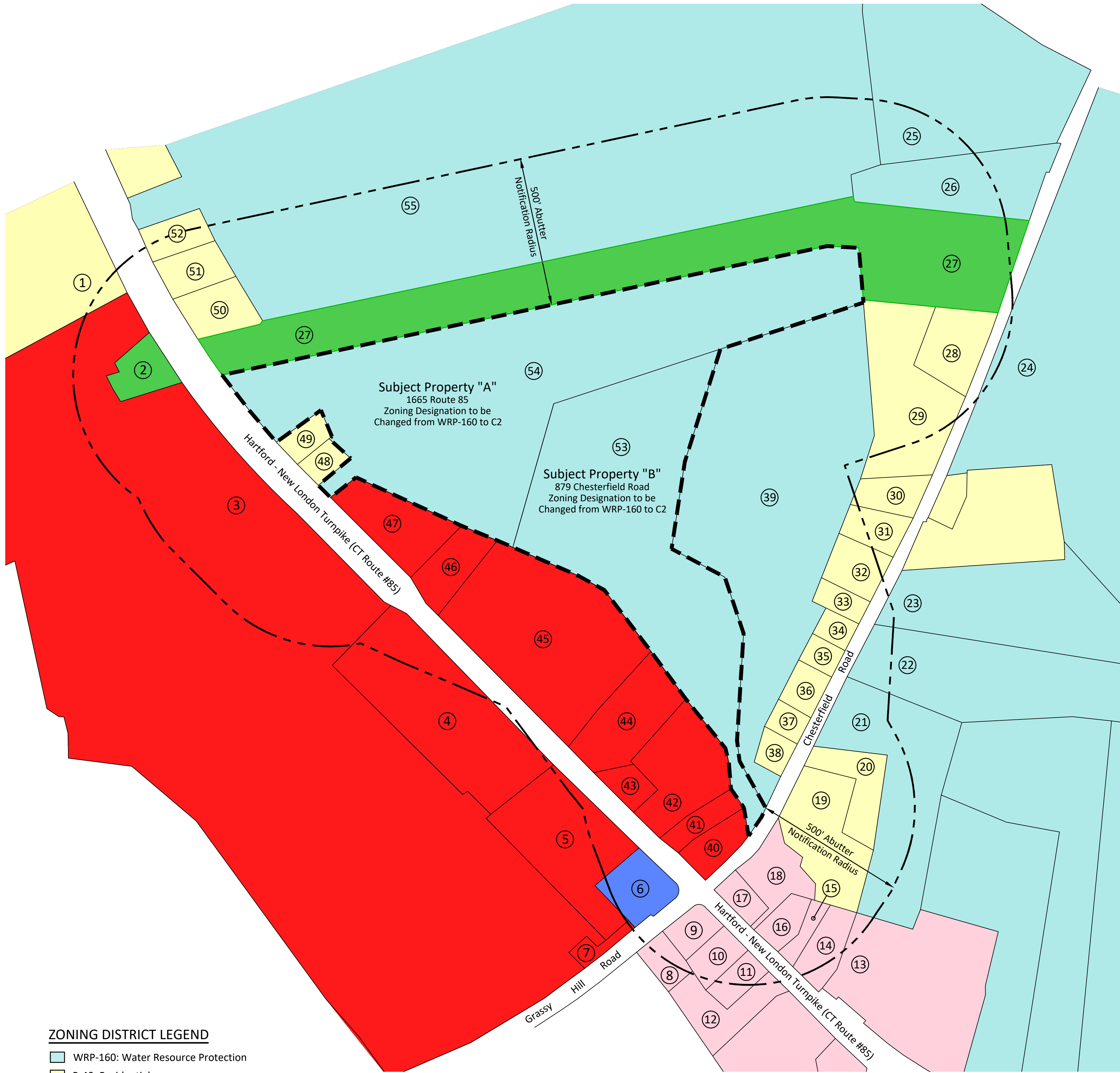




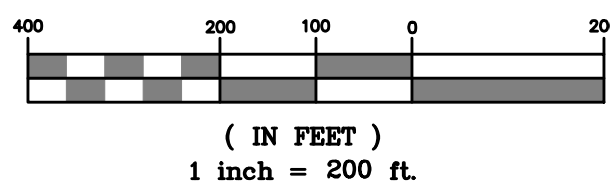
© 2024 BOUNDARIES LLC
THIS DRAWING IS THE PROPERTY OF BOUNDARIES LLC AND HAS BEEN SPECIFICALLY
PREPARED FOR THE OWNER OF THIS PROJECT, AT THIS SITE, AND IS NOT TO BE
DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE. PROJECT, LOCATION
OR OWNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF BOUNDARIES LLC.



