



Tobin, Carberry, O'Malley, Riley & Selinger, P.C.

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March 14, 2023

Hand Delivered

Chairman Gregory Massad
Planning & Zoning Commission
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

RE: Special Permit Approval
358-360 Mago Point Way, Waterford, CT
Our File #6713.245651

Chairman Massad:

Our law firm represents Mago Way Realty LLC, a Connecticut limited liability company and owner of 358-360 Mago Point Way in the Town of Waterford. Enclosed with this letter please find an Application for Special Permit and associated Site Plan Approval for the adaptive reuse of a former automobile repair garage to a seasonal pickleball clubhouse with outdoor dining. We would respectfully request that this Application be received at the next regular meeting of the Town of Waterford Planning & Zoning Commission and scheduled for the required public hearing.

Statement of Use

The subject application entails the adaptive reuse of a former automobile repair garage located on 0.58 acres land to a seasonal pickleball clubhouse with outdoor dining. Recreational Uses are permitted by Special Permit and Outdoor Dining is permitted by Site Plan Approval in the underlying Mago Point District. Construction of a pickleball court and pollinator gardens were already approved and installed on the property by Zoning Permit in 2022. The Applicant now seeks to renovate the existing one-story garage for use as a clubhouse for a private pickleball club. The clubhouse would consist of a small lobby, lounge, mechanical room, and bathrooms. The building is served by public water and sewer. Due to the location of the existing building within the federal floodplain, renovations have been carefully designed to be valued at less than 50% of the building value (approximately \$100,000.00). Exterior to the building, a detached pergola is proposed to soften the building appearance and extensive landscaping and permeable pavers are proposed to replace the existing and deteriorated bituminous parking lot. An area for a foodtruck/trailer and seating is proposed that would provide for seasonal outdoor dining. The project is exempt from Coastal Site Plan Review as it consists of interior modifications and minor exterior site work. Four onsite parking spaces are proposed which are supplemented by seven offsite parking spaces provided at nearby properties within 1,200 feet of the subject property. The proposed uses will be open from dawn to dusk but are seasonal in nature, from April to November each year. Employees will be limited to a periodic clubhouse maintainer and a foodtruck/trailer operator.

Statement of Design Compatibility

The former automobile repair garage is a one-story concrete block structure which has limited architectural features. Due to the federal floodplain requirements, significant renovation or enhancement of the building is not feasible. However, the proposed renovations will include painting the exterior and the installation of new doors on the building as well as the construction of the pergola that will partially screen and improve the overall appearance of the structure. The replacement of the deteriorated bituminous parking lot with extensive landscaping and pervious pavers will also dramatically improve the overall aesthetics of this site.

Consistency with Adopted Plan of Preservation, Conservation and Development

The adaptive reuse of this former automobile repair garage is entirely consistent with the Plan of Preservation, Conservation and Development and the recommendations of the Mago Point Redevelopment Plan which ultimately culminated in the adoption of the Mago Point District Regulations in 2016. The purpose of these Regulations is “to allow a mixture of land uses which maintain a waterfront village ambiance, enhance the vitality of the district and attract visitors to the area in accordance with the Plan of Conservation and Development, with emphasis on waterfront access.” Mago Point remains Waterford’s only active commercial waterfront yet the closure of businesses in this area, increase in the number of vacant buildings, and general lack of maintenance by some property owners have focused revitalization efforts into this area. The redevelopment of this currently underutilized and partially vacant site with a new and vibrant seasonal recreational use along with outdoor dining seeks to help continue to reverse this decline and provides a further catalyst for other reinvestment.

The future vision for Mago Point as a coastal commercial setting of concentrated development (See discussion of Mago Point on pg. 62 and the Future Land Use Map on p. 82 of the POCD) will enhance the ambiance and vitality of Waterford’s waterfront and attract customers and visitors to the town. While this specific site is set back from the waterfront, the proposed recreational use and outdoor dining would be a highly attractive gateway development near the entrance to Mago Point and would complement other new buildings recently constructed and proposed in the area. The proposed uses create new activity, which will have a ripple effect on other local businesses. The improvements to the existing building, which are admittedly modest due to floodplain requirements, are fully compatible with other recent development along the Niantic River and Niantic Bay and will help further define the character of this reemerging coastal village. The resurgence of downtown Niantic just across the river certainly suggests that this type of positive change can happen at Mago Point with enough critical mass.

Special Permit Findings

23.5.1 Compliance with the Adopted Plan of Preservation, Conservation and Development

See the statement of consistency with adopted Plan of Preservation, Conservation and Development above.

