



Geraghty, Bonnanno  
& McCormick, LLC

Attorneys at Law

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PAUL M. GERAGHTY, ESQ.\*  
MARK A. DUBOIS, ESQ.\*\*  
ELLIE VON OEHSSEN, ESQ.

\*Also Admitted in New York \*\*Board Certified, Trial Advocate

May 11, 2026

Received

MAY 11 2026

Town of East Lyme  
Land Use

Hand Delivered  
Brian Bohmbach, Chairman  
Town of East Lyme Planning Commission  
108 Pennsylvania Avenue  
Niantic, CT 06357

Hand Delivered  
Gary Goeschel, Planning Director  
Town of East Lyme  
108 Pennsylvania Avenue  
Niantic, CT 06357

Re: Affordable Housing Development Application  
Holmes Road-Assessors Map 57.0 Lot 30

Gentlemen,

Enclosed please find a Subdivision Application for the previously submitted Affordable Housing Development package for a set-aside development on property located on Holmes Road known as Assessors Map 57 Lot 30. I note that this property has never before been subdivided and therefore no Public Hearing is required.

The Affordable Housing Development envisioned by the enclosed subdivision application will result in the creation of nineteen additional building lots on the existing subject property. Each of the proposed lots would be developed as single family residences. There is a Affordable Housing Development pending in the Hartford Superior Court bearing Docket No: HDD-CV-23-6177383-S. For purposes of this application Lot #20 is being identified, without prejudice to the pending legal claim(s) and all other rights and remedies, solely as a building lot given the limits of this commission's statutory authority to oversee the subdivision of land.

As we have discussed with the Town of East Lyme Planning Commission in the past;

In two cases decided by the Connecticut Supreme Court, specifically *Kaufman v. Danbury Planning & Zoning Commission* 232 Conn. 122, 141, 653 A. 2d 798, 809 (1995) and *West Hartford Interfaith Coalition v. West Hartford Town Council* 228 Conn 498, 509, 636 A.2d 1342 (1994), the Court determined the definition of an affordable housing application to include *"every type of application filed with the commission in connection with an affordable housing proposal"*. The reasoning of the Kaufman and Interfaith cases makes it clear that an §8-30g

application is *sui generis* (meaning “of its own kind”) in the field of land use law. As the records of the Town of East Lyme Planning Commission reflect the Application for a Affordable Housing Development was submitted to the Planning Commission at its June 10, 2025 meeting.

Based upon settled case law to commence an affordable housing application, under the Kaufman case, the minimum requirements are “ *to submit to the commission, at the time of his initial application in connection with an affordable housing development, any more detailed “plans” than an applicant who requests a zone change for a purpose other than affordable housing*” and an Affordability Plan as is identified in Conn Gen. Statute 8-30 (a) (8) (b) (1), (A), (B), (C), & (D). In Chapter 28 of the Town of East Lyme Zoning Regulations (July 19, 2024) titled “Amendments to regulations and Zoning District Map” the sole plan requirement is to provide “a plan drawn to scale showing the area of the lots included in such proposed change” and “designating the owner or owners of said lots and of all lots within 500’ from the boundary of the area subject to the zone change request”. Each of these documents were included with the June 10, 2025 affordable housing application submission.

Pursuant to Conn. General Statute § 8-30g (a)(2) an affordable housing application is defined as “ ... any application made to a commission in connection with an affordable housing development by a person who proposes to develop such housing”.

An affordable housing development application submitted to a Planning Commission under Conn. Gen. Statute §8-30g is not required to comply with the Town of East Lyme Subdivision Regulations as a matter of law. See *Wisniewski v. Berlin Planning Commission*, supra, 37 Conn. App 312, at 315, 317,-18, 655 and *Nizza v. Andover Planning & Zoning Commission* 1994 CT Sup. 7883. Additionally, there is no requirement to comply with local zoning regulations. As established in *Jag Cap Drive v. East Lyme Zoning Commission* 168 Conn. App. 655, 670, 147, A.3d 177, 185 (2016) “*non conformity of zoning is not, per se, a reason to deny the application. The legislature did not intend zoning non conformity to block an affordable housing subdivision application.*” Additionally, Chapter 18 of the book often cited by the Town Planner Mr. Goeschel titled “**WHATS LEGALLY REQUIRED**” Eighth Edition 2023 by Michael Zizka states in pertinent part the following;

*“ ...The fact that a proposed development does not comply with the applicable zoning or subdivision regulations, including minimum lot size, setback or similar dimensional standards is not, in and of itself, a sufficient basis to deny or severely condition an affordable housing application...”*

**To be clear, this application is not being filed pursuant to any particular provision of the Town of East Lyme Zoning Regulations including, but not limited to, Sections 4, 23 and 32 nor does the applicant intend to or need to comply with them as a matter of settled law.**

