

IN RE: 26-ZBA-1 : TOWN OF MONTVILLE
APPEAL OF THOMAS DEMORRO : ZONING BOARD OF APPEALS

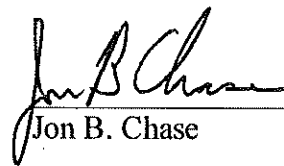
AFFIDAVIT

JON B. CHASE, being duly sworn, hereby deposes and says:

1. I am over the age of 18, and believe in the obligation of an oath.
2. I am an attorney, licensed to practice in the State of Connecticut, with over twenty-five years of experience in areas of practice which include zoning and land use law, real estate transactions, and land records research, and as such I am fully familiar with the facts set forth in this Affidavit.
3. During late April, 2026 I requested an opportunity to review municipal zoning records for the property situated at 836 Route 163, Oakdale (Town of Montville), Connecticut, and on March 5, 2026, at the office of the Town of Montville Land Use and Development Department, I reviewed all such records to which I was provided access pursuant to my request.
4. Said zoning records did not contain any notice or other indication of any decision by the Town of Montville Planning and Zoning Commission to approve any change of any use of the 836 Route 163 property; nor did such records contain any application, decision, or other documentary evidence showing that any owner of said property had ever voluntarily discontinued any nonconforming use thereof, with an intent to not reestablish such use.
5. Also on May 1, 2026, and previously on April 1, 2026, I searched the Montville Land Records in the Montville Town Clerk's vault, for all deeds and other recorded documents concerning the said 836 Route 163 property, from 1977 to the present.
6. I found no such deeds or other recorded documents that contain any restriction,

agreement, covenant, statement, or any other writing of any kind indicating that any owner of said property had ever voluntarily discontinued any nonconforming use thereof, with an intent to not reestablish such use, at any time during the span of years covered by my search of such deeds and other recorded documents.

7. I make this Affidavit in connection with the Appeal of Thomas DeMorro, 26-ZBA-1, for the purpose of demonstrating the foregoing facts.


Jon B. Chase

State of Connecticut }
 } ss. Stonington
County of New London }

On this the 6th day of May, 2026, before me, the undersigned officer, personally appeared Jon B. Chase, 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 purpose therein contained.

In witness whereof I hereunto set my hand.


Judith A. Kunkel
Notary Public
My commission expires: 3/31/2029