23.5.2 Orderly Development

The adaptive reuse of the former automobile repair garage for recreational use is a creative approach to the redevelopment of a floodplain constrained property. Improvements to the exterior of the

building and the site will improve the overall appearance of the area and is in harmony with the recent redevelopment efforts taking place at Mago Point which encourage additional reinvestment.

23.5.3 Property Values

The improvements to the existing building and site will only positively impact the property value of neighboring properties, removing an eyesore and replacing it with a vibrant recreational and outdoor dining use at the gateway to Mago Point.

23.5.4 Public Safety

The reuse of an existing building with a low intensity recreational use and outdoor dining is a perfect fit for the site and does not propose any impact to public safety or access for emergency vehicles and equipment.

23.5.5 Traffic Considerations

The surrounding street network is more than adequate to support the low-intensity reuse of the property for seasonal recreational use. Sufficient on-street and off-street parking is provided and there is no significant traffic generation or congestion anticipated from the proposed uses.

23.5.6 Landscaping and Buffers

The existing building and site have literally no landscaping or buffering provided and the proposed plan includes a robust landscaping plan to enhance the appearance of the site and provide plantings throughout that will enhance the site's interplay with adjacent commercial properties.

23.5.7 Relationship to Utility Systems, Drainage Systems and Impact on Community Facilities

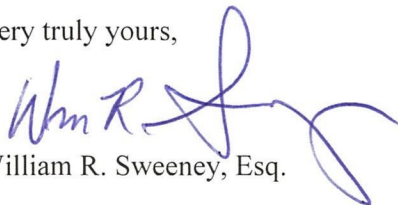
The site will remain served by public water and sewerage and the significant proposed reduction in impervious surfaces will dramatically improve stormwater discharge off of the site.

23.5.8 Compliance with Zoning Regulations

The proposed adaptive reuse of the site, noting that the existing building is nonconforming in some respects, fully complies with all other applicable use, bulk, and dimensional requirements of the Mago Point District.

Thank you for your attention to this matter and please do not hesitate to contact our offices if you require any additional information to process this Application.

Very truly yours,


William R. Sweeney, Esq.

Enclosures



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
EXEMPT | ☐ Earth Excavation |
| ☒ Flood Hazard Area | ☐ Other: _____ | ☐ Other: _____ |

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

Use: Recreational Use Section: 14a.3(15)

Use: Seasonal Outdoor Dining Section: 14a.3(9)

Use: _____ Section: _____

Name of proposed development/subdivision: New Pickleball Court & Clubhouse 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: 7062 & 149 /7063/ _____/_____/_____

Street No. & Name: 358-360 Mago Point Way

Size SF/AC: 25,292 SF / 0.58 AC

Zoning District(s): MDP

Parcel 2

Map/Block/Lot: _____/_____/_____

Street No. & Name: _____

Size SF/AC: _____/_____

Zoning District(s): _____

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: Paul Daversa **Applicant's Authority to File Application⁵**
Title: Member ☒ Legal Owner of Record
Company: Mago Way Realty LLC ☐ Power of Attorney
Address: 16 Powder Horn Hill Road ☐ Contract to Purchase
City/State: Wilton CT ☐ Other _____
Zip Code: 06897
Telephone: (203) 247-5708 Fax: N/A Email: paul.daversa@daversapartners.com

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>Same</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.

See attached letter.

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.

See attached letter.

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.

See attached letter.

8. Natural and Cultural Resources

Yes	No		% of Property
☐	☒	a. Are inland wetlands present on site? Total SF/AC _____ / _____	_____
☐	☒	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: <u>AE13</u>	
☐	☒	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: public water in Mago Point Way
- ☒ ☐ g. Are public sanitary sewers available or proposed to the site? Identify: public sewer in Mago Point Way
- ☐ ☒ h. Is there a utility, drainage or other easement(s) on the site? Specify: _____
- ☐ ☒ 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)

<u>Date Issued</u>	<u>Issuing Agency</u>	<u>Approved Use/Activity</u>
<u>2022</u>	<u>Zoning</u>	<u>pickleball court, gardens</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

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>MPD</u>		
Item	Required	Proposed
Minimum Lot Size	10,000 SF	25,292 SF
Frontage	50 FT	289.8 FT/109 FT
Front Yard	40 FT/25 FT (new buildings)	61.4 FT/102.2 FT (existing)
Side Yard	0 FT/10 FT/20 FT	78.2 FT/6.2 FT (existing)
Rear Yard	N/A	N/A
Building Line	N/A	N/A
Building Coverage	50%	6.7%
Parking ⁶	6 spaces	11 spaces*
Landscaping	N/A	N/A
Impermeable Coverage	N/A	N/A

*Proposed parking includes 4 on-site spaces and 7 off-site spaces (1 space at 363 Mago Point Way and 6 spaces at 361 Mago Point Way).

