 SF lot, one 8,446 SF lot and a 2,825 SF open space area (15% of the total lot area) and construct a single-family dwelling with attached garage, patio and porous asphalt driveway on each proposed lot, on a property located at 4 Chasmar Road in the R-7 zone and AE and X Flood Zones. |
| DPW Engineering – Issued comments dated 6/29/22 indicating several comments to be addressed and that the storm drainage and site work would not be reviewed due to issued |
regarding sight distance and obstructions from vegetation and stone walls in the right of way of the proposed driveways.


3. **IWWA** – The applicant has received an IWWA Permit #2022-02 and Conceptual Approval #2022-01 for construction 20 feet from wetlands.

4. **Sewer** – Awaiting comments. P&Z may not receive Sewer Division comments before the meeting.

5. **Conservation** – Issued comments dated 6/27/22 which note the parcel P designated as open space is the most environmentally valuable upland section of the site and preserves the shallow ledge, steep slopes, wooded area and the wide natural buffer to the Cedar Mill Brook. Also, Conservation notes due to the steep slope and small lot size, the stockpile area seems limited and the applicant should indicate the method of rock removal, its storage area and timeframe of removal. Proper measures should be specified to minimize the noise and dust pollution to the protected watercourse and open space area.

6. **Tree replacement** – Conservation department recommends offsetting the ten trees lost with a tree replacement at a 1:1 ratio with native trees or 3 shrubs per tree or 30 native perennials depending on the ledge conditions.

7. **Open Space** – The proposal includes a 2,825 SF open space parcel which equals 15% of the total lot area. The Commission should determine if the proposed open space meets the requirements of the Town of Greenwich Subdivision Regulations.

8. The side yard setback for proposed parcel ‘B” closest to the proposed open space is not provided. It appears to be greater than the required minimum setback but is not shown on any plans. The applicant should provide the setback to ensure the proposed dwelling would meet zoning requirements for R-7.

9. The applicant did not provide green area calculations.

10. Open Space Deed Restriction documents should be submitted to Conservation and the Law Department for review and acceptance prior to be filed with any approved subdivision record sheet (aka Mylar).

11. If approved as a final subdivision or re-subdivision, the applicant should prepare a record sheet in a form suitable for the Chairman of the Planning and Zoning Commission to sign and file with the Greenwich Land Records, and the following notes shall be added:

   a. Any proposed change in the status of the Open Space area such as change in size or ownership, and any change in the size of approved subdivision lots shall require submission of a revised plan and Declarations of Restrictions for review by the Conservation Department and approval by Planning and Zoning. The revised maps may require approval from the Commission as a re-subdivision and the Declaration may require amendments to reflect the changes

   b. Pursuant to Section 6-287, all subdivision lots shall be reviewed for compliance with Town drainage standards and a detailed drainage plan for each lot should be submitted to Planning & Zoning and DPW for review, prior to the issuance of any building permits. Drainage Maintenance Agreements may be required

   c. Any proposed blasting will require the preparation of a pre-blast survey.

   d. Prior to issuance of a building permit for any lot, plans showing proposed house location, setbacks, driveways, accessory structures and uses, grading and drainage,
erosion control plans, and protection measures for protecting trees to remain shall be submitted and approved by Planning and Zoning and Conservation for review.

e. The following note should be placed on the subdivision 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” [Sec. 6-269(15)]

f. The subdivision map should include a signature block for the Planning and Zoning Chairman’s signature in accordance with 6-269(b)(16) of the GSR.

12. Staff notes that, if approved, the applicant, prior to issuance of a Zoning Permit for any of these lots shall provide the following:

a. A soil and erosion control plan shall be developed for each lot including the location of silt fences, stockpile areas, tree protection/removal and the location of foundation dewatering controls.

b. In order to keep the disturbance to a minimum, none of the erosion/sedimentation controls shall be installed within the open space/ easement areas.

c. There shall be no earth disturbance, grade changes, removal of trees or issuance of any town permits until Planning and Zoning or its designee has reviewed and approved the S&E plans and confirms that all controls are properly in place in the field to avoid damage to natural resources during the construction period.

DEPARTMENT COMMENTS:
Zoning Enforcement – See Attached
DPW Engineering – See Attached
Sewer – Not Received
Conservation – See Attached
Law – No Comment

APPLICATION DETAILS:
Existing Conditions:
The subject parcel is an 18,821 SF parcel located northeast of the intersection of Chasmar Road and Center Drive. The site consists of an existing gravel driveway, dwelling, garage and various hardscapes. The topography slopes from north to south. There is one inland watercourse (Cedar Mill Brook) and steep slopes in the eastern portion of the property where the open space parcel is proposed. The property lies in the AE and X flood zones. The existing dwelling and site appear to meet all zoning requirements of the R-7 zone.

Proposal:
The proposed subdivision would subdivide the 18,821 SF parcel into 7,550 SF Parcel “A”, 8,446 SF Parcel ‘B’ and 2,825 SF Open Space Parcel ‘P’. The proposed Open Space Parcel ‘P’ would equal 15% of the total lot area. Each property would be developed with a single-family dwelling with attached garage, patio
and porous asphalt driveway. Each dwelling appears to meet the setback, frontage, lot size and lot shape requirements for the R-7 zone. It is unclear whether the proposal meets the require green area.

The proposal included the removal of ten trees. Conservation recommends a replacement at a 1:1 ratio with native trees. Due to the steep slopes, 3 shrubs of 30 native perennials could be substituted for each one tree lost.

**Conservation**
The Conservation department issued comments which note the parcel P designated as open space is the most environmentally valuable upland section of the site and preserves the shallow ledge, steep slopes, wooded area and the wide natural buffer to the Cedar Mill Brook. Also, Conservation notes due to the steep slope and small lot size, the stockpile area seems limited and the applicant should indicate the method of rock removal, its storage area and timeframe of removal. Proper measures should be specified to minimize the noise and dust pollution to the protected watercourse and open space area.

**Drainage:**
The project proposes to increase the impervious coverage by approximately 1,023 SF. The topography slopes from north to south with flows discharging onto Chasmar Road and into the town drainage system. The rest of the site steeply slopes toward the onsite watercourse. Approximately 80% of the site would be disturbed. The proposed improvements would increase the volume and peak rate of runoff created during a storm event. The proposal includes the use of BMPs and site grading to reduce stormwater runoff and flow rates to points of concern.

DPW Engineering issues comments stating they would not review the stormwater drainage or site work due to issues with sight distance, obstructions and encroachments in the right of way.

**Background/Title Search:**
The applicant submitted a deed history for the lot which dates to July 20, 1927.

**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
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION  
SITE DEVELOPMENT REVIEW

Engineering Project No. 22-4(3)  Department Project No. PLPZ202200259  Submittal Received Date: 6/10/2022

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

PLAN SET INFORMATION

Plan Title: Development Plan (Parcel A & B)  Project Address: 4 Chasmar Road

Engineering Firm: Rocco V. D'Andrea, Inc.  Original Plan Date: 10/21/2021  Latest Plan Revision Date: 5/26/2022

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: Rocco V. D'Andrea, Inc.  Original Report Date: 10/18/2021  Latest Report Revision Date: 5/26/2022

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

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

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

Reviewed and Approved by: Scott Marucci - Senior Civil Engineer  Date: 6/29/2022

COMMENDENTS AND CONDITIONS OF APPROVAL: See Comments Below

1. At this time a review of the proposed storm drainage (subdivision requires that all standards be met) and site work will not be reviewed as the issues below first need to be addressed:
   a. Because this is a proposed subdivision the proposed driveway for each parcel must meet the required sight distance in both directions (Local Road – minimum 150-feet).
   b. The proposed driveway on Parcel A is obstructed by trees/vegetation approximately 30-feet to the right, which limits the sight distance to a vehicle traveling southbound on Center Drive entering Chasmar Road. The site distance to the right is limited to approximately 100-feet. This sight line must be a minimum of 150-feet.
   c. The proposed driveway on Parcel A is obstructed by trees/vegetation approximately 140-feet to the left, which limits the sight distance to a vehicle traveling west on Chasmar Road. The site distance to the left is limited to approximately 145-feet. This sight line must be a minimum of 150-feet.
   d. The proposed driveway on Parcel B is obstructed by trees/vegetation approximately 70-feet to the right, which limits the sight distance to a vehicle traveling southbound on Center Drive entering Chasmar Road. The site distance to the right is limited to approximately 127-feet. This sight line must be a minimum of 150-feet.
e. The proposed driveway on Parcel B is obstructed by trees/vegetation approximately 80-feet to the left, which limits the sight distance to a vehicle traveling west on Chasmar Road. The site distance to the left is limited to approximately 115-feet. This sight line must be a minimum of 150-feet.

f. As currently proposed removal of trees/vegetation is required to the right of the driveway for Parcel A and the removal of trees/vegetation and grading is required to the left of the driveway for Parcel B. The grading to the left of the driveway for Parcel B may not even be possible. The attached plan showing the areas requiring trees/vegetation removal and grading shall be discussed with the Tree Warden. All obstructions to the sight lines will need to be removed.

g. The existing stone wall/planter/fence along the edge of the road is an encroachment in the right-of-way and will need to be removed as noted on the plans.

h. The existing stone wall along the property line shall be removed to not encroach into the dedicated area for drainage facilities (10-feet from the centerline of stream, 20-feet total); refer to standard subdivision notes below. The only walls within this area that shall remain is the headwalls for the 36” pipe.

i. The proposed extension of the stone wall along the property line is not acceptable as it is proposed within the right-of-way.

j. The plan shows an existing low spot (28.9) on the edge of the road to the east of Parcel B that needs to be resolved as part of the shoulder grading.

k. The subdivision map needs to be submitted and the following notes must be included:
   i. Upon approval of this subdivision plan, the owners agree with the Town that unless otherwise specified hereon, the areas within at least ten (10) feet of the centerline of any drainage facility (20 feet total), 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.
   ii. However, any drainage line, ditch or stream, whether or not depicted hereon and not within an established easement, may be relocated by owner with prior approval of the Inland Wetlands & Watercourses Agency.
   iii. The grantee of any parcel having a watercourse agrees to maintain the watercourse so as to permit the free flowing of water therein, after obtaining approval for the required work from the Inland Wetlands & Watercourses Agency. If any grantee fails to maintain the watercourse the Town of Greenwich shall have the privilege of entering upon the property to perform the required work and the cost thereof shall be paid by the owner of the parcel in default.
   iv. The drainage design for each parcel shall meet the standards of the Town of Greenwich Drainage Manual in effect at the time a building permit application is submitted. The full standards of the Town of Greenwich Drainage Manual shall be met. No waivers or exceptions will be granted for any of the standards.
   v. Development of each parcel shall require submission of a Drainage Summary Report along with Construction Plans for review by Planning and Zoning and DPW-Engineering Division prior to issuance of a building permit.
   vi. If the runoff from any of the site’s cause an icing condition on the road, modifications to the site’s stormwater BMPs and stormwater/groundwater controls will be required to correct the icing condition.

Standard Conditions for Each Submittal

1. The Engineering Division will no longer keep any records for the submittals. All records for the submittal shall be obtained from the Town of Greenwich Department/Division that has taken in applications and/or submittals. These documents are maintained within each office (e.g., P&Z, IWWA, and DPW Building and Highway Divisions).
2. All revisions to the reports and plans must follow the requirements in the Town of Greenwich Drainage Manual February 2012 (as amended).
3. All revisions must be accompanied by a point-by-point written response to the Engineering Division’s comments.

Standard Conditions of Approval

1. The Operations and Maintenance Plan Report must include the following for the Certificate of Occupancy:
   b. The final completed Exhibit A, and B
c. The Maintenance Declaration needs to be filed on the Town of Greenwich Land Records prior to a Certificate of Occupancy. A review of the documents above must be completed before filing on the Town of Greenwich Land Records.

2. The Town of Greenwich – Standard Construction Notes for Site and Subdivision Plans are conditions that must be met.

3. All requests for a Temporary Certificate of Occupancy (T.C.O.) or a Certificate of Occupancy (C.O.) shall be submitted one month before the T.C.O. or C.O. is required.

4. The submittal for a Temporary or Final Certificate of Occupancy must include the following:
   c. Field Inspection Record (All required photos) – Form SC-106 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
   d. Bioretention Soil Testing Certification Sign-Off (as applicable with the bioretention soil gradation test and the phosphorous test for the mixed soil) – Form SC-104 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
   h. A Letter discussing all the work that remains to be completed (Only for a Temporary Certificate of Occupancy Submittal).
**ZONING ENFORCEMENT**

<table>
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<th>Project No.</th>
<th>PLPZ2022000259</th>
<th>Preliminary</th>
<th>Final</th>
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Reviewed for Planning and Zoning Commission.

**TITLE OF PLAN REVIEWED:**
4 Chasmar Road, LLC.

**LOCATION:**
4 Chasmar Road

**PLAN DATE:**

**ZONE:**
R-7

☐ 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: 6/27/2022

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: June 27, 2022

RE: 4 Chasmar Road, 4 Chasmar Road, LLC, PLPZ 2022 00259
     Site plan by Rocco V. D’Andrea, Inc., dated May 26, 2022

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

1. The proposed two-lot subdivision designates parcel P as an open space. This area is the most environmentally valuable upland section of this site. It is situated over a shallow ledge, includes steep slopes and it is wooded. In addition, it preserves a wide natural buffer to the Cedar Mill Brook.

