



Town of Waterford

Department of Planning and Development

www.waterfordct.org

Office Use Only

Date Submitted: _____

Processed By: _____

App. No.: _____

Total Fee: \$ _____

Electronic Submission

Waived: _____ Yes _____ No

PZC Form 1

Planning and Zoning Application

1. Type of Application(s), Use and Property Information (check all that apply)

- | | | |
|--|--|---|
| ☐ Informal Staff Review | ☐ Site Plan/Design Review | ☐ Municipal Project (CGS§8-24) |
| ☐ Special Permit/Design Review ¹ | ☐ Subdivision /Resubdivision | ☐ Lot line Adjustment |
| ☐ Zoning Map Change | ☐ Regulation Amendment(s) | ☐ New District |
| ☐ Multifamily Development | ☐ Coastal Area Management ² | ☐ Earth Excavation |
| ☐ Flood Hazard Area | ☒ Other: Affordable Housing Application (C.G.S. 8-30g) | ☐ Other: _____ |

Specify all uses and corresponding section for which this application applies³:

Use: Affordable Housing Development Section: N/A

Use: _____ Section: _____

Use: _____ Section: _____

Name of proposed development/subdivision: Roberts Village If subdivision how many lots?: N/A

If applicable, are roadways proposed to be private, public or both:

☒ Private

☐ Public

☐ Both⁴

Parcel 1

Map/Block/Lot: 76 / 10164 / 10164

Street No. & Name: 430 Mohegan Avenue Parkway

Size SF/AC: _____ / 5.12 acres

Zoning District(s): R-20

Parcel 2

Map/Block/Lot: 76 / 5600 / _____

Street No. & Name: 23B Old Norwich Road

Size SF/AC: _____ / 0.59 acres

Zoning District(s): R-20

¹ Include a completed list of property owners with Parcel ID, name, address and mailing address. It is the applicant's responsibility to distribute all notices certified return receipt. Evidence of mailing shall be submitted prior to the start of the hearing. Failure to do so will delay the opening of the hearing.

² Coastal Site Plan reviews under Coastal Area Management §25.4 must submit a completed PZC Form 2 in addition to this PZC Form 1.

³ The use listed must correspond to the exact use term noted within the zoning district as a permitted use allowed through site plan or special permit.

⁴ A plan must accompany the application clearly delineating the limits of public and private roads.

2. Applicant Information

Name: 1721, LLC **Applicant's Authority to File Application⁵**
Title: N/A ☒ Legal Owner of Record
Company: N/A ☐ Power of Attorney
Address: 49 Twin Lakes Drive ☐ Contract to Purchase
City/State: Waterford CT ☐ Other _____
Zip Code: 06385
Telephone: 860-443-2003 Fax: N/A Email: dandelgrosso@att.net

3. Agent Information; if applicable

Name: William R. Sweeney, Esq. **Specify Nature of Agent**
Title: Attorney ☒ Attorney
Company: TCORS, P.C. ☐ Civil Engineer
Address: P.O. Box 58 ☐ Land Surveyor
City/State: New London CT ☐ Design Professional; _____
Zip Code: 06320 ☐ Other: _____
Bar/License/Reg. No.: 430890
Telephone: 860-447-0335 Fax: N/A Email: wrsweeney@tcors.com

4. Property Owner(s) and Parcel(s) Information**Is owner co-applicant?** ☒ Yes ☐ No

Note: If landowner is an LLC, Corporation, Trust or other legal entity, attach the names, addresses and title of each member or officer, including agent(s). If same as applicant list 'Same'.

Name: <u>1721, LLC (same as applicant)</u>	Name: _____
Title: _____	Title: _____
Company: _____	Company: _____
Address: _____	Address: _____
City/State: _____	City/State: _____
Zip Code: _____	Zip Code: _____
Telephone: _____	Telephone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____

⁵ Applicant must submit evidence attesting to the authority to file application (i.e. deed, option for purchase, etc.)

5. Statement of Use

Attached a typed statement of use in conformance with the Zoning Regulations as described in Section 22.4.2. In addition include all hours and days of operation, size of buildings and number of stories, utilities servicing the parcel, variances received, number of employee and structures to be demolished.

6. Statement of Design Compatibility (Site Plans and Special Permits only)

Attach a statement describing how the building and site design is compatible with the neighborhood, character of Waterford and Zoning Regulations.

7. Consistency with Adopted Plan of Preservation, Conservation and Development (all applications)

Attach a statement attesting to how the proposed use, zone change, amendment or design is consistent with the most recent adopted Plan of Preservation, Conservation and Development (the Plan). Note relevant Plan section numbers and pages.