ZONING DISTRICT LEGEND

- WRP-160: Water Resource Protection
- R-40: Residential
- C2: Commercial
- C1: Commercial
- OS: Open Space
- GOV: Government

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

SURVEY NOTES

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS A COMPILATION PLAN AND CONFORMS TO HORIZONTAL CLASS "D" ACCURACY STANDARDS. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE. NO SURVEYORS PROFESSIONAL PROPERTY LINE OPINION OR BOUNDARY LINE DETERMINATION IS EXPRESSED OR IMPLIED BY THIS PLAN, IT IS INTENDED TO BE USED TO ACCOMPANY APPLICATION FOR ZONE CHANGE.

2. PARCEL LINES AND OWNERSHIP INFORMATION AS DEPICTED HEREON ARE BASED UPON THE TOWN OF MONTVILLE GEOGRAPHIC INFORMATION SYSTEM (GIS) AND MONTVILLE ASSESSOR'S RECORDS AS ACCESSED ON 4/7/24.

SUBJECT PROPERTIES INFORMATION

Subject Property: "A"
Address: 1665 Route 85
MBL#: 012-007-000
Area: 18.33± Acres
Owner: James P. Espinosa
1649 Route 85
Oakdale, CT 06370
Deed Reference: Vol. 694, Pg. 10
Current Zoning: WRP-160
Proposed Zoning: C2

Subject Property: "B"
Address: 879 Chesterfield Rd.
MBL#: 005-015-00C
Area: 11.15± Acres
Owner: Cricket's Corner, LLC
1650 Route 85
Oakdale, CT 06370
Deed Reference: Vol. 701, Pg. 91
Current Zoning: WRP-160
Proposed Zoning: C2

ABUTTERS WITHIN 500'