2. The proposed two lots will be improved with single-family houses. The character of lot A is challenging due to shallow ledge and/or ledge outcrop. The plan proposes removal of more than 7 feet of ledge to construct the new residence even though the plan does not indicate there will be a basement. Due to the steep slope and small size of this lot the stockpile area at the site seems very limited. The applicant should indicate the method of rock removal, its storage area and the timeframe of its removal. Proper measures should be specified to minimize the noise and dust pollution to the protected watercourse and open space area.

3. Ten trees will be lost to site development. This loss should be replenished with new predominantly native trees planted at a 1:1 ratio. Shallow ledge conditions may prove planting shrubs or herbaceous ground cover to be more suitable. In such case, one tree should be substituted with three shrubs or 30 native perennials.

cc: Conservation Commission
NARRATIVE

Applicant proposes to demolish the existing house on the property and construct two single family homes. An open space parcel with 2,825 square feet representing 15% of the total lot area will be provided. The two proposed lots provide for the required frontage, lot area and setbacks for the proposed dwellings.

The Inland Wetlands and Watercourses Agency provided conceptual approval of a two-lot subdivision with open space parcel and a wetland permit for the house to be constructed on Lot B. No wetland permit is needed for the house to be constructed on Lot A.

Applicant requests approval of a two-lot subdivision.

Respectfully Submitted,
Thomas J. Heagney
Dated: May 25, 2022
Subdivision Application

Property Address: 4 Chasmar Road, Old Greenwich, CT 06870
Property Owner: 4 Chasmar Road, LLC
Applicant: 4 Chasmar Road, LLC
Authorized Agent: Heagney, Lennon & Slane, LLP

Tax ID: 06-1074/S
Address: 4 Chasmar Road, Old Greenwich, CT 06870
Cell Phone: Other Phone:
Address: 31 East Elm Street, Greenwich, CT 06830
Cell Phone: Other Phone: (203) 661-8400

Email: THHeagney@hlscctlaw.com

Zone(s): R-7
Total Area: 18,821 sf

Please select all relevant items below:
- [ ] Preliminary
- [x] Final
- [ ] Coastal
- [ ] Subdivision
- [ ] Resubdivision

Number of Lots:
Existing: 1
Proposed: 2

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

Land Reserved:
Area of Land Reservation: 2,825 sf
Reserved Land Area as Percent of Total Land Area: 15%

History:
Previous SB #:
GLR Map # of any previously filed subdivisions or surveys: 1039

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

Health Permit needed and received?

IWWA Permit received? Yes
IWWA Permit #: 2022-02

To be completed by P&Z staff only:
Check # Check Amount: $________

Application # ____________________________
pzSubdivisionApp 2022
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: 4 Chasmar Road, Old Greenwich, CT 06870
Tax ID: 06-1074/S

Property Owner 1: 4 Chasmar Road, LLC
Address: 4 Chasmar Road, Old Greenwich, CT 06870
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: 4 Chasmar Road, LLC
Address: 4 Chasmar Road, Old Greenwich, CT 06870
Email: ___________________________ Cell Phone: ___________________________ Other Phone: ___________________________
Signature: ___________________________ Date: ___________________________

Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 31 East Elm Street, Greenwich, CT 06830
Email: THeagney@hlsclaw.com Cell Phone: ___________________________ Other Phone: (203) 661-8400
Signature: ___________________________ Date: 5/24/22
January 25, 2022

4 Chasmar Road LLC
277 East 234th Street, 2nd Floor
Bronx, NY 10470

RE: Application 2021-146 to conduct regulated activities at 4 Chasmar Road, Tax #06-1074/s
Conceptual Approval #2022-01 & Permit #2022-02

To Whom It May Concern,

The Inland Wetlands and Watercourses Agency has reviewed the application record and found the proposed activities in the above mentioned application are consistent with the purposes and policies of the Inland Wetland and Watercourses Regulations. Accordingly, the Agency GRANTED the enclosed permit with conditions.

Your attention is directed to the special and standard conditions because those in BOLD require action either prior to the start of clearing or construction activities or within a specific time period after the receipt of the permit.

The statement and permit are on file in the office of this Agency.

The effective date of the permit is the date of issue. The permit expires 5 years from the effective date, but when deemed necessary, the Agency may extend the period according to the provisions in Section 11.11 of the Regulations.

If you have any questions concerning this permit or the functions and values of wetlands in Greenwich, please let me know.

Sincerely,

[Signature]

Brian Harris, Chairman
Elliot Benton, Vice Chairman
Jay Schondorf, Secretary

cc: Rocco V. D’Andrea, Inc.
Issued to: 4 Chasmar Road LLC  
277 East 234th Street, 2nd Floor  
Bronx, NY 10470

Date Issued: January 24, 2022

Following a duly noticed public meeting, the Inland Wetlands & Watercourses Agency APPROVED regulated activities on the property of 4 Chasmar Road LLC at 4 Chasmar Road, Tax ID #06-1074/s. The permitted activity consists of a two-lot subdivision, demolition of single-family residence, and construction of a single-family residence, driveway, retaining walls, and drainage system on Lot B 20’ from wetlands, as further described in the following documents.


7. Staff reports prepared by Robert Clausi dated November 16, 2021 and January 14, 2022.

After a full review of the considerations set forth in Section 10 of the Regulations and other pertinent factors, this conceptual approval and permit are issued with the following special and standard conditions:
SPECIAL CONDITIONS of Conceptual Approval of two-lot subdivision with open space parcel

Conditions in bold require action prior to the start of clearing or construction activities.

1. A Declaration of Regulated Areas, on a form provided by the Agency, shall be filed by the permittee on the Greenwich land records. This Declaration shall reference Inland Wetlands and Watercourses Conceptual Approval #2022-01 and Application #2021-146 and require the preservation of inland wetlands and watercourses in an undisturbed and natural state unless further permits are obtained. A copy of the filed Declaration shall be provided to the office of the Agency.

2. The Inland Wetland and Watercourses boundary shall be delineated on a record plan with a note indicating that all activities within or adjacent to regulated areas are subject to the review and approval of the Inland Wetlands and Watercourses Agency. A translucent map with this note and wetland and watercourse boundaries shall be filed with the Town Clerk’s office in accordance with Section 7-31 of the Connecticut General Statutes. Copies of this record plan shall be submitted to the Agency Staff for review and approval prior to and after filing with the Town Clerk.

3. This Conceptual Approval does not obviate the permittee’s obligation to obey all other applicable federal, state and local laws or to obtain any applicable federal, state and local permits.

Special Conditions of Permit approval for demolition of single-family residence and construction of single-family residence, driveway, retaining walls, and drainage at 4 Chasmar Road, Lot B

Conditions in bold require action either prior to the start of clearing or construction activities or within a specified time period after the receipt of the permit.

1. Prior to the commencement of any on-site permit related activity, a copy of the permit issued by the Planning and Zoning Commission shall be provided to the Agency.

2. Prior to the commencement of any on-site permit related activity, the permittee shall provide the Agency with written approval from the DPW Engineering Division of the stormwater management system.
3. Prior to the commencement of any on-site permit related activity, final construction designs and locations showing the houses, driveways, retaining walls, and drainage systems shall be submitted for review and approval by Wetlands Agency staff. This plan shall include the boulder demarcation feature shown on the January 12, 2022 IWWA Landscape Plan. Once approved, plans shall be submitted in both paper and digital formats.

4. Prior to the commencement of any on-site permit related activity, an estimate for the retail, installed cost of the planting plan shall be submitted for the purpose of determining a bond amount. The estimate is subject to approval by this Agency or its staff.

5. Prior to the commencement of any on-site permit related activity, a cash performance bond of $3,000.00, plus 30% of the approved value of the planting plan shall be submitted to the Agency to ensure compliance with the conditions of this permit. The bond shall be submitted in the form of a check payable to the Town of Greenwich. No portion of the bond shall be eligible for release until all Conditions of this permit are satisfied and staff has deemed the project to be in compliance with the approved plans.

6. Prior to the commencement of any on-site permit related activity, the permittee shall cause to be prepared a packet for the homeowner describing the components of the stormwater management system, their purpose, and practical means to maintain them. The packet shall be submitted for review and approval by this Agency or its staff. If the permittee is not the project end user, verification the end user received the information packet shall be submitted to the office of the Agency.

7. The contractor shall assess whether silt fencing is practical to install on the rocky western embankment of the brook or if an alternative product, such as coir logs, should be used.

8. The concrete block parapet along the top of the eastern retaining wall shall be left in place as an additional protective measure during construction.

9. The portion of the bond associated with the plantings shall be eligible for release two full years after the planting plan is fully implemented as verified by staff and at least 80% of the planted material is thriving. High-visibility tags shall be maintained on all of the planting stock for the duration of the two-year establishment period. The plan shall be fully implemented within six months of seeking a Certificate of Occupancy.
10. Areas within the disturbance envelope where the soil is compacted during construction shall be restored to their original properties and porosity by incorporation of compost per recognized guidelines, such as the Soil Restoration section of the November 2016 “New York State Standards and Specifications for Erosion and Sediment Control”. The certification of compliance required in Special Condition #10 below shall include certification this soil de-compaction was carried out as specified.

11. The stormwater drainage system shall be certified to have been constructed according to the approved plans and to be in compliance with the permit and conditions by a registered, professional engineer. Certification shall include verification of the soil de-compaction required in Special Condition #9 above. Certification shall be based upon regular on-site supervision of construction activities. A written certification report shall be submitted to Agency staff upon the completion of construction.

12. The permittee shall file a note on the Town Land Records requiring a licensed professional engineer to inspect and certify the stormwater management structures every five years to ensure the system has been properly maintained, as required to sustain the designed goal. A copy of the filed note and copies of the periodic certifications shall be submitted to the Agency for its records.

13. Upon completion of construction activities, an "as-built" survey drawing locating foundations, other authorized structures, and permanent demarcation features with distances to inland wetland and watercourse areas shall be submitted. A copy of the plan shall be submitted in both paper and digital formats.

**STANDARD CONDITIONS:**

**All Greenwich Inland Wetlands and Watercourses Agency permits are subject to the following Standard Conditions:**

1. This permit expires five years from the date of the related permit issued by the Planning and Zoning Commission. If the authorized activity is not completed on or before this date, said activity shall cease and, if not previously revoked or specifically extended, this permit shall be null and void.
2. Prior to the commencement of any on-site permit related activity, the attached compliance statement shall be signed by the contractor engaged to perform the regulated activities and then returned to the Agency office. This form shall serve as written notice to the Agency as to when work is planned to commence. The permittee shall also provide written notice to the Agency upon completion of the regulated activities.

3. The permittee shall employ best management practices, consistent with the terms and conditions of this permit and provisions of the *Connecticut Guidelines for Soil Erosion and Sediment Control* (2002, as revised), to control storm water discharges, to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Agency staff. The permittee shall immediately inform the Agency of any problems involving wetlands or watercourses which develop during the course of, or which are caused by, the authorized work.

4. Any material, man-made or natural, which is in any way disturbed and/or utilized during work authorized herein, shall not be deposited in any wetland or watercourse, either on or off site, unless specifically authorized in this permit.

5. Fuel oil tanks shall be installed above ground or within the structure unless specifically approved otherwise by the Agency or its staff.

6. This permit shall not be assigned or transferred by the permittee to any other party without the written consent of the Greenwich Inland Wetlands and Watercourses Agency.

7. This permit may be revoked or suspended if the permittee exceeds the conditions or limitations of this permit, or has secured this permit through deception or inaccurate information.

8. This permit does not obviate the permittee's obligation to obey all other applicable federal, state and local laws or to obtain any applicable federal, state and local permits.

Sincerely,

[Signature]

Brian Harris, Chairman
Elliot Benton, Vice Chairman
Jay Schondorf, Secretary
INLAND WETLANDS AND WATERCOURSES AGENCY

Permit #2022-002
Application #2021-146
January 25, 2022

As the contractor engaged by 4 Chasmar Road to perform regulated activities as described in the Greenwich Inland Wetlands and Watercourses Permit #2022-002 at 4 Chasmar Road, I am familiar with the IWWA regulations and have read the permit referenced herein and agree to comply with both.

Work will commence on or about ____________ and will be completed in ________ months/weeks.

________________________________________
Contractor Name

________________________________________
Street Address, City, State, Zip Code

________________________________________
Phone

________________________________________
Email Address

________________________________________
Signature

Mail to: IWWA
101 Field Point Road
Greenwich, CT 06830
or

Email to: iwwa@greenwichct.org
LEGAL NOTICE

Pursuant to the provisions of the Inland Wetlands and Watercourses Regulations of the Town of Greenwich, Connecticut, effective December 28, 1973 and as amended, notice is hereby given on actions taken by the Inland Wetlands and Watercourses Agency of the Town of Greenwich at its duly noticed January 24, 2022 meeting.

GRANTED with Conditions Application 2021-146 - 4 Chasmar Road – To 4 Chasmar Road LLC for a two-lot subdivision, demolition of single-family residence, and construction of single-family residence, driveway, retaining walls, and drainage system on Lot B 20’ from wetlands. Tax #06-1074/s.

Brian Harris, Chairman

Dated: January 24, 2022

TO BE PUBLISHED ONCE IN THE GREENWICH TIME ON FEBRUARY 1, 2022.