8. Natural and Cultural Resources

Yes	No			% of Property
☒	☐	a. Are inland wetlands present on site?	Total SF/AC <u>1,848</u> / <u>0.042</u>	<u>0.74%</u>
☐	☒	b. Are tidal wetlands present on site?	Total SF/AC _____ / _____	_____
☐	☒	c. Are their known or suspected vernal pools on the property?		
☐	☒	d. CT DEEP NDDB: Are endangered, threatened or species of special concern suspected to be located on the property? <i>Applicant must attach an 8 1/2 x 11 map of the most current CT DEEP Natural Diversity Database with site clearly identified regardless of response provided. If you answered yes to item d., attach a letter from CT DEEP stating the name of the specie(s) that are suspected to be on the property. See Section 22 of the Zoning Regulations for additional information.</i>		
☐	☒	e. Are floodplains or flood hazard areas on the property?		
		Identify: _____		
☐	☒	f. Is the property located within a local, state or national historic district?		
		If yes identify district name: _____		
☐	☒	g. Does the site possess any structures or sites listed on the local, state or national register of historic landmarks?		
		If yes, identify: _____		

9. Additional Information

Yes No

- ☐ ☒ a. Is any part of the site within 500' of the Town line? Which town: _____
- ☐ ☒ b. Will any egress or ingress for the property use streets within an adjoining municipality?
- ☐ ☒ c. Is any work proposed in wetlands or watercourses? Explain in Statement of Use
- ☒ ☐ d. Is any work proposed within 100 feet of a wetlands or watercourse? Explain in Statement of Use
- ☐ ☒ e. Is any work proposed within a floodplain or flood hazard area? Explain in Statement of Use
- ☒ ☐ f. Is public water available or proposed to the site? Identify: Yes, Veolia
- ☒ ☐ g. Are public sanitary sewers available or proposed to the site? Identify: Yes; Waterford WPCA
- ☒ ☐ h. Is there a utility, drainage or other easement(s) on the site? Specify: Yes, 20' wide sewer easement to Town of Waterford.
- ☐ ☒ i. Is open space proposed on the property?

How much open space is proposed (SF/AC)? _____ / _____ Percent of property(s) _____

Use and purpose of open space: _____

10. Previous Land Use Permits Associated with the Property(s)

Have previous permits been issued for the Property: ☐ Yes ☒ No (List singularly; attached additional pages if necessary)

Date Issued

Issuing Agency

Approved Use/Activity

11. Change of Zone, Regulation Amendment or New Zoning District, if applicable

Yes No

☐☒

a. Is this application for a new zoning district and/or regulation not presently established within the Zoning Regulations? If a new zoning district, distinguish type of zone proposed:

☐

Fixed Zone

☐

Floating Zone

☐

Overlay Zone

Identify proposed zone name: _____

For new regulations, list proposed section number(s) and titles(s):

i. _____

ii. _____

iii. _____

☐☒

b. Is this application an amendment to an existing regulation? Attach proposed amendments, clearly noting any deletions, modifications or additions. List sections proposed to be modified:

i. _____

ii. _____

iii. _____

☐☒

c. Is this application for a change to a district already established within the regulations? Identify:

Supporting materials:

For new zoning districts or a change in zone provide a legal description of the land involved in the zone district change including the following:

- Location map at 1"=1000'
- Accurate description and acreage of tract(s) to be changed with existing buildings and uses
- Show existing features including but not limited to contours at two-foot intervals, wetlands and watercourses, flood plains, all improvements and structures,
- All lots or parts of lots contained in an area within 500 feet in all directions of the zone change tract
- All lots shown in this area and within the zone change tract shall contain the name and address of owners as recorded in the Assessor's records and shall show the nature of use
- North point, and distance along road from nearest road intersection.
- Scale of map(s)

12. Bulk Zoning Requirements Table

Complete the following table, which must also be included on applicable drawings:

Zoning District(s): <u>R-20*</u>		
Item	Required	Proposed
Minimum Lot Size	20,000 SF	253,296 SF
Frontage	85 FT	412.95 / 101 FT
Front Yard	75 FT	180.2 / 32.6 FT
Side Yard	20 FT	33 FT
Rear Yard	50 FT	33 FT
Building Line	100 FT	418 FT
Building Coverage	25%	11.3%
Parking ⁶	48 spaces (2 per unit)	78 spaces (including garages)
Landscaping	N/A	N/A
Impermeable Coverage	N/A	N/A
*Zoning is superceded by C.G.S. 8-30g.		

⁶ Attach method used to determine the number of parking spaces required.