- | | | |
|--|--|--|
| 1. 011-002-004 (10 Daisy Hill Drive)
Frank & Linda Crandall
10 Daisy Hill Drive
Oakdale, CT 06370 | 20. 005-017-000 (872 Chesterfield Rd.)
Roger Hary
874 Chesterfield Rd.
Oakdale, CT 06370 | 39. 005-015-00D (875 Chesterfield Rd.)
Andrew Hary
875 Chesterfield Rd.
Oakdale, CT 06370 |
| 2. 011-001-000 (1690 Route 85)
St. John Ukrainian Orthodox Church Corp.
1690 Route 85
Oakdale, CT 06370 | 21. 005-023-01C (850 Chesterfield Rd.)
Keith W. Gomes
850 Chesterfield Rd.
Oakdale, CT 06370 | 40. 005-016-000 (1601 Route 85)
James Kemnitz
889 Chesterfield Rd.
Oakdale, CT 06370 |
| 3. 011-002-00A (1650 Route 85)
Roger L. & Linda F. Phillips
1650 Route 85
Oakdale, CT 06370 | 22. 005-023-01B (846 Chesterfield Rd.)
Lori A. & Farrell D. Loughlin
846 Chesterfield Rd.
Oakdale, CT 06370 | 41. 005-015-00A (1605 Route 85)
Richard C. & Elyssa D. Cullen
467 Chesterfield Rd.
Oakdale, CT 06370 |
| 4. 005-035-000 (1630 Route 85)
The Past, LLC
1650 Route 85
Oakdale, CT 06370 | 23. 012-028-000 (842 Chesterfield Rd.)
David L. & Lynne M. Miner, Trustees
842 Chesterfield Rd.
Oakdale, CT 06370 | 42. 005-015-00B (1607 Route 85)
Alanson Cummings
1607 Route 85
Oakdale, CT 06370 |
| 5. 005-012-00A (1606 Route 85)
The Chesterfield Fire Co., Inc.
1606 Route 85
Oakdale, CT 06370 | 24. 012-025-000 (Chesterfield Rd.)
City of New London Water Department
c/o Department of Public Utilities
15 Masonic Street
New London, CT 06320 | 43. 005-014-000 (1613 Route 85)
Kevin Muldoon
1613 Route 85
Oakdale, CT 06370 |
| 6. 005-012-000 (1606 Route 85)
The Chesterfield Fire Co., Inc.
1606 Route 85
Oakdale, CT 06370 | 25. 012-023-000 (Chesterfield Rd.)
City of New London Water Department
15 Masonic Street
New London, CT 06320 | 44. 005-013-000 (1621 Route 85)
Lorraine J. Mayer
1621 Route 85
Oakdale, CT 06370 |
| 7. 005-011-000 (Grassy Hill Rd.)
The Chesterfield Fire Co., Inc.
1606 Route 85
Oakdale, CT 06370 | 26. 012-022-000 (787 Chesterfield Rd.)
Thomas Weeman
787 Chesterfield Rd.
Oakdale, CT 06370 | 45. 012-009-000 (1645 Route 85)
Cricket's Corner LLC
c/o Roger L. Phillips
1650 Route 85
Oakdale, CT 06370 |
| 8. 005-008-000 (902 Grassy Hill Rd.)
The Past, LLC
902 Grassy Hill Road
Oakdale, CT 06370 | 27. 012-021-000 (Route 85)
Connecticut Light & Power Company
PO Box 270
Hartford, CT 06141 | 46. 012-008-00A (1647 Route 85)
1647 Route 85 Chesterfield, LLC
1647 Route 85
Oakdale, CT 06370 |
| 9. 005-007-000 (1596 Route 85)
Sashikant & Sangeeta Patel
1596 Route 85
Oakdale, CT 06370 | 28. 012-020-000 (811 Chesterfield Rd.)
Peter J. & Stephanie Pollard
811 Chesterfield Rd.
Oakdale, CT 06370 | 47. 012-008-000 (1649 Route 85)
James P. Espinosa
1649 Route 85
Oakdale, CT 06370 |
| 10. 005-006-000 (1594 Route 85)
Lauren D., Sr. & Mary A. Renaldi
44 Laurel Point Drive
Oakdale, CT 06370 | 29. 012-019-000 (827 Chesterfield Rd.)
Eugene A. & Leasa Hebert
827 Chesterfield Rd.
Oakdale, CT 06370 | 48. 012-006-000 (1673 Route 85)
JNA Holdings, LLC
47 Lower Boulevard
New London, CT 06320 |
| 11. 005-005-000 (1588 Route 85)
Lauren D., Sr. & Mary A. Renaldi
44 Laurel Point Drive
Oakdale, CT 06370 | 30. 012-018-000 (831 Chesterfield Rd.)
Robert W. Forster
831 Chesterfield Rd.
Oakdale, CT 06370 | 49. 012-005-000 (1677 Route 85)
John R. & Roberta M. Veal
1677 Route 85
Oakdale, CT 06370 |
| 12. 005-004-00A (1584 Route 85)
Sashikant A. & Sangeeta Patel
1596 Route 85
Oakdale, CT 06370 | 31. 012-017-000 (837 Chesterfield Rd.)
Toni L. Lilly
837 Chesterfield Rd.
Oakdale, CT 06370 | 50. 011-059-000 (1701 Route 85)
Mary Kilroy
1701 Route 85
Oakdale, CT 06370 |
| 13. 005-022-000 (1567 Route 85)
Arthur J. & Rebecca D. Maurice
1567 Route 85
Oakdale, CT 06370 | 32. 012-016-000 (843 Chesterfield Rd.)
Lawrence Spellman
843 Chesterfield Rd.
Oakdale, CT 06370 | 51. 011-058-000 (1707 Route 85)
Shawn M. Gaedeke
1707 Route 85
Oakdale, CT 06370 |
| 14. 005-021-000 (1577 Route 85)
Anne Elizabeth Baron
PO Box 236
Gales Ferry, CT 06335 | 33. 012-015-000 (849 Chesterfield Rd.)
Edgar F. Avis
849 Chesterfield Rd.
Oakdale, CT 06370 | 52. 011-057-000 (1713 Route 85)
Nicholas & Sarah Allard
1713 Route 85
Oakdale, CT 06370 |
| 15. 005-020-000 (1585 Route 85)
State of Connecticut
Department of Transportation
24 Wolcott Road
Wethersfield, CT 06109 | 34. 012-014-000 (853 Chesterfield Rd.)
Stephanie A. Korzeniewski
853 Chesterfield Rd.
Oakdale, CT 06370 | 53. 005-015-00C (879 Chesterfield Rd.)
Cricket's Corner LLC
c/o Roger L. Phillips
1650 Route 85
Oakdale, CT 06370 |
| 16. 005-020-00A (1587 Route 85)
State of Connecticut
Department of Transportation
PO Box 7546
Newington, CT 06131 | 35. 012-013-000 (857 Chesterfield Rd.)
Janet A. Allen & Richard G. Treadway, Jr.
857 Chesterfield Rd.
Oakdale, CT 06370 | 54. 012-007-000 (1665 Route 85)
James P. Espinosa
c/o Bonnie Mangan, Esquire, Trustee
Westview Office Park
1050 Sullivan Avenue, Suite A3
South Windsor, CT 06074 |
| 17. 005-019-000 (1595 Route 85)
Selective Investments, LLC
89 Belle Woods Drive
Glastonbury, CT 06033 | 36. 012-012-000 (861 Chesterfield Rd.)
Wendy L. Niemi
861 Chesterfield Rd.
Oakdale, CT 06370 | 55. 012-001-000 (41 Beckwith Road)
Gladys J. Bond, Trustee
41 Beckwith Road
Oakdale, CT 06370 |
| 18. 005-018-000 (886 Chesterfield Rd.)
Selective Investments, LLC
89 Belle Woods Drive
Glastonbury, CT 06033 | 37. 012-011-000 (867 Chesterfield Rd.)
Deborah McShane
867 Chesterfield Rd.
Oakdale, CT 06370 | |
| 19. 005-018-00A (874 Chesterfield Rd.)
Roger G. & Linda B. Hary
874 Chesterfield Rd.
Oakdale, CT 06370 | 38. 012-010-000 (871 Chesterfield Rd.)
James G., III & Mary G. Jones
871 Chesterfield Rd.
Oakdale, CT 06370 | |