BILL TO THE GREENWICH INLAND WETLANDS AND WATERCOURSES AGENCY AND PROVIDE AN AFFIDAVIT OF PUBLICATION
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 conform to all modifications as specified in a Commission review of any preliminary plan when resolved. Applications shall be submitted in a single submission, including a list of submitted plans and a project narrative. The subdivision plan record sheet and construction sheet(s) are to be prepared in accordance with the Town’s subdivision regulations and Department of Public Works Roadway and Drainage Design Manuals. A complete application must be received a minimum of 30 days prior to the Commission meeting at which the applicant desires to be heard. Fifteen copies of the plans are to be submitted (up to 20 copies of the plans may be required if in Coastal Zone or including new roads). Plans must be folded to 9”x12”.

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

____________________________________________________________________________
Signature of Chairman  Date

☐ q. A note indicating the type of sewage disposal and water supply facilities to be provided.

☐ r. The following information is to be shown on the record sheet as applicable: total area of the subdivision, area of land reservations, area of land reservations as a percentage of total area, area of conservation land reserved by easement.

☐ s. The record sheet shall note the elevation and the extent of the 100 year flood boundary as shown on the current edition of the Flood Insurance Rate Maps; NGVD 1929 is to be used. Areas reserved for flooding, as per the drainage summary report, shall be indicated and the flood elevation noted. A note indicating the purposes of the reservation shall be shown.

☐ t. All notes required for the preliminary layout not mentioned herein are required.

☐ u. A note stating that all utilities shall be placed underground.

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

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

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

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

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

☐ 8. Eight copies of a completed application form.

☐ 9. All items from the Preliminary Subdivision checklist.

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

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

______________________________

Owner name/ signature

______________________________

Agent name / signature

______________________________

Date 5/24/22

Applicant Comments:

______________________________

P&Z Staff Signature

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
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax 203-622-3795

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" x 12".

CHECK ITEMS SUBMITTED:

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

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

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

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

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

☐ 6. The zone in which the land to be divided 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 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 allotting 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 owners(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. ______________________________________________________

Heagney, Lennon & Slane, LLP
Owner/Agent (Please Print)

Owner/Agent Signature Date
October 27, 2021

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

RE: 4 Chasmar Road, Old Greenwich, CT 06870

To Whom It May Concern:

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

4 Chasmar Road LLC

[Signature]
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF SUBDIVISION APPLICATION TO PLANNING AND ZONING COMMISSION

STATE OF CONNECTICUT  
)  
COUNTY OF FAIRFIELD  
)  
ss: Greenwich

I, THOMAS J. HEAGNEY, being first duly sworn, do hereby certify that on May 24, 2022, 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 May 24, 2022, 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 a Subdivision for the property located at 4 Chasmar Road, Old 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 24th day of May, 2022

[Signature]

EMMA A. MUTINO
NOTARY PUBLIC
My Commission Expires Apr. 30, 2025
Abutting property owners of 4 Chasmar Road:

Shuyi Zheng
8 Center Drive
Old Greenwich, CT 06870
06-1324/S

Carolyn Blackmar
58 Sound Beach Avenue
Old Greenwich, CT 06870
06-1044/S

Richard H. & Sheila Tolmie
1 Chasmar Road
Old Greenwich, CT 06870
06-1163/S

Matthew Stevens
3 Chasmar Road
Old Greenwich, CT 06870
06-1327/S

Tsugiko Y. Scullion
7 Chasmar Road
Old Greenwich, CT 06870
06-1325/S

Baywatch Partners LLC
14 Shipway Road
Darien, CT 06820
06-1097/S

Thorsten Ruelle
6 Richmond Drive
Old Greenwich, CT 06870
06-2137/S

Pierre-Andre Liduena
13 Center Drive
Old Greenwich, CT 06870
06-2279/S
EXHIBIT B

May 24, 2022

To Whom It May Concern:

Notice is hereby given that 4 Chasmar Road, LLC has filed an application with the Town of Greenwich Planning and Zoning Commission to subdivision approval to demolish the existing dwelling and create two lots at 4 Chasmar Road in Old 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 and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
May 24, 2022

To Whom It May Concern:

Notice is hereby given that 4 Chasmar Road, LLC has filed an application with the Town of Greenwich Planning and Zoning Commission to subdivision approval to demolish the existing dwelling and create two lots at 4 Chasmar Road in Old 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 and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
CERTIFICATE OF TITLE

4 Chasmar Road (Parcel ID: 06-1074/S)

THIS IS TO CERTIFY that after an examination of the Land Records, as indexed, of the Town of Greenwich, County of Fairfield and State of Connecticut, and of the books and pages to which they refer, to the date hereof, we are of the opinion that 4 CHASMAR ROAD LLC is the owner in fee simple, conveyed to them by a Warranty Deed from JAMES LEISTENSNIKER on August 5, 2021 and recorded on August 12, 2021 in Book 7952 at Page 283 in the Greenwich Land Records.

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

Dated at Greenwich, Connecticut this 24 day of May, 2022.

HEAGNEY, LENNON & SLANE, LLP

By: Thomas J. Heagney
<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Conveyance</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 20, 1927</td>
<td>242</td>
<td>19</td>
<td>Deed from Greenwich Gardens, Inc. to Malachy Mahon and Della M. Mahon</td>
</tr>
<tr>
<td>March 8, 1944</td>
<td>391</td>
<td>96</td>
<td>Quit Claim Deed from Malachy Mahon and Della M. Mahon to James A. Dougherty</td>
</tr>
<tr>
<td>March 8, 1944</td>
<td>391</td>
<td>97</td>
<td>Quit Claim Deed from James A. Dougherty to Malachy Mahon and Della M. Mahon</td>
</tr>
<tr>
<td>December 22, 1950</td>
<td>454</td>
<td>449</td>
<td>Executor's Deed from Ruth Hayes and James A. Dougherty, Executor's of the Will of Della M. Mahon to Imogene K. Reynolds</td>
</tr>
<tr>
<td>December 1, 1955</td>
<td>548</td>
<td>44</td>
<td>Warranty Deed from Imogene K. Reynolds to Charles A. Reynolds and Elizabeth C. Reynolds</td>
</tr>
<tr>
<td>July 2, 1962</td>
<td>672</td>
<td>11</td>
<td>Warranty Deed from Charles A. Reynolds and Elizabeth C. Reynolds to George Neiman and Mary Elizabeth Neiman</td>
</tr>
<tr>
<td>July 19, 1963</td>
<td>690</td>
<td>133</td>
<td>Warranty Deed from George Neiman and Mary Elizabeth Neiman to Samuel Stevenson and Eileen K. Stevenson</td>
</tr>
<tr>
<td>January 29, 1973</td>
<td>848</td>
<td>495</td>
<td>Warranty Deed from Samuel Stevenson and Eileen K. Stevenson to John W. Vizzo and Gloria A. Vizzo</td>
</tr>
<tr>
<td>August 25, 1975</td>
<td>938</td>
<td>7</td>
<td>Warranty Deed from John W. Vizzo and Gloria A. Vizzo to Edwin A. Wylde and Shirley B. Wylde</td>
</tr>
<tr>
<td>October 17, 1978</td>
<td>1098</td>
<td>349</td>
<td>Certificate of Notice for Land Records PRC-34 from the Estate of Edwin A. Wylde appointing Shirley Booth Wylde</td>
</tr>
<tr>
<td>December 1, 1988</td>
<td>1889</td>
<td>117</td>
<td>Certificate of Notice for Land Records PC-251 from the Estate of Shirley Booth Wylde appointing Jeffrey B. Wylde</td>
</tr>
<tr>
<td>April 20, 1990</td>
<td>2030</td>
<td>164</td>
<td>Certificate of Devise, Descent or Distribution PC-250 from Estate of Shirley Booth Wylde to Mary Jane Potter and Joseph Potter</td>
</tr>
<tr>
<td>August 31, 2001</td>
<td>3653</td>
<td>345</td>
<td>Warranty Deed from Mary Jane Potter and Joseph Potter to James Leistensnider</td>
</tr>
<tr>
<td>August 12, 2021</td>
<td>7952</td>
<td>283</td>
<td>Warranty Deed from James Leistensnider to 4 Chasmar Road, LLC</td>
</tr>
</tbody>
</table>
plaintiff against the above named defendant, by writ and complaint dated July 15, 1927, and claiming fifteen hundred (1,500) dollars damages. In said action a debt due said defendant from Bertha Harwood Arwood has been garnished; which debt is secured by a mortgage from said Bertha Harwood Arwood to said defendant, dated September 16, 1926, and recorded in the land records of the Town of Greenwich, County of Fairfield and State of Connecticut in Book 205 at Page 291; and which said mortgage has been assigned by said defendant to The Putnam Trust Company as collateral security for an advance or loan in less amount than the value of said mortgage.

CAROLINE ROBERTSON
By Cummings & Lockwood
Her Attorneys.

Received for Record July 19, 1927 at 2:52 P. M. and recorded Ws-

Town Clerk.

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

KNOW YE, That it, GREENWICH GARDENS, INC., a corporation organized under the laws of the State of New York and located in the City, County and State of New York, by CHARLES S. ARONSTAM, its President, hereby duly authorized

For the consideration of One Dollar; and other valuable considerations received to its full satisfaction of MALACHY MAHON and NELLA M. MASON, his wife, DO CIVITE, GRANT, BARGAIN, SELL AND CONFIRM unto the said MALACHY MASON and NELLA M. MASON, All that certain lot, piece or parcel of land shown and designated as Lot No. 236 on a certain map entitled "Map of Greenwich Gardens, Inc., Sound Beach, Township of Greenwich, Connecticut, owned by Greenwich Gardens, Inc., 120 Broadway, New York City" made by Kemp & Halsey, Civil Engineers and Surveyors, New York, New York, July, 1925, and on file in the Town Clerk's Office of said Greenwich and therein numbered 1039,

TOGETHER with all right, title and interest of the Grantor in and to the street or road in front of and adjoining said premises to the center line thereof, but reserving, however, to the Grantor, its successors and assigns, all riparian rights and the full and free use of the interior streets, avenues and roads shown on said map for the purpose of laying sewers, water mains, conduits, drains, gas pipes or mains and for the purpose of repairing or replacing the same from time to time and for the purpose of constructing convenient means of transportation to, from and through the property shown on the aforesaid map and/or operating the same, also the right to enter upon the said property for the constructing, erecting and maintaining on and around the road and side boundary lines of said plots, poles, wires and underground or surface conduits or pipes necessary to transmit or furnish said plots or on any other plots heretofore, now or hereafter owned by said Greenwich Gardens, Inc., electric current or telephone service, and also for the purpose of installing, inspecting, altering, repairing or removing said conduits, pipes, poles or wires; and the said seller reserves the right to dedicate said streets, avenues, roads and drives or any of them or portions of them to the Township of Greenwich, Subject to the Town Tax on the list of 1927. TO HAVE AND TO HOLD the above granted and bargained premises, with the privileges and appurtenances thereof unto them the said Grantees their heirs and assigns
FOREVER, to and their own proper use and behoof.

AND ALSO it the said grantor does for itself its successors and assigns, covenant with the said Grantee, heirs and assigns, that at and until the conveying of these premises it is well and seised of the premises, as a good indefeasible estate in fee simple; and have good right to vend and sell the same, in manner and form as is above written, and that the same is free from all incumbrances whatsoever.

SUBJECT to restrictions imposed by any municipal zoning ordinance or regulation of the Town of Greenwich.

SUBJECT to rights of others to brooks and streams flowing through the property.

AND FURTHERMORE, it the said Grantee does by these presents bind itself and its successors forever to WARRANT AND INDEMNIFY the above granted and bargained premises to the said Grantee, their heirs and assigns, against all claims and demands whatsoever.

This deed is given and accepted upon the covenant and condition on the part of the Grantee, and the heirs, executors and assigns of the Grantee, that no building other than a dwelling house and the usual outbuildings shall be erected upon the above described premises, and that no building shall be erected on a smaller plot than is shown on the aforesaid map, and that these covenants shall run with the land hereby conveyed, but shall not apply to plots fronting on Boston Post Road, Sound Beach Avenue, or Boulder Road.

The foregoing restrictions shall not be construed however to obligate the Grantee to similarly restrict other plots, defined on Map on file as No. 1039 in the office of the Town Clerk of Greenwich, hereinafore or hereafter owned by the Grantee.

IN WITNESS WHEREOF, it OCEANIC GARDENS, INC., by its President, as aforesaid, has hereunto set its corporate name and seal this 12th day of July, A.D. 1927.

SIGNED, SEALED AND DELIVERED.

In Presence of

[Signature]

By [Signature] (Seal)

President.

STATE OF NEW YORK
COUNTY OF NEW YORK
CITY OF NEW YORK

July 12th, A.D., 1927.

Personally appeared OCEANIC GARDENS, INC., by its President as aforesaid CHARLES S. ARONSTAM signor and sealer of the foregoing instrument, and he duly acknowledged the same to be his free act and deed, and the free act and deed of said corporation, before me.

[Signature]

FAY R. FOX,

Commissioner of Deeds.