13. Planning, Design and Engineering Team

Provide a list of all professionals responsible for the project. Additional pages attached, if necessary: ☐ Yes ☒ No

Discipline:	Civil Engineering	Telephone:	860-388-9343
Name:	Joe Wren, P.E.	Fax:	N/A
Company:	Indigo Land Design, LLC	Email:	jwren@indigo-land.com
License(s)/ Accreditations:	Professional Engineer	License(s)/ Accreditation No(s):	21090

Discipline:	<u>Law</u>	Telephone:	<u>860-447-0335</u>
Name:	<u>William R. Sweeney, Esq.</u>	Fax:	<u>N/A</u>
Company:	<u>TCORS, P.C.</u>	Email:	<u>wrsweeney@tcors.com</u>
Licenses and/or Accreditations:	<u>Attorney</u>	License/ Accreditation No(s):	<u>430890</u>

Discipline:	<u>Traffic Engineering</u>	Telephone:	<u>860-653-8000</u>
Name:	<u>Scott F. Hesketh, P.E.</u>	Fax:	<u>N/A</u>
Company:	<u>F.A. Hesbeth & Associates, Inc.</u>	Email:	<u>shesketh@fahesketh.com</u>
Licenses and/or Accreditations:	<u>Traffic Engineer</u>	License/ Accreditation No(s):	<u>20448</u>

Discipline: _____ Telephone: _____

Name: _____ Fax: _____

Company: _____ Email: _____

Licenses and/or License/
Accreditations: _____ Accreditation No(s): _____

Discipline: _____ Telephone: _____

Name: _____ Fax: _____

Company: _____ Email: _____

Licenses and/or License/
Accreditations: _____ Accreditation No(s): _____

14. Supporting Documentation

Itemize, including additional attachments, all information provided in support of the application. Titles, dates and sheet/map numbers shall correspond exactly with the corresponding information provided.

Additional pages attached, if necessary: ☐ Yes ☒ No

Site Plans (Indigo Land Design, LLC)

Traffic Report (F.A. Hesketh & Associates, Inc.)

Building Plans

Project Narratives

NDDDB Map

Stormwater Report & Maps

15. For Informal Staff Review Use Only

Sec. 7-159b – Pre-application review of use of property. Notwithstanding any other provision of the general statutes, prior to the submission of an application for use of property under chapters 124, 126, 440 and 541 or any other provision of the general statutes authorizing an authority, commission, department or agency of a municipality to issue a permit or approval for use of such property, such authority, commission, department or agency or authorized agent thereof may separately, jointly, or in any combination, conduct a pre-application review of a proposed project with the applicant at the applicant's request. Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

I have read and understand the above provision of the Connecticut General Statutes and understand and agree that whatever discussion, comments and/or recommendations are made through this review are non-binding upon the parties.

Further, I acknowledge and agree that this pre-application review meeting is being conducted prior to and in anticipation of a formal application to the Waterford Planning and Zoning Commission or Conservation Commission to obtain feedback and response to the proposal or design, as it exists on this date, in the interest of preparing an application consistent with the Subdivision, Zoning or Wetlands regulations of the Town of Waterford as the case may be.

Signature

Applicant

Printed Name

Dan DelGrosso for 1721, LLC

Date

8/24/2024

William R. Sweeney

Agent

William R. Sweeney, Esq.

8/30/2024

Land Owner

Dan DelGrosso for 1721, LLC

8/24/2024

Land Owner

16. Technical Assistance Review Fee

In accordance with the Waterford Code of Ordinance Chapter 16.08, the Commission may require third party technical assistance review for the evaluation of applications associated with but not limited to site plans, special permits, zone change and regulation amendments and may collect payment for costs associated with the review. This includes but is not limited to civil engineering, architecture, legal assistance, traffic engineering and environmental protection.

17. Acknowledgements; All applications

Application Content

The undersigned hereby acknowledges that this application and statements submitted herewith are true to the best of my knowledge and approval of the application is contingent upon compliance with all requirements of said regulations.

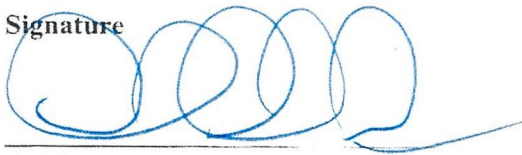
Right of Entry and Inspection

The undersigned hereby authorizes the Waterford Planning and Zoning Commission or its agents, to enter the subject property for the purposes of inspection and enforcement for the said Zoning Regulations until receipt of final Certificate of Occupancy and Certificate of Zoning Compliance.

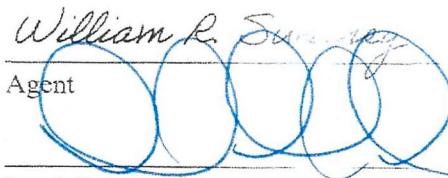
Electronic Data Accuracy and Transmission

If applicable, the undersigned hereby acknowledges that all electronic data submitted as part of this application is an accurate and true representation of all paper transmissions provided as part of this application and may be transmitted publicly when requested and all applicable fees are paid in full by the requesting party.