In the *Mutual Housing Association v. Trumbull Planning and Zoning Commission* decision decided by the Connecticut Supreme Court in 1996 Ct. Sup. 5261 the court states in pertinent part “*...traditional land use policies were not solving Connecticut’s affordable housing problem...*” thus, the legislature enacted §8-30g “*to deal with the particular problem of*

*the lack of affordable housing in Connecticut”, “Indeed, the legislative history of §8-30g reveals that “the key purpose of §8-30g is to encourage and facilitate the much needed development of affordable housing throughout the state”.*

*“Section 8-30g has several provisions that operate to encourage and facilitate the development of affordable housing. Chief among those provisions are subsections (b) and (c) which, respectively, remove affordable housing from the traditional land use statutory scheme and prescribe unique procedures that govern affordable housing applications. General Statutes §8-30g (b) and (c). Subsection (b) states that “any person whose affordable housing application is denied or is approved with restrictions which have substantial adverse impact on the viability of the affordable housing development or the degree of affordability of the dwelling units...may appeal such decision pursuant to the procedures of this section” “Subsection (c) that “upon an appeal taken under subsection (b) of this the burden shall be on the commission to prove, based upon the record compiled before such commission that (1) the decision from which said appeal is taken and the reasons cited for such a decision are supported by sufficient evidence in the record; (2) the decision is necessary to protect substantial public interests in health, safety, or other matters which the commission may legally consider; (3) such public interests clearly outweigh the need for affordable housing; and (4) such public interests cannot be protected by reasonable changes to the affordable housing development.”*

Of additional note, Title 8, Chapter 126, Section 8-25(a) of the Conn. Gen. Statutes specifically exempts the requirement for Open Space in this affordable housing development “... if the subdivision is to contain affordable housing, as defined in section 8-39a, equal to twenty percent or more of the total housing to be constructed in such subdivision”. Accordingly, there will be no Open Space dedicated as part of this affordable housing application. We note however that the application property is surrounded on three sides by the East Lyme Land Trust’s 301+ acre property which is publicly accessible open space.

Attached to this correspondence are the following;

1. A copy of the Certificate of Foreclosure recorded in the Town of East Lyme Land Records (“the Land Records”) at Volume 956 Page 613 on December 11, 2015 which is the manner in which title was conveyed to Duval Partners LLC. Exhibit A.
2. The lot line revision plan approved by the Town of East Lyme Zoning Commission on September 16, 2021 recorded in the Drawer 8-#’s 226 thru 229 on January 3, 2022 which created the application parcel in its current legal configuration. Exhibit B.
3. The Legal Description of the property subject to this application. Exhibit C.
4. The Town of East Lyme Assessors Card for the application property. Exhibit D.
5. An abutters list and map. Exhibit E.

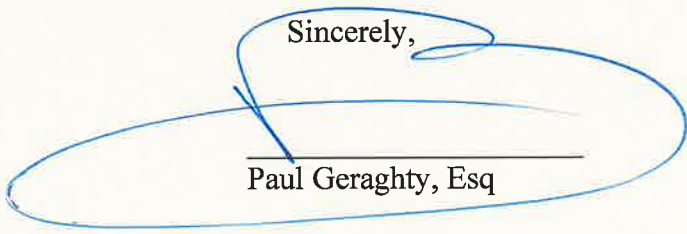
Also being submitted herewith in support of the proposed Subdivision Application are the following;

- An original and one copy of the application form. Please note that the original application contains two signature pages to provide original signatures of both the Land Owner and the Applicant.
- A check for the application fee in the amount of \$2810.00.
- Ten (10) full size and Twelve (12) 11" x 17" copies of the Plan Set.
- Ten (10) full size and Twelve (12) 11" x 17" copies of the Site Context Plan.
- Ten (10) full size and Twelve (12) 11" x 17" copies of the Natural & Cultural Resources Plan.
- Ten (10) full size and Twelve (12) 11" x 17" copies of the Drainage Plan.
- Five (5) copies of the Subdivisions Design Report which I note contains and includes the statutorily required Affordability Plan as Exhibit O.
- Five (5) copies of the Drainage Report and Drainage Calculations.

Please also note the applicant will also be simultaneously submitting applications applicable to this Subdivision Application directly to the New London, Connecticut Office of Ledge Light Health District and the State of Connecticut Department of Health

Please feel free to contact me should we need to discuss this correspondence or the enclosed Affordable Housing Development further at this juncture.

Sincerely,



Paul Geraghty, Esq

Cc Mark Brodsky  
Anthony Novak, Esq.  
Stephen Harney  
Kristen Clarke P.E.

# EXHIBIT A

After Recording, Return To:  
Ford & Paulekas, LLP  
280 Trumbull Street  
Hartford, CT 06103  
Attn: *Haley*

VOL 0956 PAGE 613

3317

◇ DOCKET NO. KNL-CV-13-6016726-S : SUPERIOR COURT  
DUVAL PARTNERS, LLC : JUDICIAL DISTRICT OF NEW LONDON  
V. : AT NEW LONDON  
NET FIVE AT PALM POINTE, LLC,  
PLANET FIVE DEVELOPMENT  
GROUP, LLC, NET FIVE HOLDINGS, : DECEMBER 9, 2015  
LLC, GEROVA FINANCIAL GROUP,  
LTD, PAUL ROHAN, COHN  
BIRNBAUM & SHEA P.C.