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:	<u>Civil Engineer</u>	Telephone:	<u>(860) 980-8008</u>
Name:	<u>Seamus Moran, P.E.</u>	Fax:	<u>N/A</u>
Company:	<u>H&H Engineering Associates</u>	Email:	<u>smoran@hh-engineers.com</u>
License(s)/ Accreditations:	<u>Professional Engineer</u>	License(s)/ Accreditation No(s):	<u>0029798</u>

Discipline:	<u>Designer</u>	Telephone:	<u>(860) 287-7420</u>
Name:	<u>Sean Rowe</u>	Fax:	<u>N/A</u>
Company:	<u>Rowe Design</u>	Email:	<u>srv1ec2@gmail.com</u>
Licenses and/or Accreditations:	<u>N/A</u>	License/ Accreditation No(s):	<u>N/A</u>

Discipline:	<u></u>	Telephone:	<u></u>
Name:	<u></u>	Fax:	<u></u>
Company:	<u></u>	Email:	<u></u>
Licenses and/or Accreditations:	<u></u>	License/ Accreditation No(s):	<u></u>

Discipline:	<u></u>	Telephone:	<u></u>
Name:	<u></u>	Fax:	<u></u>
Company:	<u></u>	Email:	<u></u>
Licenses and/or Accreditations:	<u></u>	License/ Accreditation No(s):	<u></u>

Discipline:	<u></u>	Telephone:	<u></u>
Name:	<u></u>	Fax:	<u></u>
Company:	<u></u>	Email:	<u></u>
Licenses and/or Accreditations:	<u></u>	License/ Accreditation No(s):	<u></u>

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

Cover Letter

Permit Plan Set - March 10, 2023

NDDB Map

Abutters List

Preliminary Cost Estimate

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

Printed Name

Date

Applicant

Paul Daversa for Mago Way Realty LLC

3/11/2023

Agent

William R. Sweeney, Esq.

3/13/2023

Land Owner

Paul Daversa for Mago Way Realty LLC

3/10/2023

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

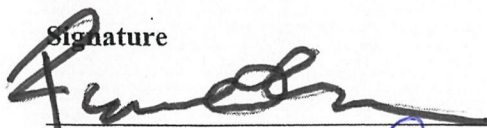
The undersigned hereby acknowledges that this application and statements submitted herewith are true to the best of my knowledge and approval of the application is contingent upon compliance with all requirements of said regulations.

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 publically when requested and all applicable fees are paid in full by the requesting party.

Signature


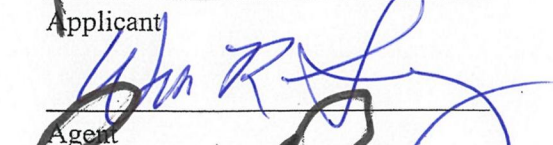
Printed Name

Paul Daversa for Mago Way Realty LLC

Date

3/10/2023

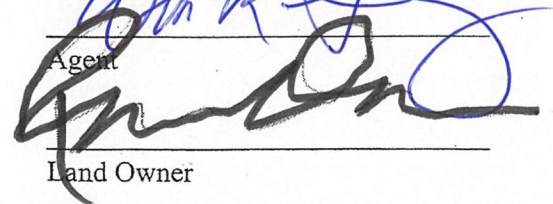
Applicant



William R. Sweeney, Esq.