Signature



Applicant



Agent

Land Owner

Land Owner

Printed Name

Dan DelGrosso for 1721, LLC

William R. Sweeney, Esq.

Dan DelGrosso for 1721, LLC

Date

8/24/2024

8/30/2024

8/24/2024

Affordable Housing Application

Roberts Village

430 Mohegan Avenue Parkway & 23B Old Norwich Road

Project Narrative

August 2024

Statement of Use

The subject application entails an Affordable Housing Development on 5.71 acres of vacant land located in a R-20 District at the end of Roberts Court in the Quaker Hill section of Waterford. This application is submitted pursuant to Connecticut General Statutes § 8-30g. These types of applications are not required to conform with the Zoning Regulations or the underlying zoning district. The project consists of a 24-unit residential development comprised of detached single-family and duplex dwellings. The proposed dwellings are one to two stories and range in size from approximately 1,187 SF to 2,160 SF with 3 to 4 bedrooms each. Primary access to the site is provided by a private loop road to be constructed off the end of Roberts Court. Additional pedestrian access is provided to Old Norwich Road. The project will be served by public water and sanitary sewers. The Conservation Commission granted approval for the project at its August 8, 2024 regular meeting. A total of 8 of the 24 proposed units, encompassing the proposed duplex units, will be deed restricted as affordable units. The project will be organized as a common interest community and the affordable units will be initially offered as rentals. The market rate units will be offered for sale.

State of Design Compatibility

The surrounding neighborhood to the north of the project site, along Senkow Drive and Roberts Court, is predominately comprised of one and two-story post-WWII single family homes on substandard undersized lots. While the proposed density of the Affordable Housing Development would be greater than what is allowed in the underlying R-20 District, it is not significantly different than that of the surrounding pre-existing neighborhood. The design of the proposed units and materials to be utilized is also consistent with existing neighboring residential buildings.

Consistency with Adopted Plan of Preservation, Conservation and Development

The proposed Affordable Housing Development is generally consistent with the 2012 POCD's goal of diversifying Waterford's housing portfolio, which includes creating new affordable housing opportunities for residents (pages 80 & 84). The designation of the future land use of this site, along with neighboring properties, as "medium density residential" is also consistent with the project (page 4, 2015 supplement). In addition, the scale and scope of the proposal, including most notably the decision not to propose multifamily or high-rise buildings, is also in line with general recommendations provided in the 2022-2027 Affordable Housing Plan that seeks to preserve neighborhoods and their character in developing new affordable units.

Natural Diversity Data Base Areas

WATERFORD, CT

June 2024

-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

NOTE: This map shows known locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, use DEEP ezFile <https://filings.deep.ct.gov/DEEPPortal/> to submit a Request for Natural Diversity Data Base State Listed Species Review or Site Assessment. More detailed instructions are provided along with the request form on our website.

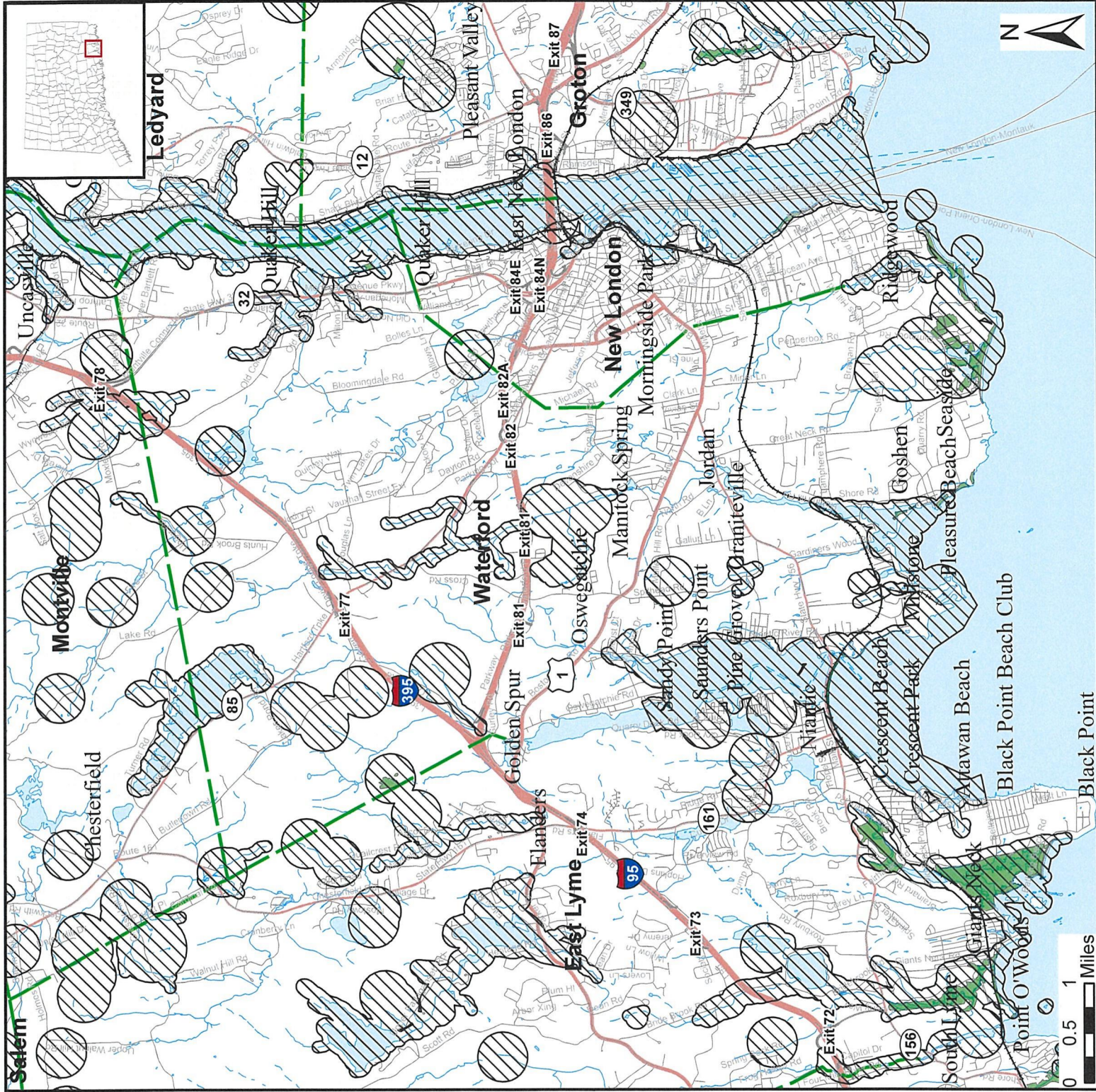
<https://portal.ct.gov/deep-nddbrequest>