TO ALL WHOM IT MAY CONCERN:

**CERTIFICATE OF FORECLOSURE**

This certifies that an Open-End Multistate Mortgage, Assignment of Rents and Security Agreement, from **Net Five at Palm Pointe, LLC**, having an address 4540 Southside Boulevard, Suite 603, Jacksonville, Florida, to **Duval Partners, LLC**, dated November 10, 2010, and recorded in the land records of the Town of East Lyme in Volume 860 at Page 159 and in the land records of the Town of Montville in Volume 555 at Page 321, was foreclosed upon the complaint of Duval Partners, LLC, in the Superior Court, Judicial District of New London, in the State of Connecticut on the 22nd day of December, 2014, as modified by subsequent orders entered on the 23rd of February, 2015, the 6th day of April, 2015, the 8th day of June, 2015, and the 24th of August, 2015. The premises foreclosed are known as **approximately 332.96 acres**

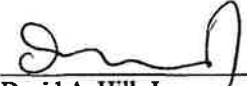
◇

◇ of land along Holmes Road and Walnut Hill Road, in East Lyme and Montville,  
Connecticut, and are further described in Schedule A attached hereto.

The time limit for redemption in said judgment of foreclosure has passed and title to said  
premises became absolute in Duval Partners, LLC, on November 25, 2015.

Dated at Hartford, Connecticut, this 9th day of December, 2015.

THE PLAINTIFF,  
DUVAL PARTNERS, LLC

By: 

David A. Hill, Jr.  
of Ford & Paulekas, LLP  
280 Trumbull Street  
Hartford, CT 06103  
(860) 527-0400  
Juris No. 100342  
Its Attorneys

g\_drive:1712 duval partners, llc:003 net five:certificate foreclosure 01.doc

## SCHEDULE A

## EAST LYME &amp; MONTVILLE PARCEL DESCRIPTION OF FULL SITE

Beginning at the northwest corner of the parcel said point is located on the south side of Holmes road at the intersection with Walnut Hill Road thence running in a counter clockwise direction the following courses:

|      |                      |                |
|------|----------------------|----------------|
| Line | Course: S 17-25-36 W | Length: 86.58  |
| Line | Course: S 10-03-27 W | Length: 910.32 |
| Line | Course: S 12-11-05 W | Length: 232.87 |
| Line | Course: S 34-55-53 W | Length: 121.11 |
| Line | Course: S 89-56-28 E | Length: 608.23 |
| Line | Course: N 89-13-40 E | Length: 340.83 |
| Line | Course: S 89-55-21 E | Length: 556.34 |
| Line | Course: N 88-52-27 E | Length: 785.14 |
| Line | Course: S 07-35-56 W | Length: 330.76 |
| Line | Course: S 09-10-35 W | Length: 738.00 |
| Line | Course: S 07-42-45 W | Length: 112.36 |
| Line | Course: S 08-36-02 W | Length: 316.56 |
| Line | Course: S 55-12-15 W | Length: 55.00  |
| Line | Course: N 85-42-18 W | Length: 249.17 |
| Line | Course: S 03-51-10 E | Length: 868.27 |
| Line | Course: S 04-18-21 E | Length: 215.09 |
| Line | Course: S 03-08-28 E | Length: 60.19  |
| Line | Course: S 03-15-19 E | Length: 72.85  |
| Line | Course: S 04-32-26 E | Length: 153.12 |
| Line | Course: S 00-13-14 W | Length: 62.98  |
| Line | Course: S 18-23-20 W | Length: 46.37  |
| Line | Course: N 89-54-44 W | Length: 351.75 |
| Line | Course: S 05-48-25 W | Length: 184.72 |
| Line | Course: S 08-10-41 E | Length: 133.66 |
| Line | Course: N 85-14-33 E | Length: 287.39 |
| Line | Course: S 80-46-13 E | Length: 77.15  |
| Line | Course: S 88-07-38 E | Length: 345.97 |
| Line | Course: S 88-37-12 E | Length: 166.64 |
| Line | Course: N 51-27-27 E | Length: 321.94 |
| Line | Course: N 05-31-58 E | Length: 67.23  |
| Line | Course: N 45-19-26 E | Length: 17.61  |
| Line | Course: S 48-42-33 E | Length: 256.95 |
| Line | Course: S 44-02-47 E | Length: 256.94 |
| Line | Course: S 77-27-34 E | Length: 278.10 |
| Line | Course: S 02-26-58 W | Length: 100.98 |
| Line | Course: S 01-13-52 W | Length: 327.95 |