3/13/2003

Agent



Paul Daversa for Mago Way Realty LLC

3/10/2023

Land Owner

Land Owner

MAGO WAY COST ESTIMATE

DESCRIPTION	PERMIT	HOURS	RATE	LABOR COST	MATERIALS COST	TOTAL
BUILDING CONSTRUCTION						
PAINT - EXTERIOR	CLOSED				\$1,550.00	
PAINT - INTERIOR		15	\$60.00	\$900.00	\$350.00	
FRENCH CLEATS		6	\$60.00	\$360.00	\$300.00	
BATHROOM TILE (OUTSIDE)		12.5	\$60.00	\$750.00	\$785.69	
BATHROOM TILE (INSIDE)		46	\$60.00	\$2,760.00	\$928.54	
EPOXY FLOORS		7	\$60.00	\$420.00	\$400.00	
BLACK METAL & GLASS GARAGE DOORS (3 TOTAL)		30	\$60.00	\$1,800.00	\$13,485.00	
DEMO CMU WALL/INSTALL NEW GWB WALLS PER PLANS		14	\$60.00	\$840.00		
ENLARGE MASONRY DOOR OPENINGS (TOTAL OF 2)		6	\$60.00	\$360.00	\$1,500.00	
NEW BATHROOM SIGNAGE (TOTAL OF 2)		1	\$60.00	\$60.00	\$75.00	
HANDICAP GRAB BARS (6 TOTAL)		3	\$60.00	\$180.00	\$240.12	
HANDICAP ADA FIXED TILT MIRROR (2 TOTAL)		2	\$60.00	\$120.00	\$563.90	
WALL MOUNT PAPER TOWEL DISPENSER (2 TOTAL)		2	\$60.00	\$120.00	\$52.20	
REPAIR EXISTING WINDOWS		8	\$60.00	\$480.00	\$240.00	
BUILDING CONSTRUCTION TOTAL				\$9,150.00	\$20,470.45	\$29,620.45
ELECTRICAL PERMIT						
INTERIOR LIGHTING		6	\$75.00	\$450.00	\$500.00	
PENDANT PLANK LIGHTS		2	\$75.00	\$150.00	\$298.00	
WHIRLPOOL COOKTOP		2	\$75.00	\$150.00	\$616.00	
WIRE DISHWASHER		1.5	\$75.00	\$112.50		
RELOCATE 200 AMP SERVICE (RE-USE EXG. PANEL)		16	\$75.00	\$1,200.00		
SMOKE/CO DETECTORS		2	\$75.00	\$150.00	\$250.00	
EMERGENCY LIGHTING/PUILL STATIONS/ETC..		4	\$75.00	\$300.00	\$750.00	
INSTALL BATHROOM EXHAUST FANS (TOTAL OF 2)		2	\$75.00	\$150.00	\$300.00	
ELECTRICAL SUPPLIES (WIRING, BOXES, OUTLETS, ETC...)					\$1,800.00	
ELECTRICAL TOTAL				\$2,662.50	\$4,514.00	\$7,176.50
PLUMBING PERMIT						
DISHWASHER (18" WIDE)		1	\$110.00	\$110.00	\$710.00	
30" ADA KITCHEN SINK		3	\$110.00	\$330.00	\$249.00	
KITCHEN FAUCET SIGNATURE		1	\$110.00	\$110.00	\$189.00	
KOHLER TOILETS (2 TOTAL)		2	\$110.00	\$220.00	\$458.00	
ADA WALL MOUNT BATHROOM SINKS (2 TOTAL)		2.5	\$110.00	\$275.00	\$910.00	
BATHROOM FAUCETS (2 TOTAL)		2	\$110.00	\$220.00	\$756.00	
REINSTALL EXISTING WATER HEATER		1	\$110.00	\$110.00		
PLUMBING SUPPLIES (PIPING, FITTINGS, ETC...)					\$1,500.00	
PLUMBING TOTAL				\$1,375.00	\$4,772.00	\$6,147.00
COST ESTIMATE TOTAL						\$42,943.95