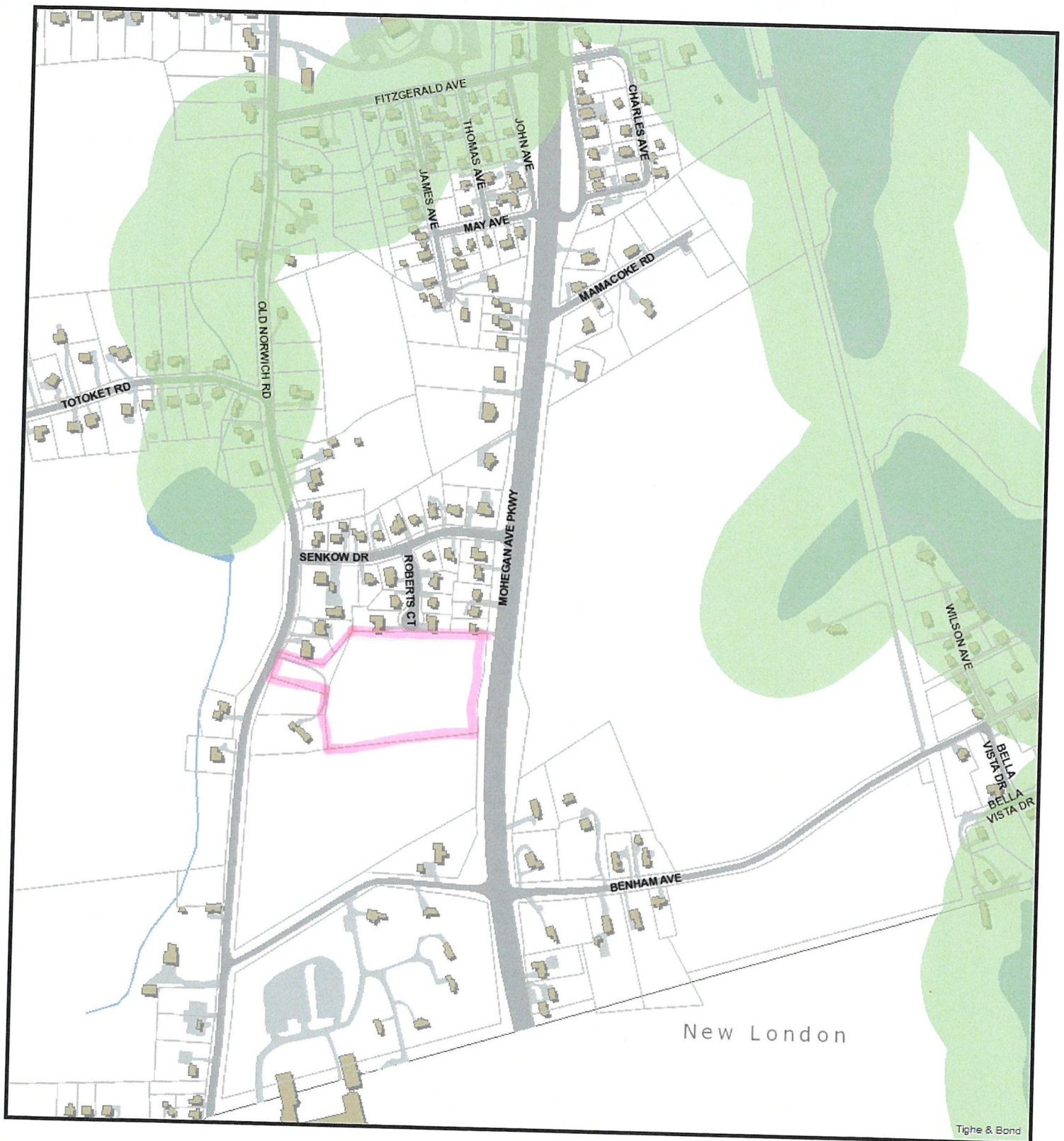
Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St, Hartford, CT 06106
email: deep.nddbrequest@ct.gov
Phone: (860) 424-3011