Line Course: S 04-52-38 W Length: 95.25  
 Line Course: S 01-18-27 W Length: 497.48  
 Line Course: S 01-48-20 W Length: 184.36  
 Line Course: N 78-13-24 E Length: 639.76  
 Line Course: N 00-42-50 W Length: 326.20  
 Line Course: S 84-39-35 E Length: 260.00  
 Line Course: S 05-20-25 W Length: 320.73  
 Line Course: S 84-28-36 E Length: 50.00  
 Line Course: N 05-20-25 E Length: 365.00  
 Line Course: S 84-49-57 E Length: 215.97  
 Line Course: S 02-42-28 W Length: 365.00

|                      |                      |
|----------------------|----------------------|
| Curve Length: 313.17 | Radius: 1475.00      |
| Delta: 12-09-53      | Tangent: 157.17      |
| Chord: 312.58        | Course: N 86-37-31 E |

|                     |                      |
|---------------------|----------------------|
| Curve Length: 57.27 | Radius: 250.00       |
| Delta: 13-07-31     | Tangent: 28.76       |
| Chord: 57.13        | Course: N 73-58-55 E |

Line Course: N 17-43-50 E Length: 25.67  
 Line Course: N 01-03-50 E Length: 139.43  
 Line Course: N 04-05-15 W Length: 81.42  
 Line Course: N 00-25-47 E Length: 107.72  
 Line Course: N 03-46-55 W Length: 97.04  
 Line Course: N 00-13-58 E Length: 133.20  
 Line Course: N 03-53-25 E Length: 33.61  
 Line Course: N 05-12-10 W Length: 27.58  
 Line Course: N 02-40-44 E Length: 98.43  
 Line Course: N 73-26-13 W Length: 98.97  
 Line Course: N 76-17-17 W Length: 110.82  
 Line Course: N 77-28-15 W Length: 269.00  
 Line Course: N 39-56-02 W Length: 38.87  
 Line Course: N 04-44-44 E Length: 34.49  
 Line Course: N 03-28-14 E Length: 154.28  
 Line Course: N 00-09-43 W Length: 297.93  
 Line Course: S 89-32-29 E Length: 966.70  
 Line Course: N 00-34-34 W Length: 275.00  
 Line Course: N 10-43-03 E Length: 145.00  
 Line Course: N 10-43-03 E Length: 77.68  
 Line Course: N 00-33-45 E Length: 162.46  
 Line Course: N 09-30-39 W Length: 99.69  
 Line Course: N 00-24-16 W Length: 101.79  
 Line Course: N 07-06-59 W Length: 85.03  
 Line Course: N 61-04-23 W Length: 15.51  
 Line Course: S 87-46-47 W Length: 88.95  
 Line Course: N 08-25-17 W Length: 520.07  
 Line Course: N 26-50-05 W Length: 52.95

Line Course: S 87-33-27 W Length: 433.90  
 Line Course: N 10-48-22 W Length: 344.11  
 Line Course: N 09-48-20 W Length: 6.92  
 Line Course: N 09-48-20 W Length: 41.36  
 Line Course: N 09-48-20 W Length: 174.85  
 Line Course: N 08-48-45 W Length: 130.68  
 Line Course: N 08-48-45 W Length: 102.83  
 Line Course: N 02-10-10 W Length: 67.37  
 Line Course: N 22-48-58 W Length: 16.34  
 Line Course: N 22-48-58 W Length: 55.72  
 Line Course: N 13-14-52 W Length: 25.48  
 Line Course: N 23-41-35 W Length: 142.32  
 Line Course: N 23-29-18 W Length: 113.90  
 Line Course: N 22-24-12 W Length: 191.61  
 Line Course: N 21-49-23 W Length: 143.57  
 Line Course: N 24-37-42 W Length: 145.26  
 Line Course: N 23-28-48 W Length: 75.54  
 Line Course: N 03-40-28 E Length: 214.81  
 Line Course: S 80-30-53 W Length: 321.53  
 Line Course: S 75-05-31 W Length: 171.58  
 Line Course: S 65-06-57 W Length: 185.63  
 Line Course: S 83-09-49 W Length: 58.39  
 Line Course: N 76-23-08 W Length: 47.63  
 Line Course: N 42-40-24 W Length: 94.44  
 Line Course: N 55-55-52 W Length: 68.84  
 Line Course: N 76-12-20 E Length: 359.46  
 Line Course: N 20-29-07 W Length: 50.34  
 Line Course: S 76-12-22 W Length: 116.27  
 Line Course: N 13-48-16 W Length: 830.00  
 Line Course: S 80-38-10 W Length: 261.73  
 Line Course: N 20-50-01 W Length: 48.70  
 Line Course: N 09-11-24 W Length: 112.00  
 Line Course: S 86-54-27 W Length: 311.18  
 Line Course: S 82-43-53 W Length: 842.36  
 Line Course: S 07-16-07 E Length: 115.88  
 Line Course: S 81-01-13 W Length: 157.10  
 Line Course: S 56-32-42 W Length: 43.36  
 Line Course: S 81-08-27 W Length: 412.86  
 Line Course: N 08-40-54 W Length: 275.14  
 Line Course: N 80-45-54 W Length: 926.68

Said parcel contains 14,503,801.00 sq.ft. 332.96 acres of land as shown on a map entitled "Property Survey Prepared For Net Five at Palm Point, LLC dated October 20, 2010 scale 1"=150' sheets 1-4" prepared by J. Robert Pfanner & Associates P.C.