227700
CABRAL DONALD B
89 BELLE WOODS DR
GLASTONBURY, CT 6033

419600
FERGUSON LINDA A
10 MILLSTONE RD WEST
WATERFORD, CT 6385

9400
GRAVEL ALMIRA & JAMES
8 AVENUE B
WATERFORD, CT 6385

663600
IVERS MARGARET M
28 LEDGE ROAD
NIANTIC, CT 6357

8700
LEE NATHAN K & AUDREY
4 AVENUE A
WATERFORD, CT 6385

664100
MAGO WAY REALTY
16 POWDER HORN HILL RD
WILTON, CT 6897

663900
MAGO WAY REALTY LLC
16 POWDER HORN HILL ROAD
WILTON, CT 6897

664000
MAGO WAY REALTY LLC
16 POWDER HORN HILL ROAD
WILTON, CT 6897

663800
RIVERWALK LLC
55 GREENS FARM ROAD
WESTPORT, CT 6880

419700
ROGERS-STEVENS LUCY
12 MILLSTONE ROAD WEST
WATERFORD, CT 6385

462700
SP HERITAGE LLC
4 NIANTIC RIVER ROAD
WATERFORD, CT 6385

227700
CABRAL DONALD B
89 BELLE WOODS DR
GLASTONBURY, CT 6033

664300
COCO & MAY LLC
16 POWDER HORN HILL RD
WILTON, CT 6897

664500
CONNECTICUT STATE OF
79 ELM ST
HARTFORD, CT 6106

9100
DAVID ENGDALL REAL
41 MILLSTONE ROAD WEST
WATERFORD, CT 6385

419600
FERGUSON LINDA A
10 MILLSTONE RD WEST
WATERFORD, CT 6385

9400
GRAVEL ALMIRA & JAMES
8 AVENUE B
WATERFORD, CT 6385

664200
HOGAN SHARON S & DANIEL J
1170 SUMMIT AVENUE
LAKEWOOD, OH 44106

8700
LEE NATHAN K & AUDREY
4 AVENUE A
WATERFORD, CT 6385

664100
MAGO WAY REALTY
16 POWDER HORN HILL RD
WILTON, CT 6897

663900
MAGO WAY REALTY LLC
16 POWDER HORN HILL ROAD
WILTON, CT 6897

664000
MAGO WAY REALTY LLC
16 POWDER HORN HILL ROAD
WILTON, CT 6897

664400
O B E ENTERPRISES LLC
364 MAGO POINT WAY
WATERFORD, CT 6385

663800
RIVERWALK LLC
55 GREENS FARM ROAD
WESTPORT, CT 6880

419700
ROGERS-STEVENS LUCY
12 MILLSTONE ROAD WEST
WATERFORD, CT 6385

462700
SP HERITAGE LLC
4 NANTIC RIVER ROAD
WATERFORD, CT 6385

Natural Diversity Data Base

Areas

WATERFORD, CT

December 2022

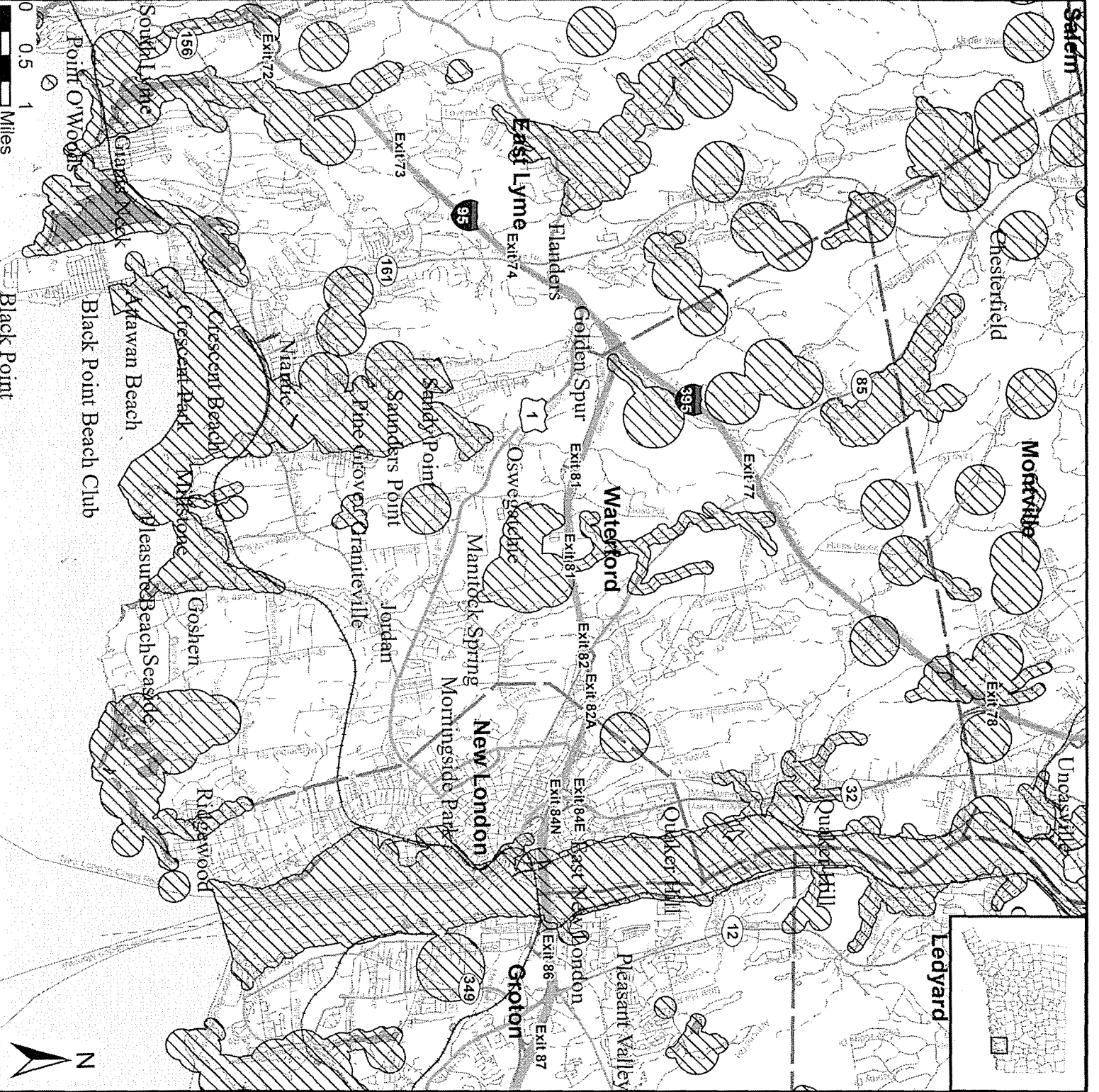
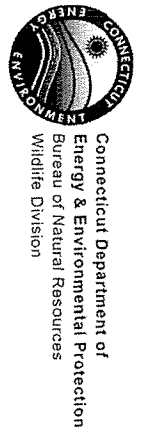
-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