State of New York
County of New York
City of New York

WILLIAM T. COLLINS, Clerk of the County of New York and also Clerk of the Supreme Court in and for said county, DO HEREBY CERTIFY that said Court is a Court of Record having by law a seal, that FAY R. FOX, whose name is subscribed to the certificate or proof of acknowledgment of the annexed instrument, was at the time of
BOOK 242 MISCELLANEOUS

taking the same a COMMISSIONER OF DEEDS in and for said city and county, duly commissioned and sworn, and qualified to act as such; that as such Commissioner of Deeds, he was duly authorized by the laws of the State of New York to administer oaths and affirmations, to take affidavits and certify the acknowledgment and proof of deeds and other written instruments to be read in evidence or recorded in this state; and further that I am well acquainted with the handwriting of such Commissioner of Deeds and verily believe that his signature to such proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court at the City of New York, in the County of New York, this 12 day of July, 1927.

William T. Collins, Clerk.

Received for Record July 20, 1927 at 11:30 A.M. and recorded by:

H. B. Town Clerk.

TO ALL WHOM IT MAY CONCERN:

Be it known that ERNEST PASSERELLA of the Town of Greenwich, County of Fairfield and State of Connecticut does hereby certify that, in accordance with a contract between him and WILIAM CRUMES of the Town of Stamford in said County contractor and agent for NICHOLAS VASILEFF and KATHLILDE B. VASILEFF husband and wife both of the said Town of Greenwich, he has furnished materials and rendered services in the construction of a certain building owned by said Nicholas and Kathilde B. Vasileff and situate in the Town of Greenwich on a lot of land belonging to said Nicholas and Kathilde B. Vasileff and bounded northerly by the highway leading easterly from North Street across Rockwood Lake; East by land of the Greenwich Water Company and land now or formerly of Clement F. Street; Southerly by land now or formerly of Clement F. Street; and westerly by North Street, in area 10.169 acres; said premises conveyed to said Nicholas and Kathilde B. Vasileff by Clement F. Street on November 15, 1925 the deed of which is recorded in the Greenwich Land Records in Volume 230 at page 322 reference to which may be had for a more particular description.

The value of the materials and services so furnished and rendered amounts to the sum of FOUR THOUSAND SEVENTY DOLLARS AND FIFTY-FIVE CENTS ($4,075.55) and said sum with interest from the 9th day of June, 1927 is now due from said Nicholas and Kathilde B. Vasileff, to Ernest Passerella.

That Ernest Passerella commenced to furnish materials and render services on the 13th day of September, 1926 and ceased furnishing such materials and rendering such services on the 19th day of June, 1927.

That on the 12th day of July, 1927 notice in writing was given to said Nicholas and Kathilde B. Vasileff of intent to claim this lien as required by statute.

Therefore, Ernest Passerella hereby claims a lien on said building and the land on which it stands as security for the payment in full of the aforesaid sum with interest and to this end I now make and file this certificate within sixty days from date of ceasing to render such services and furnish such materials.

In Witness Whereof, I have herein set my hand this 20th day of July, 1927.

Ernest Passerella

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD
GREENWICH

July 20th, 1927.

Personally appeared ERNEST PASSERELLA, signer of the foregoing certificate and made oath that the facts stated therein are true and that said sum of $4,075.55 as nearly as the same can be ascertained is justly due to the said Ernest Passerella.
BOOK 391. QUIT CLAIM

Know all Men by these Presents, That we, Malechah Mahon and Della M. Mahon, (c)
husband and wife, both of the Town of Greenwich, County of Fairfield, and State of Con-
nnecticut,

for the consideration of One Dollar and other Valuable Considerations
received to our full satisfaction of James A. Dougherty, also of the Town of Greenwich in
said County and State,

do by these Presents, demise, release, and forever Quit Claim unto the said James A. Dougherty
his heirs, and assigns forever

all right, title, interest, claim, and demand, whatever, which we the said Releasors have or ought to
have in or to
ALL that certain lot, piece or parcel of land together with the buildings and improvements
thereon, situate in the Town of Greenwich, County of Fairfield, and State of Connecticut
and shown and designated as Lot No. 826 on a certain map entitled "Map of Greenwich
Gardens, Inc., Sound Beach, Township of Greenwich, Connecticut, owned by Greenwich Gardens
Inc., 120 Broadway, New York City" made by Klapp & Welte, Civil Engineers and Surveyors,
Saranacake, New York, July, 1926, and on file in the Town Clerk's Office of said Greenwich
and therein numbered 1039.

TOGETHER with all right, title and interest of the Releasors in and to the street or road
in front of and adjoining said premises to the center line thereof,

being the same premises conveyed to the Releasors herein by Greenwich Gardens, Inc., by a
(Not page 10).

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

In Witness Whereof, we have hereunto set our hands and seals this 8th day of March A.D. 1944.

Signed, sealed and delivered, in presence of

J. Albert Hughes

G. Driscoll Grimes

STATE OF CONNECTICUT,

COUNTY OF FAIRFIELD

Personally appeared, Malechah Mahon and Della M. Mahon

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

Received for Record, March 8, 1944

at 8 H. M., and recorded by

G. Driscoll Grimes

Secretary Public.
Know all Men by these Presents, That I, James A. Dougherty, of the Town of Greenwich, County of Fairfield, and State of Connecticut

for the consideration of One Dollar and other Valuable Considerations

received by me in full satisfaction of Halsey Mahon and, Della M. Mahon (husband and wife), also of the Town of Greenwich in said County and State,

do by these Presents, release, and forever quit claim unto the said Halsey Mahon and Della M. Mahon, as joint tenants, with survivorship, and not as tenants in common,

all right, title, interest, claim, and demand, whether, which I the said Relessor have or ought to have in or to

ALL that certain lot, piece or parcel of land together with the buildings and improvements thereon, situate in the Town of Greenwich, County of Fairfield, and State of Connecticut and shown and designated as Lot No. 236 on a certain map entitled "Map of Greenwich Gardens, Inc., Sound Beach, Township of Greenwich, Connecticut, owned by Greenwich Gardens, Inc., 120 Broadway, New York City" made by Kump & Holto, Civil Engineers and Surveyors, Manhasset, New York, July, 1926, and on file in the Town Clerk's Office of said Greenwich and therein numbered 1028,

TOGETHER with all right, title and interest of the Relessor in and to the street or road in front of and adjoining said premises to the center line thereof.

Being the same premises conveyed to the Relessor herein, by the Releasees herein, by a Quit Claim deed of even date herewith, which deed is now on file for record in the Town Clerk's Office of said Town of Greenwich.

TO HAVE AND TO HOLD the premises, with all the appurtenances unto the said Releasees for and during their joint lives, with the remainder over to the survivor in fee, and to his or her heirs and assigns

forever, so that neither I the said Relessor nor my heirs, shall hereafter have any claim, right, or title in or to the premises, or any part thereof, but those from me and they are by these premises forever barred and excluded, excluded.

It being the intention hereof to convey a life estate in said premises to said Releasees with the remainder over to the survivor in fee.

In Witness Whereof, I have hereunto set my hand and seal this 8th day of March A.D. 1994.

Signed, sealed and delivered, in presence of

J. Albert Hughes

C. Driscoll Grimes

STATE OF CONNECTICUT, County of Fairfield.

Personally appeared, James A. Dougherty, Signer and Sealer of the foregoing instrument, and acknowledged the same to be his free act and deed before me.

Received for Record, Mar. 9, 1994. by

M. F. H. and recorded by

C. Driscoll Grimes

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

WHEREAS, At a Probate Court, holden at Greenwich, within and for the District of Greenwich, in the State of Connecticut, on the 10th day of December, 1930, upon application of Ruth Hayes and James A. Dougherty, executors of the Will of Della M. Mahon, late of Greenwich in said District deceased, an order was made, authorizing and directing said executors to sell at private sale, the real estate of said deceased, hereinafter described, and return made, all of which will more fully appear by the records of said Court, reference thereto being had; and

WHEREAS, pursuant to said order, they sold at private sale, the real estate hereinafter described, for the sum of THIRTEEN THOUSAND FIVE HUNDRED ($13,500.00) DOLLARS, to INOGENE K. REYNOLDS, of Greenwich, Connecticut.

NOW THEREFORE, Know Ye That we, the said executors, in pursuance of the authority and direction given as aforesaid, and in consideration of said sum, received to our full satisfaction of said INOGENE K. REYNOLDS, do give, grant, bargain, sell and confirm unto the said INOGENE K. REYNOLDS, all the right, title, interest, claim and demand which the said Della M. Mahon had at the time of her death, or which we as such executors have or ought to have in and to all that certain tract, piece or parcel of land, together with the buildings and improvements thereon, situate in the Town of Greenwich, County of Fairfield, and State of Connecticut, and shown and designated as Plot No. 936 on a certain map entitled "Map of Greenwich Gardens, Inc., Sound Beach Township of Greenwich, Connecticut, owned by Greenwich Gardens Inc., 120 Broadway, New York City" made by Rump & Heitz, Civil Engineers & Surveyors, Rye, New York, New York, July 1928 and on file in the Town Clerk's Office of said Greenwich and therein numbered 1039, reference to said map being hereby made for a more particular description of said premises. The premises are conveyed together with all right, title and interest in and to the street or road in front of and adjoining said premises, to the center line thereof. Being the same premises conveyed to the Deceased and Malecky Mahon by James A. Dougherty by a Quit Claim Deed dated March 8, 1944 and recorded in the Greenwich Land Records in book 362 at page 97.

The premises are conveyed subject to the Zoning and Town Planning laws, rules and regulations of the Town of Greenwich; to the Town Tax of the Town of Greenwich on the list of June 1, 1950 payable in January and July, 1951 and to the sewer Maintenance Tax of said Town of Greenwich on the list of June 1, 1950 payable in May, 1951, which taxes the Grantee herein hereby assumes and agrees to pay as part of the consideration for this deed; and subject also to the restrictive covenants, agreements, and the encumbrances set forth or referred to in a Warranty Deed from Greenwich Gardens, Inc. to Malecky Mahon et al., dated July 19, 1927 and recorded in the Greenwich Land Records in book 242 at page 19.

TO HAVE AND TO HOLD, the above granted and bargained premises, with the appurtenances thereof, unto the said INOGENE K. REYNOLDS, her heirs and assigns forever, to her and their proper use and behoof. And we, the said grantees, do for ourselves, our heirs, executors and administrators, covenant with the said grantees, her heirs and assigns, that we have full power and authority as executors as aforesaid, to bargain and sell the same in manner and form as above written.

AND FURTHERMORE, We, the said grantees, do by these presents bind ourselves and our heirs, forever to WARRANT and DEFEND the above granted and bargained premises to her, the said grantees, her heirs and assigns, against all claims and demands of any person or persons claiming
BOOK 454 MISCELLANEOUS

by, from and under us, as executors aforesaid.
In witness whereof, we have hereunto set our hands and seals, this 20th day of December, 1950.
Signed, Sealed and Delivered
in Presence of:
Mary A. Pidworsky
Walter A. Hayes

Ruth Hayes (l. s.)
James A. Dougherty (l. s.)
EXECUTORS

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

COUNTY OF FAIRFIELD

In the State of Connecticut, County of Fairfield, personally appeared, RUTH HAYES and JAMES A. DOUGHERTY, executors as aforesaid, signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed as such executors before me,

Walter A. Hayes, Commissioner of the Superior Court for Fairfield County.

I hereby certify that United States Internal Revenue Stamps, 1. each of 14 & 86 1/100 Dlrs., were affixed to the foregoing instrument, and were duly canceled and

Received for Record Dec. 22, 1950 at 11:41 A.M. and recorded by:

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

Rudolph, Esq. 1, IMOGENE E. REYNOLDS, of the Town of Greenwich,
County of Fairfield, State of Connecticut,

for the consideration of ONE HUNDRED ($100.00) DOLLARS, lawful money of the
United States, and other valuable consideration,

received to my full satisfaction of CHARLES A. REYNOLDS and ELIZABETH C.
REYNOLDS, of the said Town of Greenwich, Fairfield County, State of
Connecticut, husband and wife, as joint tenants with a right
of survivorship,

do give, grant, bargain, sell and convey unto the said CHARLES A. REYNOLDS AND ELIZABETH
C. REYNOLDS,

and unto the survivors of them, and unto such survivor’s heirs and assigns forever,

ALL that certain tract, piece or parcel of land, together
with the buildings and improvements thereon, situate in the
Town of Greenwich, County of Fairfield, and State of
Connecticut, and shown and designated as Plot No. 236 on
a certain map entitled "Map of Greenwich Gardens, Inc.
Sound Beach Township of Greenwich, Connecticut," owned by
Greenwich Gardens Inc., 120 Broadway, New York City for
Kemp & Holtz, Civil Engineers & Surveyors, Ramsey, New
York, July, 1925, and on file in the Town Clerk's Office
of said Greenwich and therein numbered 1059, referred to
as map being hereby made for a more particular descrip-
tion of said premises.

The premises are conveyed together with all right, title
and interest in and to the street or road in front of and
adjoining said premises, to the center line thereof.

Being the same premises conveyed to Imogene E. Reynolds
by Deed dated December 20, 1925, and recorded in the
Greenwich Land Records in Book 126 at page 449.

The premises are conveyed subject to the Zoning and Town
Planning Laws, rules and regulations of the Town of Greenwich;
to the Town Tax of the Town of Greenwich on the list of June 1,
1955 payable in January and July, 1956, and to the Sewer Main-
tenance Tax of said Town of Greenwich on the list of June 1,
1955, payable in May 1956, which taxes the Grantee herein
hereby assume and agree to pay as part of the consideration
for this deed; and subject also to the restrictive covenants,
agreements, and the encumbrances set forth or referred to in
a Warranty Deed from Greenwich Gardens, Inc. to Kalasak Mahon
et al., dated July 12, 1927 and recorded in the Greenwich Land
Records in book 242 at page 19; and subject also to any state
of facts which an accurate survey or physical inspection of
the premises will show.
To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto the survivors of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

And also, I, the said grantor do for myself, my heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the enrolling of these present,

I am well seized of the premises, as a good indensible estate in FEES SIMPLEX; and I 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.