Recorded Dec 11 20 15

12:20 <sup>AM</sup>  
 PM Lesly D. Blair  
 East Lyme Town Clerk

## EXHIBIT B

Recorded at Drawer 8 #226

© 2001 Duval Partners LLC. All Rights Reserved. 12/15/2021

# LOT LINE MODIFICATIONS PROPERTY OF DUVAL PARTNERS LLC HOLMES ROAD, GRASSY HILL ROAD & UPPER WALNUT HILL ROAD EAST LYME, CONNECTICUT

SEPTEMBER 2, 2021

REVISED: NOVEMBER 15, 2021

REVISED: DECEMBER 5, 2021

PROPERTY SURVEY - LOT LINE MODIFICATIONS  
DUVAL PARTNERS LLC  
HOLMES ROAD, WALNUT HILL ROAD  
& GRASSY HILL ROAD  
EAST LYME, CONNECTICUT



| NO. | DESCRIPTION     | DATE       |
|-----|-----------------|------------|
| 1   | ORIGINAL SURVEY | 09-02-2021 |
| 2   | REVISIONS       |            |
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SHEET NO. S-01  
SHEET 1 OF 4  
DATE: 12/15/2021  
PROJECT NO. 21040-1

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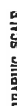
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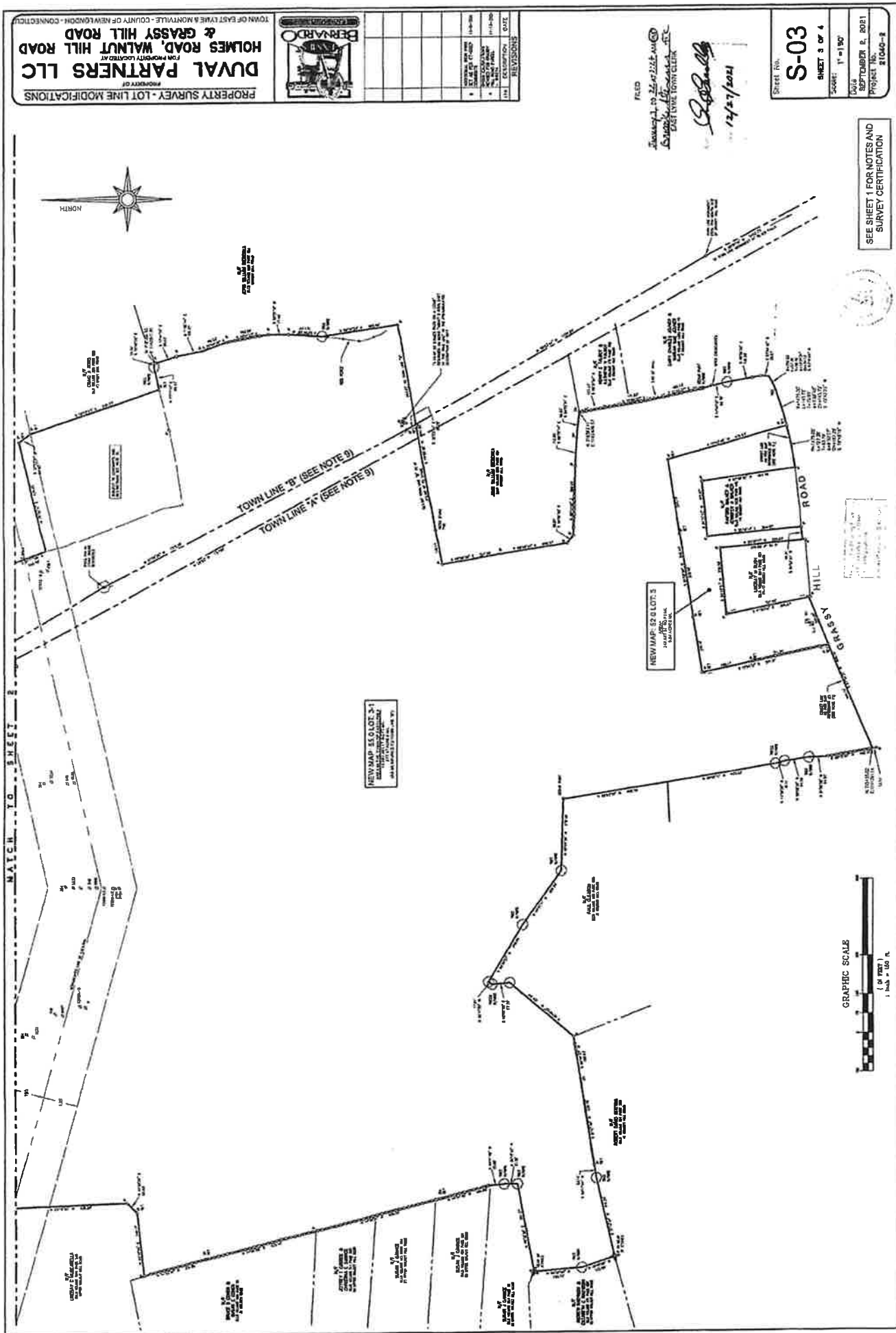
LEGEND  
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© 2002 Blackwell Science Ltd, *Journal of Internal Medicine* 252: 115–124