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 (NDDB) 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 NDDB Areas.

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



RETURN TO:

TCORS, P.C.
P.O. BOX 58
NEW LONDON, CT 06320

Warranty Deed

**TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME,
GREETINGS:**

KNOW YE, THAT JLS PROPERTIES, LLC, a Connecticut limited liability company with its principal place of business in the Town of Waterford, County of New London and State of Connecticut, ("Grantor") for the consideration of FOUR HUNDRED TWENTY-FIVE THOUSAND and NO/100 (\$425,000.00) DOLLARS and other valuable consideration received to its full satisfaction of MAGO WAY REALTY LLC, a Connecticut limited liability company with its principal place of business in the Town of Wilton, County of Fairfield and State of Connecticut, (Mailing Address: 16 Powder Horn Hill Road, Wilton, CT 06897) ("Grantee") does hereby grant, bargain, sell and confirm unto the said Mago Way Realty LLC those certain pieces or parcels of land with improvements thereon known as 358 & 360 Mago Point Way, in the Town of Waterford, County of New London and State of Connecticut, as more particularly bounded and described in 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 it, the said Grantee, its successors and assigns forever, to its and their own proper use and behoof.

AND ALSO, it, the said Grantor does for its successors and assigns, covenant with the said Grantee, its successors and assigns, that at and until the ensembling of these presents it is well seized of the premises, as a good indefeasible estate in **FEE SIMPLE**; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, it, the said Grantor does by these presents bind itself and its heirs, and assigns forever to **WARRANT AND DEFEND** the above granted and bargained premises to it the said Grantee, its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

(SIGNATURE PAGE TO FOLLOW)

NO CONVEYANCE TAX RECEIVED
DAVID L. CAMPO, CCTC
WATERFORD TOWN CLERK

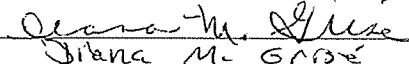
Warranty Deed

(SIGNATURE PAGE WARRANTY DEED)

IN WITNESS WHEREOF, it has hereunto set its hand and seal this 22nd day of March in the year of our Lord Two Thousand Twenty-two.

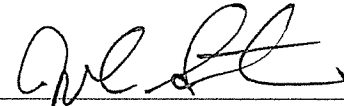
Signed, Sealed and Delivered in presence of



DAVID J. CAFFERY


DIANA M. GRISE

JLS PROPERTIES, LLC

By 

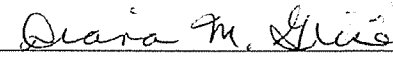
John M. Santos, its Member
Duly authorized

STATE OF CONNECTICUT

ss. Norwich

COUNTY OF NEW LONDON

Personally appeared John M. Santos, duly authorized Member of JLS PROPERTIES, LLC, a Connecticut limited liability company, signer and sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed and the free act and deed of said limited liability company, before me.