Connecticut
Department of Energy &
Environmental Protection





Waterford GIS - Nddb

8/8/2024 12:18:49 PM

Scale: 1"=500'

Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.



Return to:
1721, LLC
49 Twin Lakes Drive
Waterford, CT 06385

EXECUTOR DEED

Statutory Form

Richard A. Aguiar of 90 Hangman Hill Road, North Stonington, Connecticut, duly qualified and authorized **Executor of the Estate of Mildred R. Aguiar aka Mildred B. Aguiar**, late of the Town of Waterford, County of New London and State of Connecticut, deceased ("Grantor"), by Decree of the Probate Court dated October 16, 2018 authorizing this transfer, and in consideration of the sum of Two Hundred Fifteen Thousand and No/100 (\$215,000.00) Dollars paid, grant to **1721, LLC**, a Connecticut limited liability company having its principal business mailing address at 205 Willowbrook Avenue, 2, Stamford, Connecticut 06902 ("Grantee"), its successors and assigns forever, with **EXECUTOR COVENANTS**, that certain piece or parcel of land with the buildings and improvements located thereon, located in the Town of Waterford, County of New London, and State of Connecticut, known as **23 Old Norwich Road, Quaker Hill, Connecticut**, and more particularly described in Schedule A attached hereto and incorporated herein.

Said premises are conveyed subject to and together with easements, rights of way, restrictions, and agreements as of record may appear, building and building line restrictions and any and all provisions of any municipal ordinance including planning, zoning and inland wetland regulations, public or private law, taxes or municipal assessments and charges hereinafter becoming due and such state of facts as an accurate, closed ground survey or personal inspection may disclose, provided the same does not render title to the premises unmarketable.

\$
\$

State Conveyance
Town Conveyance

1612.50
537.50

Mary Thompson
Town Clerk, Waterford

SCHEDULE A - LEGAL DESCRIPTION

A certain tract of land, with the buildings thereon standing, situated in the Town of Waterford, County of New London and State of Connecticut, bounded and described as follows, to wit:

Beginning at a point in the Westerly line of Mohegan Avenue as re-located by the State of Connecticut, which point is at the intersection of the Southeasterly corner of land conveyed by The Savings Bank of New London to Albert Rinciotti with the westerly line of Mohegan Avenue; thence running westerly with the Southerly line of said Rinciotti land Four Hundred Seventy-three and five-tenths (473.5) feet to an angle; thence Southwesterly with said Rinciotti land and in part with a stone wall One Hundred Thirty-six and five-tenths (136.5) feet to an angle; thence Southwesterly with the stone wall and said Rinciotti land Forty-four (44) feet to an angle; thence westerly with the stone wall and said Rinciotti land One Hundred Forty-seven (147) feet to the Easterly side of the Norwich-New London Road; thence running Southwesterly and Southerly with the Easterly side of said Road Four Hundred Fourteen and Three-tenths (414.3) feet to a stone wall running in an Easterly direction; thence running Easterly by and with said stone wall Eight Hundred Forty-six and Three-tenths (846.3) feet to the Westerly side of said Mohegan Avenue; thence Northerly, Northeasterly, and Northerly with the Westerly side of Mohegan Avenue Three Hundred Eighty-two and Eight-tenths (382.8) feet to the point or place of beginning.

For a more particular description of said premises, reference is hereby made to a "Plan Showing Sub-Division of a Portion of P.H. Fitzgerald Est. Property Norwich-New London Road Waterford, Conn. Surveyed for The Savings Bank of New London, Scale 1"=80' Aug. 1942", which Plan is on file in the Waterford Land Records.