Recorded at Drawer 8 # 228



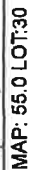
Received 14 July 2004; accepted 12 October 2004



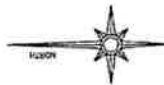
THESE ARE THE NAMES OF THE PEOPLE WHO WERE KILLED IN THE BOMBING OF THE LINCOLN CONTINENTAL HOTEL IN NEW YORK CITY ON APRIL 4, 1968. THE NAMES OF THE PEOPLE WHO WERE INJURED ARE LISTED ON THE NEXT PAGE.



THE AMERICAN SOCIETY OF JOURNALISTS (ASJA) HAS A NEW PUBLICATION, *THE JOURNALIST'S HANDBOOK*, WHICH IS A GUIDE TO THE ETHICS AND STANDARDS OF THE JOURNALISM PROFESSION. IT IS A MUST-READ FOR ALL JOURNALISTS AND A MUST-HAVE FOR ALL LIBRARIES. THE HANDBOOK IS A COMPREHENSIVE GUIDE TO THE ETHICS AND STANDARDS OF THE JOURNALISM PROFESSION. IT IS A MUST-READ FOR ALL JOURNALISTS AND A MUST-HAVE FOR ALL LIBRARIES.



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| REVISIONS |             | DATE |
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| 67        | REVISION    |      |
| 68        | REVISION    |      |
| 69        | REVISION    |      |
| 70        | REVISION    |      |
| 71        | REVISION    |      |
| 72        | REVISION    |      |
| 73        | REVISION    |      |
| 74        | REVISION    |      |
| 75        | REVISION    |      |
| 76        | REVISION    |      |
| 77        | REVISION    |      |
| 78        | REVISION    |      |
| 79        | REVISION    |      |
| 80        | REVISION    |      |
| 81        | REVISION    |      |
| 82        | REVISION    |      |
| 83        | REVISION    |      |
| 84        | REVISION    |      |
| 85        | REVISION    |      |
| 86        | REVISION    |      |
| 87        | REVISION    |      |
| 88        | REVISION    |      |
| 89        | REVISION    |      |
| 90        | REVISION    |      |
| 91        | REVISION    |      |
| 92        | REVISION    |      |
| 93        | REVISION    |      |
| 94        | REVISION    |      |
| 95        | REVISION    |      |
| 96        | REVISION    |      |
| 97        | REVISION    |      |
| 98        | REVISION    |      |
| 99        | REVISION    |      |
| 100       | REVISION    |      |

PROPERTY OF  
DUVAL PARTNERS LLC  
FOR PROPERTY LOCATED AT  
HOLMES ROAD, WALNUT HILL ROAD  
& GRASSY HILL ROAD  
OWN OF EAST LANE & MONTVILLE - COUNTY OF NEW LONDON - CONNECTICUT

JERRY B. TO BILLY AT 3:17 AM  
 BILLY STANLEY ATC

12/27/2024

Sheet No. **S-04**  
SHEET 4 OF 4  
Scale: 1" = 40'

Date: **SEPTEMBER 2, 2021**  
Project No.

SEE SHEET 1 FOR NOTES AND  
SURVEY CERTIFICATION

CONNECTICUT PUBLIC HEALTH CODE 19-13-B100A COMPLIANCE

[illegible]

NOTE: THE ZONING SETBACK LINES SHOWN HEREON ARE BASED ON THE PRESUMED REZONING OF THE PROPERTY TO RU-40.

FRONT YARD: 50 FEET  
SIDE YARD: 30 FEET  
REAR YARD: 50 FEET

## EXHIBIT C



Holmes Road East Lyme, CT.