~~Commissioner of the Superior Court~~
Notary Public
My commission expires: _____

DIANA M. GRISE
Notary Public State of Connecticut
My Commission Expires 9/30/2022

SCHEDULE A, PROPERTY DESCRIPTION

358 Mago Point Way

Three (3) lots of land, situated in the Town of Waterford, County of New London and State of Connecticut, and bounded and described as follows, to wit:

Known as Lots 212, 213 and 214 on a "Plan of Mago Point, Waterford, Conn. Development No. 4, Plan No. 3 owned and developed by The Titus & Bishop Land Co. Inc., New London, Conn., Payne & Keefe, Architects and Engineers, New London, Conn. July 1923" which map is on file in the office of the Town Clerk of said Waterford, reference to which is hereby made for a more particular description. Said lots are described as follows: Commencing at the northwest corner of Lot 212 at its intersection with Lot 211 and the Rope Ferry Road; thence running one-hundred two (102) feet, more or less, to the River Road, as shown on said plan; thence running in a southwesterly direction along said River Road one hundred seven (107) feet, more or less, to Lot 235 on said Plan; thence running in a southwesterly direction by and along Lot 235 fifty (50) feet, more or less, to Lot 211; thence running in a northwesterly direction by and along Lot 211, one hundred (100) feet, more or less, to the Rope Ferry Road and place of beginning; said premises being subject to certain regulations and restrictions.

Excepting land taken by the State of Connecticut from Henry Gardiner a/k/a Henry Gardiner, III by document dated December 8, 1987 and recorded in the Waterford Land Records on December 16, 1987 in Volume 336 at page 809.

360 Mago Point Way

A certain tract or parcel of land with any building and improvements thereon situated in the Town of Waterford, County of New London and State of Connecticut and being more particularly bounded and described as follows:

Seven certain lots of land known, as Lots numbered 205, 206, 207, 208, 209, 210 and 211, on a plan entitled "Mago Point, Waterford, Conn., Development No. 4, Plan No. 3, owned and developed by The Titus & Bishop Land Co., Inc., New London, Conn., Payne and Keefe, Architects and Engineers, New London, Conn., July 1923.", which map or plan is on file in the office of the Town Clerk of the Town of Waterford, recorded in Map Book 2, at Pages 10 and 11, and to which reference is hereby made. Said lots are more particularly bounded and described as follows:

Beginning at the northwest corner of Lot No. 205, at its intersection with the northeast corner of Lot No. 204 and the southerly line of Rope Ferry Road as shown on said plan; thence easterly by and along the southerly line of said Rope Ferry Road One Hundred Seventy-five (175) feet, more or less, to the westerly line of Lot No. 212; thence southerly by and along the westerly line of said Lot No. 212 One Hundred (100) feet, more or less, to the northerly line of Lot No. 235; thence westerly by and along the northerly line of Lots Nos. 235 to 229 inclusively as shown on said plan One Hundred Seventy-five (175) feet, more or less, to the southeast corner of Lot No. 204, One Hundred (100) feet, more or less, to the southerly line of Rope Ferry Road to the point and place of beginning.

Excepting therefrom the land conveyed to the State of Connecticut by Warranty Deed recorded in Volume 35, Page 352 of the Waterford Land Records.

RECEIVED FOR RECORD
Mar 23, 2022 01:52P
DAVID L. CAMPO
TOWN CLERK
WATERFORD, CT

358 MAGO POINT WAY

Location 358 MAGO POINT WAY

Mblu 149 / 7062 /

Acct# 00663900

Owner MAGO WAY REALTY LLC

Assessment \$55,380

Appraisal \$79,120

PID 7062

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$79,120	\$79,120
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$55,380	\$55,380

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner MAGO WAY REALTY LLC

Co-Owner

Sale Price \$425,000

Certificate

Book & Page 1771/297

Sale Date 03/23/2022

Instrument MP

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MAGO WAY REALTY LLC	\$425,000		1771/297	MP	03/23/2022
JLS PROPERTIES LLC	\$30,000		0955/0067	12	05/31/2007
BENAJAH FARM LIMITED PARTNERSHIP	\$0		0445/1094	00	08/07/1995

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC %	
Total Bedrooms:	
Full Bthrms:	
Half Baths:	
Extra Fixtures	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fireplace(s)	
Extra Opening(s)	
Gas Fireplace(s)	
% Attic Fin	
LF Dormer	
Foundation	
Bsmt Gar(s)	
Bsmt %	
SF FBM	
SF Rec Rm	

Building Photo



(<https://images.vgsi.com/photos/WaterfordCTPhotos/default.jpg>)