Also refer to Map No. 989 on file in the Waterford Town Clerk's Office showing the northerly boundary of the premises.

Less and Excepting:

A certain tract of land on the easterly highway limit of the Old Norwich-New London Road in the Town of Waterford, State of Connecticut, shown on "Map showing land to be acquired by the Town of Waterford from Alvaro Aguiar & Mildred B. Aguiar for sight line improvements Old Norwich-New London Rd. Waterford, Conn. Scale 1"= 30' August 1965" filed in the office of the Town Clerk of the Town of Waterford, and being more particularly bounded and described as follows:

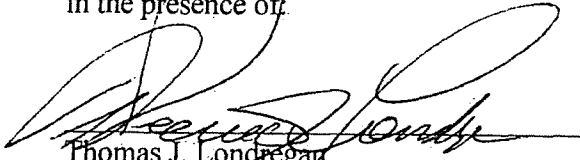
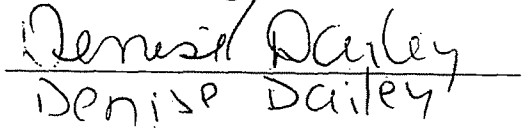
Beginning at a merestone on the easterly highway limit of the Old Norwich-New London Road at a point eighty-nine and two tenths (89.2) feet northerly, as measured along said highway limit, from land now or formerly of Connecticut College for Women; and thence running

NORTHERLY and NORTHEASTERLY by the curving line of said highway limit two hundred and thirty-eight and fifty hundredths (238.50) feet, passing through two merestones on said highway limit to a merestone located about eighty-six and six tenths (86.6) feet southwesterly, as measured along said highway limit, from the southerly line of land now or formerly of Frank Sentell; and thence running

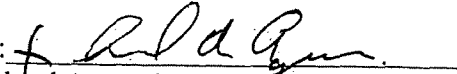
SOUTHEASTERLY in a straight line two hundred and thirty-two and eighty-seven hundredths (232.87) feet to the point of beginning.

Having an area of about eight hundredths (.08) acres.

Signed, sealed and delivered
in the presence of:


Thomas J. Londregan

Denise Dailey

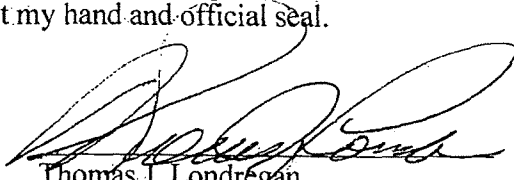
ESTATE OF MILDRED R. AGUIAR AKA
MILDRED B. AGUIAR

By: 
Richard A. Aguiar, Executor

STATE OF CONNECTICUT)
)
COUNTY OF NEW LONDON) ss: New London

On this the 20th day of November, 2018, before me, the undersigned officer, personally appeared Richard A. Aguiar, Executor of the Estate of Mildred A. Aguiar aka Mildred B. Aguiar, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Thomas J. Londregan
Commissioner of the Superior Court

RECEIVED FOR RECORD
Nov 26, 2018 11:36A
DAVID L. CAMPO
TOWN CLERK
WATERFORD, CT

Record and Return To:

Block, Janney & Sisley, LLC
138 Main Street
Norwich, CT 06360

VOL: 1612 PG: 244
Inst: 00151447

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

KNOW YE, THAT It, **1721, LLC** a Connecticut limited liability company with a principal office in the Town of Waterford, County of New London and State of Connecticut ("**Releasor**") for the consideration of **One Dollar and other good and valuable consideration** received to its full satisfaction of **1721, LLC** a Connecticut limited liability company with a principal office in the Town of Waterford, County of New London and State of Connecticut (the "**Releasee**") does remise, release, and forever QUIT CLAIM unto the said 1721, LLC, and unto its successors and assigns, all such right, title, interest, claim and demand whatsoever as it the said Releasor has or ought to have in or to the following described premises situated in the Town of Waterford, County of New London and State of Connecticut:

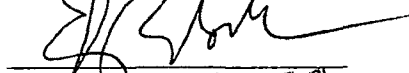
SEE THE ATTACHED SCHEDULE "A"

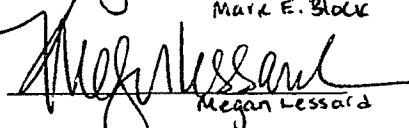
IT IS INTENDED THAT THE DESCRIBED PREMISES IS A "FREE CUT" AND IS INTENDED TO BE A SEPARATE LOT FROM THE ADJOINING PREMISES OWNED BY THE RELEASOR.

TO HAVE AND TO HOLD the premises, with the appurtenances thereof, unto it the said Releasee and unto its successors and assigns forever, to its and their own proper use and behoof, so that neither it the said Releasor, nor any other person or persons in its name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but it and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, I have hereunto set our hands and seals this 27 day of August, 2019.