And furthermore, I, the said grantor do by these presents bind myself and my heirs and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever.

In Witness Whereof, I have hereunto set my hand and seal this 13th day of November, in the year of our Lord nineteen hundred and fifty-five

Signed, Sealed and Delivered in presence of

[Signature]

[Signature]

State of Connecticut
County of Tolland

Town of Enfield

December 19, 1955

Personally appeared, THOMAS K. REYNOLDS,

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

[Signature]

Notary Public
Commissioner of the Superior Court

Received for Record 1 DECEMBER 1955 at 2:47 P.M. Attest

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

Know Ye, That CHARLES A. REYNOLDS and ELIZABETH C. REYNOLDS, of the Town of Greenwich, County of Fairfield and State of Connecticut

for the consideration of ONE DOLLAR ($1.00) and other valuable consideration received to our full satisfaction of

GEORGE REIDMAN and MARY ELIZABETH REIDMAN, of Ridgefield, Connecticut

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

GEORGE REIDMAN and MARY ELIZABETH REIDMAN

and unto the survivor of them, and unto such survivor's heirs and assigns forever

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, shown and designated as Plot No. 236 on a certain map entitled "Map of Greenwich Gardens, Inc., Sound Beach Township of Greenwich, Connecticut, owned by Greenwich Gardens, Inc., 120 Broadway, New York City" made by Kemp & Holte, Civil Engineers & Surveyors, New York, New York, on file in the Town Clerk's Office of said Greenwich and therein numbered 1039, reference to said map being hereby made for a more particular description of said premises.

SAID premises are conveyed together with all right, title and interest of the Grantors in and to the street or road in front of and adjoining said premises to the center line thereof.

BEING the same premises conveyed to the Grantors by Eugene K. Reynolds by Warranty Deed dated November 19, 1955 and recorded in the Greenwich Land Records in Book 549 at Page 44.

SAID premises are conveyed subject to the following:

1. Zoning and planning laws, rules and regulations as established in and for the Town of Greenwich.

2. Second installment of the Town of Greenwich Tax, including Reserve Fund Tax, on the List of June 1, 1961, due and payable in July, 1962, which tax the Grantees hereby assume and agree to pay.

3. Town of Greenwich Tax, including Reserve Fund Tax, on the List of June 1, 1962, due and payable in January, 1963, which tax the Grantees hereby assume and agree to pay.

4. Town of Greenwich Sewer Maintenance Tax on the List of June 1, 1963, due and payable in May, 1963, which tax the Grantees hereby assume and agree to pay.


6. Covenants, conditions and reservations contained in Warranty Deed
from Greenwich Gardens, Inc. to Mahachy Mahon and Delia M. Mahon
dated July 12, 1927 and recorded in said Land Records in Book 242
at Page 19.

7. Encroachment of the eaves of the garage located upon the prems-
ises upon the adjoining lot as shown by survey entitled "Property
of Charles A. Reynolds, Greenwich, Conn." certified substantially
correct by W. R. Devaul for S. E. Minor & Co., Inc., Civil

To Have and to Hold the above granted and bargained premises, with the
appurtenances thereunto, unto them 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.

And also, we the said grantees do for ourselves, our heirs,
executors, administrators, and assigns, covenant with the said grantees and with the survivor
of them, and with such survivor's heirs and assigns, that at and until the enrolling of these
presents we are well seised 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 aforesaid.

And Furthermore, we the said grantees do by these presents
bind ourselves and our heirs, and assigns forever to
WARRANT AND DEFEND the above granted and bargained premises to them the said
grantees, and to the survivor of them and to such survivor's heirs and assigns, against all
claims and demands whatsoever, except as hereinafore mentioned.

In Witness Whereof, we have hereunto set our
hands and seals this 11th day of JUNE in the year of our Lord
nineteen hundred and sixty two.

Signed, Sealed and Delivered in presence of

Charles S. Bradford Charles A. Reynolds

Alma A. Mahon

State of Connecticut,

County of FAIRFIELD,

November 11, A.D. 1962,

Personally Appeared

CHARLES A. REYNOLDS and ELIZABETH C. REYNOLDS

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

before us.

Charles S. Bradford
Commissioner of the Superior Court and an
Attorney admitted to the Bar of Connecticut

Received for Record JUL 2, 1962 at 4:58 P.M., 1962

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

Know Ye, That ERIC GEORGE NEUMAN and MARY ELIZABETH NEUMAN, of the Town of Greenwich, County of Fairfield and State of Connecticut,

for the consideration of ONE ($1.00) DOLLAR and other value

received to our full satisfaction of SAMUEL STEVENSON and EILEEN K. STEVENSON, of the said Town of Greenwich,

do give, grant, bargain, sell and confirm unto the said SAMUEL STEVENSON and EILEEN K. STEVENSON,

and unto the survivor of them, and unto such survivor's heirs and assigns forever

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, shown and designated as Plot No. 230 on a certain map entitled "Map of Greenwich Gardens, Inc., Sound Beach Township of Greenwich, Connecticut, owned by Greenwich Gardens, Inc., 120 Broadway, New York City" made by Kemp & Nolte, Civil Engineers & Surveyors, Warren, New York, July, 1923 and on file in the Town Clerk's Office of said Greenwich and therein numbered 1039, reference to said map being hereby made for a more particular description of said premises.

SAID premises are conveyed together with all right, title and interest of the Grantors in and to the streets or road in front of and adjoining said premises to the center line thereof.

BEING the same premises conveyed to the Grantees herein by Charles A. Reynolds and Elizabeth C. Reynolds by Warranty Deed dated June 11, 1962 and recorded in the Greenwich Land Records in Book 672 at Page 11.

SAID premises are conveyed subject to the following:

1. Zoning and planning laws, rules and regulations as established in and for the Town of Greenwich.

2. Town of Greenwich Tax on the List of October 1, 1962, due and payable in January, 1963, which Tax the Grantees herein assume and agree to pay.

3. Town of Greenwich Sewer Maintenance Tax on the List of October 1, 1962, due and payable on October 1, 1963, which Tax the Grantees herein assume and agree to pay.

4. Town of Greenwich Sewer Improvement Tax on the List of October 1, 1962, due and payable on September 1, 1963, which Tax the Grantees herein assume and agree to pay.


Enforcement of the coves of the garage located upon the premises upon the adjoining lot as shown by survey entitled "Property of Charles A. Reynolds, Greenwich, Conn.", certified substantially correct by W. A. Dewey for S. E. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., June 22, 1935.

8. Any assessments or charges made or to be made for sewer construction and/or sewer plant construction or enlargement.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them 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 benefit.

And also, we the said grantor do for ourselves, our heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor’s heirs and assigns, that at and until the enrolling 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 hereinbefore mentioned.

And Furthermore, we the said grantor do by these presents bind ourselves and our heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor’s heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, we have hereunto set our hand and seal this 13th day of July in the year of our Lord nineteen hundred and sixty-three.

Signed, Sealed and Delivered in presence of

Edwin S. O’Neale
Edwin S. O’Hara, Jr.
Barbara A. Boyle

George Helman
Mary Elizabeth Helman
State of Connecticut,  

County of FAIRFIELD

On this the 17th day of July, 1963, before me,

EDIN J. O'MARA, JR.

the undersigned officer, personally appeared

GEORGE NEUMAN and  

MARY ELIZABETH NEUMAN

known to me (or satisfactorily proven) to be the persons

whose names are subscribed to the within instrument and acknowledged that the

same was executed by them for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Edwin J. O'Mara, Jr.

My Commission Expires April 1, 1963  

Notary Public

Title of Officer

OPEN-END MORTGAGE

(1963)

To All People To Whom These Presents Shall Come, Greeting:

KNOW YE THAT SAMUEL STEVENS and EILEEN K. STEVENS

hereinafter referred to as the grantees, for the consideration of FIFTEEN THOUSAND SEVEN HUNDRED

($15,700)...........

Dollars, received to his full satisfaction of THE STATE NATIONAL BANK OF CONNECTICUT, a corporation

organized and existing under the laws of the United States of America and having its principal place of business in the

city of Stamford in the county of Fairfield and state of Connecticut,

hereinafter referred to as the grantor, DOES GIVE, CONVEY, SELL AND CONVEY unto the said grantees,

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, shown and designated

as Plot No. 256 on a certain map entitled "Map of Greenwich Gardens,

Inc. South Beach Township of Greenwich, Connecticut, owned by Greenwich

Gardens, Inc. 120 Broadway, New York City" made by Lemp & Holte,

Civil Engineers, & Surveyors, Manhattan, New York, July, 1925, and on

file in the Town Clerk's Office of said Greenwich and therein numbered

1329, reference to said map being hereby made for a more particular

description of said premises.

SAID premises are to be conveyed together with all right, title and

interest of the grantors in and to the street or road in front of and

adjoining said premises to the center line thereof.

BEING the same premises conveyed to the grantors herein by George

Neuman and Mary Elizabeth Neuman by Warranty Deed dated July 17, 1963

and recorded in the Greenwich Land Records on July 21, 1963, together

with all the rights and privileges, but subject nevertheless, to the

restrictive covenants, agreements, reservations, grants and encumbrances

therein set forth or referred to.
To all People to Whom these Presents shall Come Greeting:

Know Ye That we, SAMUEL STEVENSON and EILEEN K. STEVENSON, husband and wife, of the Town of Greenwich, County of Fairfield and State of Connecticut, hereinafter referred to as the grantor,

for the consideration of THIRTY-NINE THOUSAND ($39,000.00) DOLLARS

received to our full satisfaction of JOHN W. VIZZO and GLORIA A. VIZZO, husband and wife, now residing at No. 13 Center Drive, Old Greenwich, in said Town of Greenwich, hereinafter referred to as the grantees,

do give, grant, bargain, sell and confirm unto the said JOHN W. VIZZO and GLORIA A. VIZZO

and unto the survivor of them, and unto such survivor's heirs and assigns forever

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, shown and designated as Plot No. 216 on a certain map entitled "Map of Greenwich Gardens, Inc. Sound Beach Township of Greenwich, Connecticut, owned by Ralph K. & Ada K., 120 Broadway, New York City" and by Karp & Holte, Civil Engineers & Surveyors, Mamaroneck, New York, July, 1925 and on file in the Town Clerk's Office of said Greenwich and therein numbered 1079, reference to said map being hereby made for a more particular description of said premises.

TOGETHER with all right, title and interest of the grantees in and to the streets or roads in front of and adjoining said premises to the center line thereof.

BEING the same premises conveyed to the grantees by George Neiman and Mary Elizabeth Neiman by warranty deed dated July 18, 1963 and recorded in the Greenwich Land Records in Book 69 at page 133.

SAID premises are conveyed subject to the following:

(1) Any and all provisions of any ordinance, municipal regulation or public or private law.

(2) Town of Greenwich Tax on the List of October 1, 1972 due and payable in July 1973 and January 1974 which Tax the grantees hereby assume and agree to pay.

(3) Town of Greenwich Sewer Maintenance and Sewer Treatment Tax on the List of October 1, 1972 due and payable in October 1973 which Tax the grantees hereby assume and agree to pay.

(4) Grant from The Greenwich Gardens, Incorporated to The Connecticut Light and Power Company dated August 10, 1925 and recorded in the Greenwich Land Records in Book 239 at Page 384.

(6) Encroachment of the eaves of the garage located upon the premises upon the adjoining lot as shown by survey entitled "Property of Charles A. Reynolds, Greenwich, Conn.", certified substantially correct by W. R. Bevan, for S. H. Minor & Co., Inc., Civil Engineers, Greenwich, Conn., June 22, 1935.

(7) Any assessments or charges made or to be made for sewer construction and/or sewer plant construction or enlargement.

$42.40 Conveyance Tax received

Town Clerk of Greenwich

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their proper use and behoof.

And also, we, the said grantees, do for ourselves and our heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the canceling of these presents we shall well maintain the premises, as a good indelible estate in FREE 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 herebefore mentioned.

And furthermore, we, the said grantees, do by these presents bind ourselves and our heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as herebefore mentioned.

In Witness Whereof, we have hereunto set our hand and seal this 29th day of January, in the year of our Lord nineteen hundred and seventy-three.

Signed, Sealed, and Delivered in presence of

[Signatures]

State of Connecticut
County of Fairfield

Personal Appearance of SAMUEL STEVENSON and EILEEN K. STEVENSON,
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That WE, JOHN W. VIZZO and GLORIA A. VIZZO of 13 Center Drive, Old Greenwich, in the Town of Greenwich, County of Fairfield and State of Connecticut

S. 116°
S. 59°

for the consideration of One Dollar and Other Good and Valuable Consideration

received to our full satisfaction of EDMER A. WYLD and SHIRLEY B. WYLD a/k/a SHIRLEY BOOTH WYLD of 4 Chapman Road, Old Greenwich in said Greenwich

do give, grant, bargain, sell and confirm unto the said EDMER A. WYLD and SHIRLEY B. WYLD a/k/a SHIRLEY BOOTH WYLD

and unto the survivor of them, and unto such survivor's heirs and assigns forever

ALL that certain tract, piece or parcel of land situated in the Town of Greenwich, County of Fairfield and State of Connecticut, bounded and described as follows:

BEGINNING at a point on the division line between Lot #236 and Lot #237 as shown on Map #8309 on file in the Greenwich Land Records, said point is located 72.68 feet as measured easterly along said division line from the easterly line of Center Drive and running thence through lot #236 being through land of the Grantees N. 89° 10' 40" E. 14.0 feet, N. 17° 09' 42" E. 15.05 feet and S. 70° 38' 50" E. 22.92 feet, thence along Lot #199 E. 14' 15" W. 22.15 feet, thence along Lot #237 N. 72° 50' 18" W. 37.22 feet to the point of beginning.