Building Layout

(https://images.vgsi.com/photos/WaterfordCTPhotos/Sketches/7062_7062)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Fin Bsmt Qual	
Bsmt Access	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	200
Description	Comm Land
Zone	WD
Neighborhood	WD
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.15
Frontage	0
Depth	0
Assessed Value	\$55,380
Appraised Value	\$79,120

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$79,120	\$79,120
2021	\$0	\$52,750	\$52,750

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$55,380	\$55,380
2021	\$0	\$36,930	\$36,930

360 MAGO POINT WAY

Location 360 MAGO POINT WAY

Mblu 149 / / 7063 / /

Acct# 00664000

Owner MAGO WAY REALTY LLC

Assessment \$217,920

Appraisal \$311,320

PID 7063

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$100,320	\$211,000	\$311,320
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$70,220	\$147,700	\$217,920

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner MAGO WAY REALTY LLC
Co-Owner

Sale Price \$425,000
Certificate
Book & Page 1771/297
Sale Date 03/23/2022
Instrument MP

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MAGO WAY REALTY LLC	\$425,000		1771/297	MP	03/23/2022
JLS PROPERTIES LLC	\$250,000		0769/0298	00	04/01/2005
BUSCETTO MICHAEL JR	\$0		0398/0276	00	01/31/1992

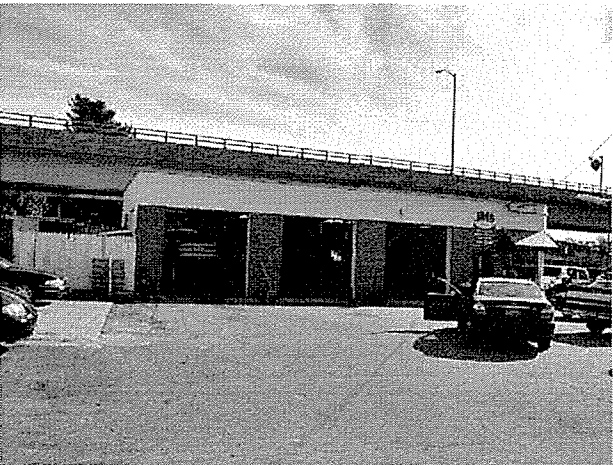
Building Information

Building 1 : Section 1

Year Built: 1952
Living Area: 1,676
Replacement Cost: \$114,287
Building Percent Good: 62

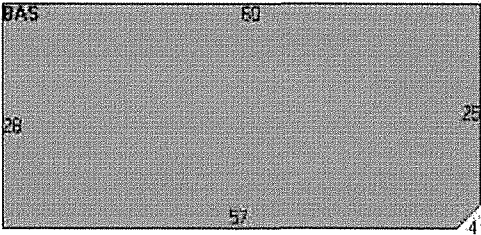
Building Attributes	
Field	Description
STYLE	Comm Garage
MODEL	Gar/Svc
Grade	Average
Stories:	1.00
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Hot Air
% Central Air	01
Foundation	Poured Conc
Bldg Use	Comm Garage
Total Rooms	0
Total Bedrms	0
Total Fixtures	3
% Wet Sprinkler	
% Dry Sprinkler	
1st Floor Use	
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
% Finished	0
Class	C
Wall Height	14.00

Building Photo



(https://images.vgsi.com/photos/WaterfordCTPhotos/A00\01\26\67.JPG)

Building Layout



(https://images.vgsi.com/photos/WaterfordCTPhotos/Sketches/7063_7063

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,676	1,676
		1,676	1,676

Extra Features

Extra Features	Legend
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Code	Description	Size	Value	Bldg #
LFT2	LIFT-HEAVY	3.00 UNITS	\$10,230	1

Land

Land Use		Land Line Valuation	
Use Code	295	Size (Acres)	0.4
Description	Comm Garage	Frontage	0
Zone	WD	Depth	0
Neighborhood	WD	Assessed Value	\$147,700
Alt Land Appr	No	Appraised Value	\$211,000
Category			

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving	AS	Asphalt	10000.00 S.F.	\$15,000	1
LT2	W/DOUBLE LIGHT			1.00 UNITS	\$800	1
LT1	Lights			2.00 UNITS	\$1,000	1
SHD1	Shed	FR	Frame	180.00 S.F.	\$2,430	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$100,320	\$211,000	\$311,320
2021	\$67,510	\$140,660	\$208,170

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$70,220	\$147,700	\$217,920
2021	\$47,260	\$98,460	\$145,720