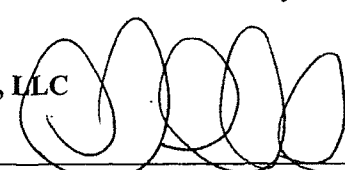
Signed, Sealed and Delivered
in the Presence of:



Mark E. Block


Megan Lessard

1721, LLC

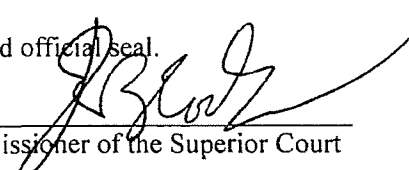
By 

Daniel Del Grosso, Manager

STATE OF CONNECTICUT)
) ss.
COUNTY OF)

On this the ____ day of August, 2019, before me, the undersigned officer, personally appeared Daniel Del Grosso, Member of 1721, LLC - known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, as his free act and deed, and the free act and deed of said 1721 LLC.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

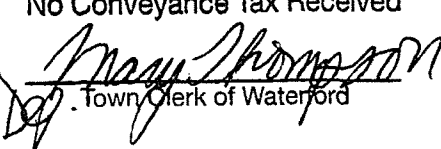


Commissioner of the Superior Court

Latest address of Grantee:

U:\MEB\Del Grosso\quit claim.doc

No Conveyance Tax Received



Mary Thompson
Town Clerk of Waterford

1721, LLC First Cut Lot Split – Lot #2
Connecticut Route #32 – Waterford, CT

Beginning at an iron pin set in the westerly line of Connecticut Route #32, said iron pin being the northeasterly corner of the herein after described parcel; thence running along the westerly line of Connecticut Route #32 S04°34'49"W 137.60' to a Connecticut Highway Department monument; thence S18°32'49"W 116.70' to a Connecticut Highway Department monument; thence S03°39'11"E 128.48' to a point; thence running westerly along the centerline of a stone wall S82°00'56"W 227.85' to a drill hole set at a stone wall intersection; thence S82°22'30"W 165.55' to a drill hole; thence S82°06'37"W 158.01' to a point, the last three courses bounded southerly by land now or formerly of Connecticut College; thence N07°53'23"W 120.58' to a point; thence N07°08'01"E 123.21' to a point; thence N21°31'40"E 216.23' to a drill hole, the last three courses bounded westerly by remaining land of the grantor 1721, LLC; thence N88°46'39"E 35.66' to a drill hole; thence N89°03'49"E 472.48' to the iron pin at the point of beginning, the last two courses bounded northerly by land now or formerly of Richard Hill, III & Jennifer Hill, possibly a portion of Roberts Court, by land now or formerly of Gregorio C. Magee, and land now or formerly of William A. Gastiger, in part by each.

Containing 222,974, square feet, more or less

Subject to a 20' wide sewer easement in favor of the Town of Waterford as recorded in the Town of Waterford land records Volume 2556 – Page 671.

Being shown on a plan entitled "Property & Topographic Survey – First Cut Lot Split prepared for 1721, LLC, #23 Old Norwich Road & Conn. Route #32, Waterford, Connecticut, Date: 12/10/18, Scale: 1"=40', prepared by Advanced Surveys, LLC.

RECEIVED FOR RECORD
Sep 05, 2019 11:33A
DAVID L. CAMPO
TOWN CLERK
WATERFORD, CT

SCHEDULE A

A certain piece or parcel of land situated in the Town of Waterford, County of New London and State of Connecticut, described as follows:

Beginning at a point located in the southerly street line of Roberts Court, said point being the northeastely corner of the herein described parcel which is also located in the westerly line of land now or formerly of Gregoreo C. Magee; thence S 03°22'03" W 9.16' to a point, the last course bounded easterly by said Magee land; thence S 89°03'49" W 50.14' to a point, the last course bounded southerly by land of 1721, LLC; thence N 03°22'03" E 7.10' to a point, the last course bounded westerly by land now or formerly of Richard Hill, III and Jennifer L. Miller; thence running along the southerly street line of Roberts Court along the arc of a curve to the left having a radius of 50.00' for a length of 52.75' to the point of beginning.

Containing 175 square feet, more or less

The parcel is pictorially shown on the southerly end of Roberts Court on a plan entitled "Property & Topographic Survey First Cut Lot Split prepared for 1721, LLC, #23 Old Norwich Road & Conn. Route #32, Waterford, Connecticut, Scale: 1"=40', Date: 12/10/18, prepared by Advanced Surveys, LLC.

Subject to and together with any easements, restrictions and covenants as of record may appear.

RECEIVED FOR RECORD
APR 16, 2021 11:25A
DAVID L. CAMPO
TOWN CLERK
WATERFORD, CT