THE general boundaries of the above-described tract of land are northerly by a portion of Lot #236; easterly by Lot #199; southerly by Lot #237; westerly by a portion of Lot #236.

BEING a portion of the premises conveyed to the Grantees herein by Samuel Stevenson and Ellen K. Stevenson by Warranty Deed dated January 29, 1973 and recorded in the Greenwich Land Records in Book 848 at Page 455, together with all the rights and privileges but subject, nevertheless, to the restrictive covenants and agreements therein set forth or referred to.

"No Conveyance Tax collected

[Signature]

Town of Greenwich"
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them 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.

And also, we the said grantees do for ourselves, our heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor’s heirs and assigns, that at and until the canceling of these presents we are well seized of the premises, as a good indefeasible estate in FREE 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 hereinafter mentioned.

And Furthermore, we the said grantees do by these presents bind ourselves and our heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor’s heirs and assigns, against all claims and demands whatsoever, except as hereinafter mentioned.

In Witness Whereof, we have hereunto set our hands and seals this 26th day of August in the year of our Lord nineteen hundred and seventy-five

State of Connecticut  
County of Fairfield  

Personally Appeared JOHN W. VIZZO and GLORIA A. VIZZO

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

AUG 27 1975

Mary E. Peden, Jr. Notary Public

AUG 27 1975
6. Restrictive covenants and agreements set forth in a certain deed from the
Fredeen Construction Corporation to Esther S. Krueger dated January 23, 1961, and
recorded in said land records in Book 645 at page 103, as modified by an agreement
recorded on March 19, 1963 in Book 683 at page 216.

7. Rights, reservations and agreements concerning the lake and rights, reservations
and agreements imposed or referred to in a deed from Baldwin Parish, Inc. to The
Fredeen Construction Corporation dated May 10, 1953 and recorded in said land
records in Book 686 at page 194.

8. Such rights of others as may exist in and to so much of the lake as may be
included within the premises.

9. Drain crossing a portion of the premises as shown on Map 4242 and drainage
requirements of the Town of Greenwich.

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

$3,740.00 CONVEYANCE TAX RECEIVED

TOWN OF GREENWICH

CERTIFICATE OF NOTICE
FOR LAND RECORDS

STATE OF CONNECTICUT
COURT OF PROBATE

(Type or print)

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

ESTATE OF: Wyldo

Edwin A. Wyldo

10/10/78

DATE OF CERTIFICATE

DATE OF DEATH: 9/16/78

PLACE WHERE LAST SPENT: Greenwich

(Deceased) Estate

Shirley Booth Wyldo

4 Chase Road

Greenwich 06830

Executrix

DATE OF APPOINTMENT: 10/10/78

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

Shirley Booth Wyldo

Executrix's Signature

TO TOWN CLERK: RECORD DATA BETWEEN DOUBLE LINES
CERTIFICATE OF NOTICE
FOR LAND RECORDS (PC-251)

COURT OF PROBATE

State of Connecticut

Court of Probate, District of Greenwich
District number 037

Date of Certificate: 11/16/88
Case of: WYLDE, Shirley Booth

Date of Death: November 12, 1988
Place where last dwelt: Old Greenwich, CT

Died Testate

Fiduciary:
Jeffrey B. Wyld, Executor
196 Rowayton Woods Drive
Rowayton, CT 06854

Fiduciary's Position of Trust: Executor
Date of Appointment: 11/16/88

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

Jeffrey B. Wyld, Executor

As used in this document, the word fiduciary may include the singular or
plural as the case may be.

Received for Record DEC 1, 1988

Town Clerk
CERTIFICATE OF DEVISE, DESCENT OR DISTRIBUTION

STATES OF CONNECTICUT
COUNTY OF PROBATE

[Certificate with town clerk where real property is situated.]

COURT OF PROBATE, DISTRICT OF
Greenwich
DISTRICT NO. 057

ESTATE OF
Shirley Booth Wyld

DATE OF DEATH
11/12/89

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 the following real property is devised to:

Mary Jane Potter and Joseph Potter of Old Greenwich, Conn., the decedent's interest in and to the following described real estate:

Tract I.

All that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, known and designated as Lots 199, 237 and 236 on a certain map entitled "Map of Greenwich Gardens Sound Beach, Township of Greenwich, Connecticut," owned by Greenwich Gardens, Inc., 120 Broadway, New York, New York, made by Kemm and Holte, Civil Engineers & Surveyors, Mamaroneck, N.Y., July, 1925, which map is on file in the Office of the Town Clerk of said Town of Greenwich, and therein numbered as Map 1079.

Tract II.

BEGINNING at a point on the division line between Lot 0236 and Lot 0237 as shown on Map 0109 on file in the Greenwich Land Registry, said point is located 72.80 feet as measured easterly along said division line from the easterly line of Center Drive and running therein through Lot 0236 being through land of the Grantors N. 89° 40' E. 14.0 feet, S. 73° 29' 50" E. 22.92 feet, thence along Lot 0236 S. 14° 12' W. 22.15 feet, thence along Lot 0237 N. 72° 50' 18" W. 37.22 feet to the point of beginning.

For a more particular description, reference should be made to the records of said Probate Court.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of this Court to be hereunto affixed.

Cameron F. Hopper
Judge

FOR TOWN CLERK'S USE ONLY

FOR COURT USE ONLY

Original

Date: APR 20 1990

Town Clerk
WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME,

GREETING:

KNOW YE, THAT WE,

JOSEPH POTTER AND MARY JANE POTTER

for the consideration of SEVEN HUNDRED SIXTY THOUSAND DOLLARS AND 00/100 ($760,000.00) DOLLARS

received to our full satisfaction of JAMES LEISTENSNIDER

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

JAMES LEISTENSNIDER

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said grantee, to him and his own proper use and behoof.

AND ALSO, We, the said grantors do for ourselves, our heirs, executors, administrators, and assigns, covenant with the said grantee, that at and until the eneaal 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 hereinbefore mentioned.

836,00/100
$ Conveyance Tax Received

3800,00/100 State
$ Conveyance Tax Received

Town Clerk of Greenwich

Town Clerk of Greenwich
AND FURTHERMORE, we the said grantors do, by these presents, bind ourselves and our heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to
the said grantee, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, we have hereunto set our hands and
seals this 28th day of August, 2001.

Witness -

JOSEPH POTTER

WITNESS - JESSICA POTTER

STATE OF CONNECTICUT ) ss: August 28, 2001
COUNTY OF FAIRFIELD )

Personally appeared, JOSEPH POTTER and MARY JANE
POTTER, signers and sealers of the foregoing instrument who
acknowledged the same to be their free act and deed before me.

Stephen J. Schels
Commissioner of the Superior Court
EXHIBIT "A"

ALL that certain tract, piece or parcel of land situated in the Town of Greenwich, County of Fairfield and State of Connecticut, bounded and described as follows:

Beginning at a point on the division line between Lot 6236 and Lot 6237 as shown on the plans on file in the Greenwich Land Records, said point is located 72.45 feet as measured easterly along said division line from the easterly line of corner 1.42 and running thence through Lot 6236 to the western boundary line of the premises in 62° 20' 40" W., 14.8 feet, thence south 12° 09' 07" W., 31.06 feet, thence north 28° 50' E., 21.65 feet, thence along Lot 6199 E., 14° 13' W., 23.13 feet, thence along Lot 6217 E., 72° 50' 10" W., 37.22 feet to the point of beginning.

The general boundaries of the above-described tract of land are

1) All assessments and taxes for the year 1926 and all subsequent years.
2) Reservations, rights and conditions as set forth in deed dated November 22, 1926 and recorded in the land records of the Town of Greenwich on December 5, 1926 in Volume 230 at Page 430.
3) Easement to The Greenwich Gas Company dated April 7, 1926 and recorded to the land records of the Town of Greenwich on April 16, 1926 in Volume 230 at Page 289 and dated April 8, 1926 and recorded in Volume 219 at Page 102 of the Greenwich Land Records.
4) Easement to The Greenwich Water Co., dated August 12, 1925 and recorded in the land records of the Town of Greenwich on August 12, 1925 in Volume 219 at Page 384.

Received for Record AUG 3 1 2001

Accepted and recorded by ____________________________

Town Clerk
RECORD & RETURN TO:  
Robert V. Stica, Esq.  
Law Offices of Robert V. Stica LLC  
32 Field Point Road  
Greenwich, CT 06830

CONVEYANCE TAX RECEIVED  
STATE $ 6,625.00  
LOCAL $ 2,125.00  
CARMELLA M. BUDKINS  
GREENWICH Town Clerk

WARRANTY DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT JAMES LEISTENSNIKER, of Old Greenwich, Connecticut, for consideration of EIGHT HUNDRED FIFTY THOUSAND & 00/100 DOLLARS ($850,000.00), grants to 4 CHASMAR ROAD, LLC, of Old Greenwich, Connecticut, with WARRANTY COVENANTS, all that certain real property known as 4 Chasmar Road, Old Greenwich, Connecticut, being more particularly described as follows:

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

Beginning at a point on the division line between Lot #236 and Lot #237 as shown on Map #1039 on file in the Greenwich Land Records, said point is located 72.68 feet as measured easterly along said division line from the easterly line of Center Drive and running thence through Lot #236 being through land of the Grantors N. 89° 10' 40" E. 14.0 feet, N. 17° 09' 42" E. 15.08 feet and S. 79° 38' 50" E. 22.92 feet, thence along Lot #199 S. 14° 12' W. 22.15 feet, thence along Lot #237 N. 72° 50' 18" W. 37.22 feet to the point of beginning.

The general boundaries of the above-described tract of land are northerly by a portion of Lot #236; easterly by Lot #199; southerly by Lot #237; westerly by a portion of Lot #236.

Subject to:

1. Any and all provisions of any ordinance, municipal regulations or public or private law, inclusive of zoning, building and planning laws, rules and regulations as established in and for the Town of Greenwich.

2. Taxes of the Town of Greenwich becoming due and payable after delivery of the deed.

3. Public improvement assessments, and/or any unpaid installment thereof, and/or the interest thereon, which assessments become due and payable after the date of the deed, which assessments and/or installments the Purchaser will assume and agree to pay.

4. Reservations, rights and conditions as set forth by deed dated November 29, 1929 and recorded in the Land Records of the Town of Greenwich on December 2, 1929 in Volume 280 at Page 489.


In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed on this 5th day of August, 2021.

James Leistensnider, Grantor

Signed, sealed and delivered in the presence of or attested by:

Witness: [Signature]

Witness: [Signature]

STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD

Personally appeared James Leistensnider, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained in the capacity therein stated, before me, on this 5th day of August, 2021.

Erin Spier, Chrm.
Commissioner of the Superior Court

RECEIVED FOR RECORD  
AUG 12, 2021 10:19:49 AM  
CARMELLA C. BUDKINS  
Town Clerk  
GREENWICH, CT
LONG TERM MAINTENANCE PLAN

For

4 Chasmar Road
Parcel “A”
Greenwich, Connecticut

Prepared For

4 Chasmar Road, LLC

May 26, 2022
Stormwater Management
Practices Maintenance Declaration
Exhibit “A”

Long Term Maintenance Plan
Exhibit A
Operations and Maintenance Plan
4 Chasmar Road

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at 4 Chasmar Road are maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.

Recommended Frequency of Service:

As further defined below, all stormwater components should be checked on a periodic basis and kept in full working order. Ultimately, the required frequency of inspection and service will depend on runoff quantities, pollutant loading, and clogging due to debris. At a minimum, we recommend that all stormwater components be inspected and serviced twice per year, once before winter begins and once during spring cleanup.

Qualified Inspector:

The inspections must be completed by an individual experienced in the construction and maintenance of stormwater drainage systems. Once every five years the inspections must be completed by a professional engineer.