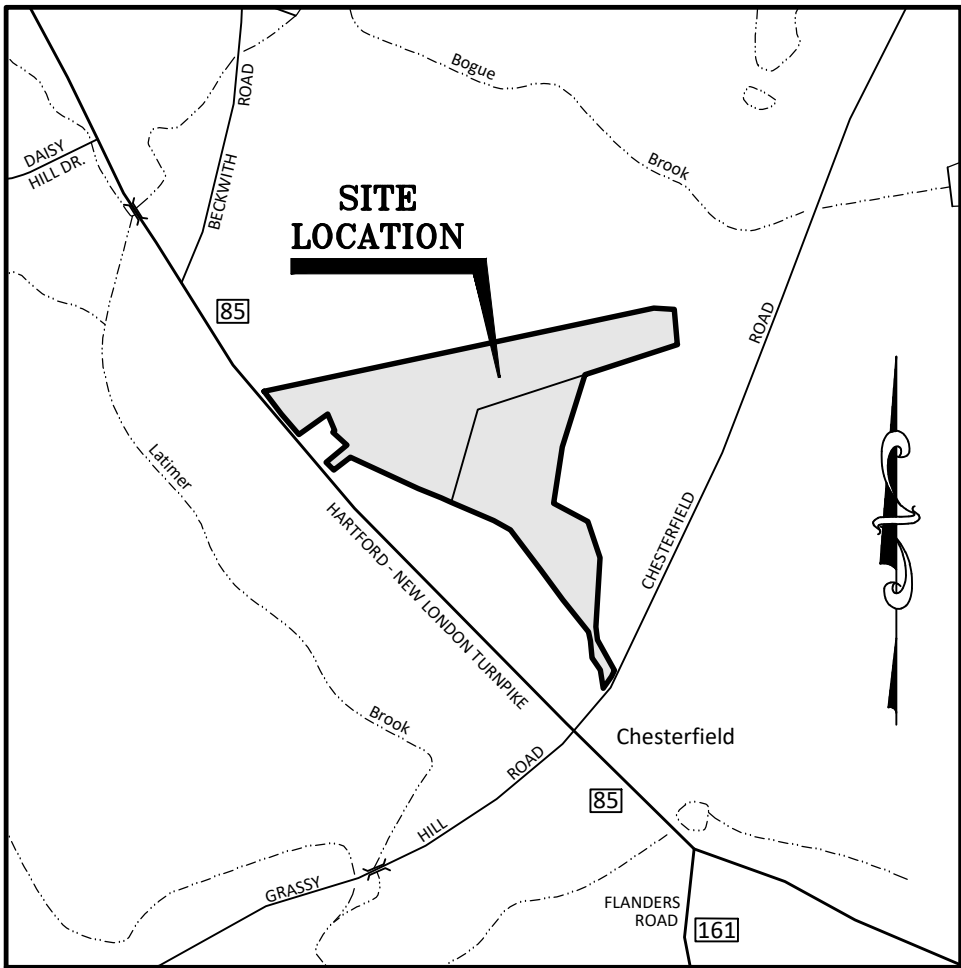
"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON."

70016

JOHN U. FAULISE JR., L.S.

LICENSE NO.

DATE



LOCATION MAP

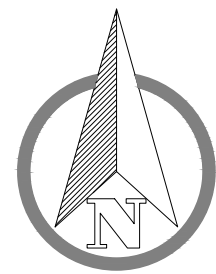
SCALE: 1"=1000'

Plan to Accompany Application for Zoning Map Amendment

Prepared for

Roger L. & Linda F. Phillips

1665 Route 85 & 879 Chesterfield Road - Oakdale, Connecticut



SCALE: 1" = 200'

DATE: May 2024

JOB I.D. NO. 24-3432

Revisions

SHEET NO.

1

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