A certain parcel of land with all improvements therein situated on southerly side of Holms Road in the Town of East Lyme, county of New London and the State of Connecticut shown as, "NEW MAP: LOT 55.0 LOT 30 AREA = 552,087 SQ. FT. M/L 12.67 ACRES M/L" on a plan entitled; "PROPERTY SURVEY – LOT LINE MODIFICATIONS PROPERTY OF DUVAL PARTNERS LLC FOR PROPERTY LOCATED AT HOLMES ROAD, WALNUT HILL ROAD & GRASSY HILL ROAD TOWN OF EAST LYME 7 MONTVILLE – COUNTY OF NEW LONDON - CONNECTICUT SHEET No. s-02 SHEET 2 OF 4 SCALE: 1" = 150' DATE: SEPTEMBER 2, 2021" and more particularly described as follows;

Beginning at an iron pin set in the southerly line of Holmes Road marking the northwesterly corner of the herein described parcel and a corner of land now or formerly of the East Lyme Land Trust, Inc.;

Thence running N71°55'-24"E, 226.54 feet along the southerly line of Holmes to an iron pin;

Thence running N72°-47'-02"E, 263.25 feet along the southerly line of Holmes Road to an iron pin;

Thence running N72°-35'-25"E, 331.32 feet along the southerly line of Holmes Road to an iron pin;

Thence running N73°-11'-58"E, 98.80 feet along the southerly line of Holmes Road to an iron pin marking the northeasterly corner of the herein described parcel and a corner of lands now or formerly of the East Lyme Land Trust, Inc.;

Thence running S10°-40'-31"E, 336.75 feet along land now or formerly of the East Lyme Land Trust, Inc. to an iron pin;

Thence continuing S10°-40'-31"E, 336.74 feet along land now or formerly of the East Lyme Land Trust, Inc. to an iron pin marking the southeasterly corner of the herein described parcel and an angle point in land now or formerly of the East Lyme Land Trust, Inc.;

Thence running S76°-58'-06"W, 417.12 feet along land now or formerly of the East Lyme Land Trust, Inc. to an iron pin;

Thence continuing S76°-58'-06"W, 411.17 feet to a point marked by an iron pin marking the southwesterly corner of the herein described parcel and an angle point in land now or formerly of the East Lyme Land Trust, Inc.;

Thence running N16°-56'-21"W, 307.63 feet along land now or formerly of the East Lyme Land Trust, Inc. to an iron pin;

Thence running N16°-56'-23"W, 297.30 feet along land now or formerly of the East Lyme Land Trust, Inc. to the point and place of beginning.

## EXHIBIT D

## HOLMES RD

**Location** HOLMES RD

**Mblu** 57.0/ 30/ / /

**Acct#** 003492

**Owner** DUVALL PARTNERS LLC

**Assessment** \$134,190

**Appraisal** \$191,700

**PID** 8331

**Building Count** 1

### Current Value

| Appraisal      |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2021           | \$1,300      | \$190,400 | \$191,700 |
| Assessment     |              |           |           |
| Valuation Year | Improvements | Land      | Total     |
| 2021           | \$910        | \$133,280 | \$134,190 |

### Owner of Record

**Owner** DUVALL PARTNERS LLC

**Sale Price** \$0

**Co-Owner**

**Certificate**

**Address** 1101 RED VELNTURES DR  
FORT MILL, SC 29707

**Book & Page** 1077/721

**Sale Date** 03/29/2022

**Instrument** 06

### Ownership History

| Ownership History           |             |             |             |            |            |
|-----------------------------|-------------|-------------|-------------|------------|------------|
| Owner                       | Sale Price  | Certificate | Book & Page | Instrument | Sale Date  |
| DUVAL PARTNERS LLC          | \$0         |             | 0956/0613   | 18         | 12/11/2015 |
| NET FIVE AT PALM POINTE LLC | \$2,000,000 |             | 0860/0159   | 24         | 11/10/2010 |
| WEXWATER LLC                | \$0         |             | 0854/0247   | 18         | 08/24/2010 |
| WALNUT HILL PROPERTIES LLC  | \$0         |             | 0726/0221   | 04         | 11/28/2005 |

### Building Information

#### Building 1 : Section 1

**Year Built:**

**Living Area:** 0

**Replacement Cost:** \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

| Building Attributes |              |
|---------------------|--------------|
| Field               | Description  |
| Style:              | Outbuildings |
| 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 Type:            |              |
| Total Bedrooms:     |              |
| Total Bthrms:       |              |
| Total Half Baths:   |              |
| Total Xtra Fixtrs:  |              |
| Total Rooms:        |              |
| Bath Style:         |              |
| Kitchen Style:      |              |
| Num Kitchens        |              |
| Cndtn               |              |
| Num Park            |              |
| Fireplaces          |              |
| Fndtn Cndtn         |              |
| Basement            |              |

Building Photo



(<https://images.vgsi.com/photos2/EastLymeCTPhotos//default.jpg>)

Building Layout

 Building Layout (ParcelSketch.ashx?pid=8331&bid=8610)

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

Extra Features

| Extra Features             | Legend |
|----------------------------|--------|
| No Data for Extra Features |        |

Land

**Land Use**

**Use Code** 1310  
**Description** RES ACLNPO  
**Zone** SU  
**Neighborhood** 0045  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 12.67  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$133,280  
**Appraised Value** \$190,400