Service Procedures:

1. Catch Basins & Drainage Inlets:
   a. Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
   b. For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
   c. Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
   d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
   e. Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
   f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
   g. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

2. Storm Drainage Piping and Manholes/Junction Boxes:
   a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
   b. Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
   c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
   d. Any additional maintenance required per the manufacturer’s specifications shall also be completed.
3. **Porous Pavement (Pervious Concrete, Porous Asphalt, Permeable Interlocking Concrete Pavers, Flexi pave, Etc.):**

   a. Changing the porous pavement surface to an impervious surface requires the review and approval of the Town of Greenwich DPW Engineering Division.
   b. Clean and vacuum (Regenerative Air Vacuum for Permeable Interlocking Concrete Pavers) the porous pavement upon the completion of construction.
   c. Check for standing water on the surface of the pavement after a precipitation event. If standing water remains within 30 minutes after rainfall had ended, cleaning of porous pavement is recommended.
   d. Vacuum sweeper shall be used regularly to remove sediment and organic debris on the pavement surface. The sweeper may be fitted with water jets.
   e. Pavement vacuuming should occur during spring cleanup following the last snow event to remove accumulated debris, at a minimum.
   f. Pavement vacuuming should occur during fall cleanup to remove dead leaves, at a minimum.
   g. Power washing can be an effective tool for cleaning clogged areas. See manufacturer’s specifications.
   h. Check for debris accumulating on pavement, especially debris buildup in winter. For loose debris, a power/leaf blower or gutter broom can be used to remove leaves and trash.
   i. In the event that the porous surface becomes clogged an engineer must be retained to determine how to restore the porous surface to its original condition.
   j. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

4. **Roof Gutters:**

   a. Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

**Disposal of Debris and Sediment:**

All debris and sediment removed from the stormwater structures and bioretention/biofiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

**Maintenance Records:**

The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.
## Operations and Maintenance Log (Page 1 of 2)

4 Chasmar Road

<table>
<thead>
<tr>
<th>Type of Inspection:</th>
<th>☐ Spring</th>
<th>☐ Fall</th>
<th>☐ Other</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Inspector’s Name:</th>
<th>Date of Inspection:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affiliation:</td>
<td>Phone #:</td>
</tr>
</tbody>
</table>

### Catch Basins & Drainage Inlets:
- Has accumulated debris been removed from grates? [ ] Yes [ ] No [ ] N/A
- Do any basins require additional repair? (identify below): [ ] Yes [ ] No [ ] N/A
- Have sumps been cleaned of sediment? [ ] Yes [ ] No [ ] N/A

### Storm Drainage Piping and Manholes/Junction Boxes:
- Has accumulated debris been removed? [ ] Yes [ ] No [ ] N/A
- Do any manholes require additional repair? (identify below): [ ] Yes [ ] No [ ] N/A
- Is there any evidence of stormwater piping failure? [ ] Yes [ ] No [ ] N/A
- Has a comprehensive video inspection been completed? [ ] Yes [ ] No [ ] N/A

### Porous Pavement:
- Has pavement been vacuumed? [ ] Yes [ ] No [ ] N/A
- Has draining times been verified? [ ] Yes [ ] No [ ] N/A

### Notes:

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Form MD-100
Operations and Maintenance Log (Page 2 of 2)
4 Chasmar Road

Roof Gutters:
- Has accumulated debris been removed from gutters? □ Yes □ No □ N/A
- Do any gutters require additional repair? (identify below): □ Yes □ No □ N/A

Notes:

Please make additional notes/observations and particular concerns below. Also record any additional maintenance that has been performed:

Signature of Inspector: ___________________________ Date: ___________________________
LONG TERM MAINTENANCE PLAN

For

4 Chasmar Road
Parcel “B”
Greenwich, Connecticut

Prepared For

4 Chasmar Road, LLC

May 26, 2022
Stormwater Management
Practices Maintenance Declaration
Exhibit “A”

Long Term Maintenance Plan
Exhibit A
Operations and Maintenance Plan
4 Chasmar Road

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at 4 Chasmar Road are maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.

Recommended Frequency of Service:

As further defined below, all stormwater components should be checked on a periodic basis and kept in full working order. Ultimately, the required frequency of inspection and service will depend on runoff quantities, pollutant loading, and clogging due to debris. At a minimum, we recommend that all stormwater components be inspected and serviced twice per year, once before winter begins and once during spring cleanup.

Qualified Inspector:

The inspections must be completed by an individual experienced in the construction and maintenance of stormwater drainage systems. Once every five years the inspections must be completed by a professional engineer.

Service Procedures:

1. Catch Basins & Drainage Inlets:
   a. Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
   b. For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
   c. Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
   d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
   e. Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
   f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
   g. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

2. Storm Drainage Piping and Manholes/Junction Boxes:
   a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
   b. Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
   c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
   d. Any additional maintenance required per the manufacturer’s specifications shall also be completed.
3. Porous Pavement (Pervious Concrete, Porous Asphalt, Permeable Interlocking Concrete Pavers, Flexi pave, Etc.):
   a. Changing the porous pavement surface to an impervious surface requires the review and approval of the Town of Greenwich DPW Engineering Division.
   b. Clean and vacuum (Regenerative Air Vacuum for Permeable Interlocking Concrete Pavers) the porous pavement upon the completion of construction.
   c. Check for standing water on the surface of the pavement after a precipitation event. If standing water remains within 30 minutes after rainfall had ended, cleaning of porous pavement is recommended.
   d. Vacuum sweeper shall be used regularly to remove sediment and organic debris on the pavement surface. The sweeper may be fitted with water jets.
   e. Pavement vacuuming should occur during spring cleanup following the last snow event to remove accumulated debris, at a minimum.
   f. Pavement vacuuming should occur during fall cleanup to remove dead leaves, at a minimum.
   g. Power washing can be an effective tool for cleaning clogged areas. See manufacturer’s specifications.
   h. Check for debris accumulating on pavement, especially debris buildup in winter. For loose debris, a power/leaf blower or gutter broom can be used to remove leaves and trash.
   i. In the event that the porous surface becomes clogged an engineer must be retained to determine how to restore the porous surface to its original condition.
   j. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

4. Roof Gutters:
   a. Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

Disposal of Debris and Sediment:

All debris and sediment removed from the stormwater structures and bioretention/biofiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

Maintenance Records:

The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.
**Operations and Maintenance Log (Page 1 of 2)**

**4 Chasmar Road**

<table>
<thead>
<tr>
<th>Type of Inspection:</th>
<th>☐ Spring</th>
<th>☐ Fall</th>
<th>☐ Other</th>
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</table>

<table>
<thead>
<tr>
<th>Inspector's Name:</th>
<th>Date of Inspection:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affiliation:</td>
<td>Phone #:</td>
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</tbody>
</table>

**Catch Basins & Drainage Inlets:**

- Has accumulated debris been removed from grates? [ ] Yes [ ] No [ ] N/A
- Do any basins require additional repair? (identify below): [ ] Yes [ ] No [ ] N/A
- Have sumps been cleaned of sediment? [ ] Yes [ ] No [ ] N/A

**Notes:**

**Storm Drainage Piping and Manholes/Junction Boxes:**

- Has accumulated debris been removed? [ ] Yes [ ] No [ ] N/A
- Do any manholes require additional repair? (identify below): [ ] Yes [ ] No [ ] N/A
- Is there any evidence of stormwater piping failure? [ ] Yes [ ] No [ ] N/A
- Has a comprehensive video inspection been completed? [ ] Yes [ ] No [ ] N/A

**Notes:**

**Porous Pavement:**

- Has pavement been vacuumed? [ ] Yes [ ] No [ ] N/A
- Has draining times been verified? [ ] Yes [ ] No [ ] N/A

**Notes:**
Operations and Maintenance Log (Page 2 of 2)
4 Chasmar Road

Roof Gutters:

- Has accumulated debris been removed from gutters? □ Yes □ No □ N/A
- Do any gutters require additional repair? (identify below): □ Yes □ No □ N/A

Notes:

Please make additional notes/observations and particular concerns below. Also record any additional maintenance that has been performed:

Signature of Inspector: ________________________________ Date: ________________________________

Form MD-100
February 2014
Rocco V. D'Andrea Inc.
Stormwater Management Practices Maintenance Declaration

THIS DECLARATION is made this date, ______________, 20_____, by and between the Town of Greenwich, a municipal corporation with principal offices located at 101 Field Point Road, Greenwich, CT 06830 and

4 Chasmar Road, LLC
[Owner(s) Name]

4 Chasmar Road
[Address]

hereinafter referred to as “Owner(s)” of the “Property” as more fully described in a deed recorded in Book _______ at Page _______ of the Greenwich Land Records. In accordance with the Town of Greenwich Drainage Manual as Amended, the “Owner(s)” agree to install and maintain stormwater management practice(s) on the subject Property in accordance with approved plans and conditions. The Owner further agrees to the terms stated in this document to ensure that the stormwater management practice(s) continues serving the intended function in perpetuity. This Declaration includes the following exhibits located in the project files of one or all of the following Town of Greenwich Departments:

• Building Division – Permit # __________________________
• Inland Wetlands and Watercourses Agency – Application # __________________________
• Planning and Zoning – Application # __________________________

Exhibit A: Long-term Maintenance Plan that prescribes those activities that must be carried out to maintain compliance with this Declaration. Approved Maintenance Plan dated __________________________.

Exhibit B: Improvement Location Survey depicting “As-Built” conditions and showing an accurate location of each stormwater management practice affected by this Declaration. Approved Improvement Location Survey dated __________________________.

Note: After construction has been verified and accepted by the Town of Greenwich for the stormwater management practices, this declaration shall be recorded by the Owner on the Greenwich Land Records and copies of the recorded document shall be submitted to all of the following Town of Greenwich Departments involved in the approval:

• Building Division
• Inland Wetlands and Watercourses Agency
• Planning and Zoning

Through this Declaration, the Owner(s) hereby subjects the Property to the following covenants, conditions, and restrictions:

1. The Owner(s), at its expense, shall secure from any affected owners of land all easements and releases of rights-of-way necessary for utilization of the stormwater practices identified in Exhibit B and shall record them with the Town Clerk. These easements and releases of rights-of-way shall
not be altered, amended, vacated, released or abandoned without prior written approval of the Town of Greenwich.

2. The Owner(s) shall be solely responsible for the installation, maintenance and repair of the stormwater management practices, drainage easements and associated landscaping identified in Exhibit B in accordance with the Operation and Maintenance Plan (Exhibit A).

3. No alterations or changes to the stormwater management practice(s) identified in Exhibit B shall be permitted unless they are deemed to comply with this Declaration and are approved in writing by the Town of Greenwich.

4. The Owner(s) shall retain the services of a qualified inspector (as described in Exhibit A) to operate and ensure the maintenance of the stormwater management practice(s) identified in Exhibit B in accordance with the Operation and Maintenance Plan (Exhibit A).

5. The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times. Inspection Documentation must be maintained as frequently as required in Exhibit A.

6. The Town of Greenwich or its designee is authorized to access the property as necessary to conduct inspections of the stormwater management practices or drainage easements to ascertain compliance with the intent of this Declaration and the activities prescribed in Exhibit A. Upon written notification by the Town of Greenwich or their designee of required maintenance or repairs, the Owner(s) shall complete the specified maintenance or repairs within a reasonable time frame determined by the Town of Greenwich. The Owner(s) shall be liable for the failure to undertake any maintenance or repairs so that the public health, safety, general welfare or the environment shall not be endangered.

7. If the Owner(s) does not keep the stormwater management practice(s) in reasonable order and condition, or complete maintenance activities in accordance with the Operation and Maintenance Plan contained in Exhibit A, or the required maintenance or repairs under 6 above within the specified time frames, the Town of Greenwich is authorized, but not required, to perform the specified inspections, maintenance or repairs in order to preserve the intended functions of the practice(s) and prevent the practice(s) from becoming a threat to public health, safety, general welfare or the environment. In the case of an emergency, as determined by the Town of Greenwich, no notice shall be required prior to the Town of Greenwich performing emergency maintenance or repairs. The Town of Greenwich may levy the costs and expenses of such inspections, maintenance, repairs and appropriate fees against the Owner(s). The Town of Greenwich at the time of entering upon said stormwater management practice for the purpose of maintenance or repair may file a notice of lien upon the property affected by the lien. If said costs and expenses are not paid by the Owner(s), the Town of Greenwich may pursue the collection of same through appropriate court actions.

8. The Owner(s) hereby conveys to the Town of Greenwich an easement over, on and in the Property for the purpose of access to the stormwater management practice(s) for the inspection, maintenance and repair thereof, should the Owner(s) fail to properly inspect, maintain and repair the practice(s). The Town of Greenwich’s execution of any repair or maintenance does not alter the Owner(s) responsibility to maintain in future.
9. The Owner(s) agrees that this Declaration shall be recorded and that the land described in a deed recorded in Book ______ at Page ______ of the Greenwich Land Records shall be subject to the covenants and obligations contained herein, and this Declaration shall bind all current and future owners of the property.

10. The Owner(s) agrees in the event that the Property is sold, transferred, or leased to provide information to the new owner, operator, or lessee regarding proper inspection, maintenance and repair of the stormwater management practice(s). The information shall accompany the first deed transfer and include Exhibits A and B and this Declaration. The transfer of this information shall also be required with any subsequent sale, transfer or lease of the Property.

11. The Owner(s) agree that the rights, obligations and responsibilities hereunder shall commence upon execution of the Declaration.

12. The parties whose signatures appear below hereby represent and warrant that they have the authority and capacity to sign this declaration and bind the respective parties hereto.

13. The Proprietor, its agents, representatives, successors and assigns shall defend, indemnify and hold the Town of Greenwich harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter “Claims”, fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omissions in such regard) of the storm drainage system referred to in the permit as Exhibit “A” hereto, appurtenances, connections and attachments thereto which are the subject of this Declaration. The Proprietor, its agents, representatives, successors and assigns shall not be required to indemnify the Town, its officers, agents, servants, or employees, against any such damages occasioned solely by acts or omissions of the Town, its officers, agents, servants or employees, other than supervisory acts or omissions of the Town, its officers, agents, servants, or employees, in connection with such Claims or the enforcement of this Declaration.
IN WITNESS WHEREOF, the “Owner(s)” have executed this Declaration on this _______ day of __________________, 20_____.

By: ________________________________
[Owner(s)]

By: ________________________________
[Owner(s)]

STATE OF CONNECTICUT

) ss: Greenwich

COUNTY OF FAIRFIELD

The foregoing instrument was acknowledged before me on this__________ day of
__________________, 20____, by ________________________________, the
[Owner(s)]

“Owner(s)” of _________________________________.
[Address]

______________________________
Notary Public

My Commission Expires On:

WHEN RECORDED RETURN COPY TO:
[All of the following departments involved in approval:
Building Division, Inland Wetlands & Watercourses Agency, and Planning & Zoning]
DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) CERTIFICATION
PRE-CONSTRUCTION

Property Address: 4 Chasmar Road
Tax Account No.: 06-1074/S

Building Permit No.: ___________________________

PLANS & DRAINAGE SUMMARY REPORT INFORMATION

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

Design Plans Date: 5/26/2022
Drainage Report Date: 5/26/2022

PROPERTY INFORMATION FOR DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA)

<table>
<thead>
<tr>
<th>Total Impervious Area</th>
<th>Total Impervious Area</th>
<th>Total Disconnected</th>
<th>Total Directly Connected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under Existing Conditions (SF)</td>
<td>Under Proposed Conditions (SF)</td>
<td>Impervious Area Under Proposed Conditions (SF)</td>
<td>Impervious Area Under Proposed Conditions (SF)</td>
</tr>
<tr>
<td>4,381.00</td>
<td>5,404.00</td>
<td>4,763.00</td>
<td>641.00</td>
</tr>
</tbody>
</table>

1 Impervious surfaces include but are not limited to roofs (including green roofs), buildings, houses, walks, patios, walls, tennis/sport courts (all surface types must be counted), landscape ponds, pools, paved streets/drives/parking areas constructed with concrete, asphalt, compacted dirt, gravel, or permeable pavements.

2 All impervious surfaces that are directed to stormwater BMPs that meet the water quality volume (WQV) standard will be considered disconnected impervious cover. Acceptable stormwater BMPs are Bioretention (infiltrating/filtering), Constructed Stormwater Wetlands, Extended Dry Detention Basins (infiltration required), Gravel Wetlands, Constructed Wet Stormwater Ponds, Sand/Organic Filters (sand filters, tree filters, stormwater planters, etc.), Infiltration Systems (drywells, Culverts, etc.), Permeable Pavement Areas (infiltrating/filtering), Green Roofs, and Disconnected Impervious Area (must meet all the standards under Simple Disconnection on page 44 and 45 of the Drainage Manual).

3 Subtract the Total Disconnected Impervious Area Under Proposed Conditions (SF) from the Total Impervious Area Under Proposed Conditions (SF).

Engineer’s Signature ___________________________ Date 5-26-22

Engineer’s Seal

Form SC-107

February 2021
DRAINAGE SUMMARY REPORT

For

4 Chasmar Road
Greenwich, Connecticut

Prepared For

4 Chasmar Road, LLC

October 18, 2021
Revised: May 26, 2022

Anthony L. D’Andrea, PE
CT License No. 9673
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Introduction & LID Techniques

1.1. Project Narrative

The applicant is proposing improvements to the subject properties. The proposed improvements will include the construction of two single-family dwellings and two new driveways. Improvements also include the installation of storm drainage systems, site grading, and associated landscaping.

For a depiction of existing conditions and the proposed development refer to a development plan set entitled “Final Site Plan Review Set, Residential Subdivision, Location 4 Chasmar Road, Greenwich, Connecticut, prepared for 4 Chasmar Road, LLC” as prepared by Rocco V. D’Andrea, Inc.

Together the subject parcels are 18,821 square feet in size and is located northeast of the intersection of Chasmar Road and Center Drive. The proposed redevelopment of the parcels will increase the impervious coverage by approximately 1,023 square feet. Refer to Appendix “C” for a depiction of the proposed stormwater BMPs and drainage calculations.

This proposed project will conform to all applicable Town stormwater management standards to the maximum extent practicable. Refer to Appendix “A” for a narrative detailing the projects compliance with each stormwater management standard.

1.2. Land Use Regulations

The subject parcels are located in the “R-7” zone. All applicable zoning setbacks and regulations will be adhered to. There is one inland wetland or watercourses located on the property.

1.3. Site Inventory & Evaluation

The site consists of an existing gravel driveway, a dwelling, a garage, and various hardscapes. The topography of the site exhibits slopes from north to south with flows discharging onto Chasmar Road and into the town drainage system. The rest of the site steeply slopes towards the onsite watercourse. Existing drainage patterns will generally be maintained under post-construction conditions.

Refer to Exhibit “C” for the USDA soil delineation map and hydraulic soil group ratings for the site. Refer to the Development Plan for the test pit locations and Appendix “G” for the soil test results forms.

1.4. Development Envelope

Due to the size, layout, topography of the property and scope of work proposed, the development envelope will encompass approximately 80% of the site. Sediment and erosion controls will be installed around the proposed development envelope prior to the start of construction to minimize the impact to the surrounding areas.
1.5. **LID Control Strategies**

In the watershed analysis of existing and proposed conditions, the site has been divided into various sub-drainage areas discharging to various POCs, “points of concern.” The analysis is limited to the subject parcel. Refer to Exhibits “A” and “B” for a depiction of the existing and proposed conditions drainage areas and flow paths. Refer to Appendices “D” and “E” for the existing and proposed HydroCAD Analysis.

Conformance to the standards for water quality, TSS removal, and runoff volume reduction will be achieved through the construction of the proposed BMPs. The runoff peak flow reduction standard has been met for all storms up to the 25-year storm to all points of concern. Refer to the HydroCAD Summary Table at the end of this introduction for a comparison of existing and proposed condition stormwater runoff volumes and flow rates to all points of concern.

2. **Structural BMPs**

2.1. **Water Quality Volume and TSS Removal**

Refer to Appendix “C” for Water Quality Volume calculations. The proposed BMPs will provide adequate storage to retain and infiltrate the water quality volume of the contributing runoff from the proposed impervious improvements.

Retention of the Water Quality Volume from newly constructed impervious areas will provide the minimum 80% removal of total suspended solids (TSS), which exceeds Town standards. Refer to Appendix “C” for TSS removal calculations.

This volume will be retained and infiltrated by the proposed stormwater systems. Refer to Appendix “C” for 72-Hour Drawdown Calculations.

2.2. **Runoff Reduction Volume**

The proposed development will not result in an increase in runoff volume from the site for the 1-year storm event towards all points of concern, as compared to existing conditions. Refer to Appendix “C” for Runoff Reduction Volume Calculations.

2.3. **Groundwater Recharge Volume**

The groundwater recharge standard has been satisfied through the stormwater infiltration capabilities of the proposed systems. Refer to Appendix “C” for Groundwater Recharge Volume Calculations.

2.4. **Peak Runoff Attenuation**

The proposed development will decrease peak runoff flow rates to less than pre-construction conditions to all points of concern. Refer to Appendices “D” and “E”. The decrease in peak runoff flow rates meets the standard of reduction for all storms up to the 25-year storm.
3. Conclusion

The proposed improvements to the subject parcel will increase the impervious coverage on the site and thus increase the volume and peak rate of runoff generated during a storm event. However, with the use of the proposed BMPs and site grading there will be a reduction in stormwater runoff volume and flow rates to all points of concern.

The proposed development will meet the water quality volume, TSS removal, runoff reduction volume, and groundwater recharge volume standards of the Town of Greenwich Drainage Manual to the maximum extent practicable. The proposed development incorporates pre-treatment and attenuation of runoff to the maximum extent practicable. If the development is constructed as depicted on the proposed plans, there will be no adverse impacts to adjoining properties, the subject parcel, or the town drainage system, due to the proposed improvements.
ADMINISTRATIVE INFORMATION

PARCEL NUMBER
06-1074/S

Parent Parcel Number

Property Address
CHASMAR ROAD 0004

Neighborhood
112060 DISTRICT 6 N OLD GREENWICH [1]

Property Class
101 Single Family

TAXING DISTRICT INFORMATION
Jurisdiction 57 Greenwich, CT
Area 001
Corporation 057
District 06
Section & Plat 390
Routing Number 1419S0001

Site Description
Topography:

Public Utilities:
Water, Sewer, Electric

Street or Road:

Neighborhood:
Zoning: R-7 Single Family 7,500 sf
Legal Acres: 0.4321

LEISTENSNIDER JAMES
4 CHASMAR RD
OLD GREENWICH, CT 06870
LOT NO 23742386199 CHASMA & CENTER DR S 0001

OWNERSHIP
LEISTENSNIDER JAMES

TRANSFER OF OWNERSHIP

Date
08/31/2001 POTTER MARY JANE & JOSEPH
Bk/Pg: 3653, 345

$760000

04/20/1990 WYLDE SHIRLEY B ESTATE OF
Bk/Pg: 2030, 164

$0

12/01/1988 WYLDE SHIRLEY B
Bk/Pg: 1889, 117

$0

10/17/1978 NA
Bk/Pg: 1098, 349

VALUATION RECORD

Assessment Year 10/01/2015 10/01/2015 10/01/2016 10/01/2017 10/01/2018 10/01/2019 10/01/2020

VALUATION
Market

L 727800
E 231200
T 959000

Valuation
70% Assessed

L 509460
E 161840
T 671300

70% Assessed

L 509460
E 161840
T 671300

LAND DATA AND CALCULATIONS

Rating

Soil ID

Acreage

Table

Prod. Factor

Land Type -or-

Effective Frontage

Effective Square Feet

Base Rate

Adjusted Rate

Extended Value

Influence Factor

Value

0.4321 1.00 1969914.00 1969914.00 85200 F -5% Q -10% 727800

RESIDENTIAL

Parcels:

Supplemental Cards

TRUE TAX VALUE

727800

Supplemental Cards

TOTAL LAND VALUE

727800

CHASMAR ROAD 0004
Tax ID 424/038

Printed 01/11/2021 Card No. 1 of 1
**PHYSICAL CHARACTERISTICS**

- **Style:** Colonial
- **Occupancy:** Single family
- **Story Height:** 2.75
- **Finished Area:** 2562
- **Basement:** 1/2

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

**FLOORING**
- **Slab:** B
- **Sub and joists:** 1.0, 2.0, 2.75
- **Base Allowance:** B, 1.0, 2.0, 2.75

**EXTERIOR COVER**
- **Vinyl:** 1.0, 2.0, 2.75
- **Normal for Class:** B, 1.0, 2.0, 2.75

**INTERIOR FINISH**
- **Normal for Class:** B, 1.0, 2.0, 2.75

**ACCOMMODATIONS**
- **Finished Rooms:** 9
- **Bedrooms:** 5
- **Formal Dining Rooms:** 1
- **Fireplaces:** 1

**HEATING AND AIR CONDITIONING**
- **Primary Heat:** Hot water - gas

**FLOORING**
- **Type:** Slab
- **Sub and joists:** 1.0, 2.0, 2.75
- **Base Allowance:** B, 1.0, 2.0, 2.75

**EXTERIOR COVER**
- **Type:** Vinyl
- **Material:** 1.0, 2.0, 2.75

**INTERIOR FINISH**
- **Normal for Class:** B, 1.0, 2.0, 2.75

**ACCOMMODATIONS**
- **Finished Rooms:** 9
- **Bedrooms:** 5
- **Formal Dining Rooms:** 1
- **Fireplaces:** 1

**HEATING AND AIR CONDITIONING**
- **Primary Heat:** Hot water - gas

**PLUMBING**
- **# Fixt. Baths:** 3
- **# Fixt. Baths:** 2
- **# Kit Sink:** 1
- **Total:** 12

**REMODELING AND MODERNIZATION**
- **Amount:** Date

---

**IMPROVEMENT DATA**

- **Description:** Value
- **ID:** Use Hiyt Type Grade Year Eff Consh Year Cond Base Features Adj Size or Computed PhysObs Market &

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<th>Value</th>
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<td>100</td>
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---

**SUMMARY OF IMPROVEMENTS**

- **Construction:** Base Area Floor Area Sq Ft Value
- **Wood Frame:** 1207 1.0 1207122490
- **Wood Frame:** 778 2.0 77877000
- **Wood Frame:** 770 2.75 5779830

- **Concrete block:**
  - **ID:** 462
  - **Bemt:** 0
  - **Crawl:** -2120
  - **Value:** 17050

---

**TOTAL BASE:** 226250

**Row Type Adjustment:** 1.00%

**SUB-TOTAL:** 226250

- **Interior Finish:** 52620
- **Ext Lvg Units:** 0
- **Basement Finish:** 0
- **Fireplace(s):** 7860
- **Heating:** 4920
- **Air Condition:** 0
- **Frame/Siding/Roof:** 0
- **Plumbing Fixt.:** 12
- **Other Features:** 29995

**SUB-TOTAL ONE UNIT:** 329005

**SUB-TOTAL 0 UNITS:** 329005

**Garages:** 0

- **Integral:** 0
- **Att Garage:** 0
- **Att Carports:** 0
- **Bsmt Garage:** 0

**SUB-TOTAL:** 348755

**Quality Class/Grade:** Avg+

**GRADE ADJUSTED VALUE:** 401070

---

**Data Collector/Date:** RN 07/10/2017

**Appraiser/Date:** TOG 10/01/2015

**Neighborhood:** Neigh 112060

**Supplemental Cards:**

**TOTAL IMPROVEMENT VALUE:** 240600