**Outbuildings**

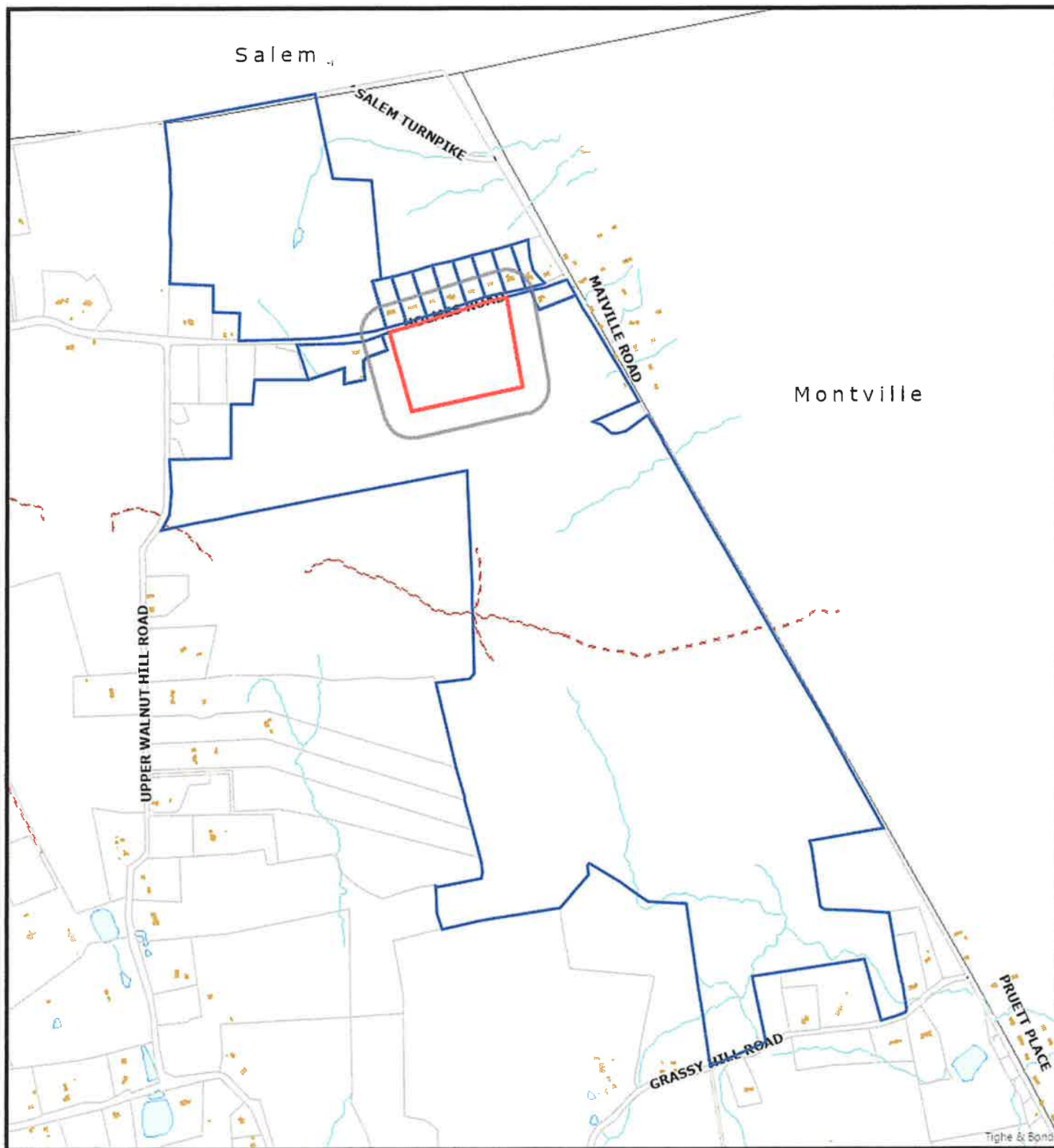
| Outbuildings |                |          |                 |             |       | <u>Legend</u> |
|--------------|----------------|----------|-----------------|-------------|-------|---------------|
| Code         | Description    | Sub Code | Sub Description | Size        | Value | Bldg #        |
| SHD1         | SHED FRAME     |          |                 | 144.00 S.F. | \$900 | 1             |
| IMP          | IMPLEMENT SHED |          |                 | 240.00 S.F. | \$400 | 1             |

**Valuation History**

| Appraisal      |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2022           | \$1,300      | \$190,400 | \$191,700 |
| 2020           | \$900        | \$715,300 | \$716,200 |
| 2019           | \$900        | \$715,300 | \$716,200 |

| Assessment     |              |           |           |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land      | Total     |
| 2022           | \$910        | \$133,280 | \$134,190 |
| 2020           | \$630        | \$500,710 | \$501,340 |
| 2019           | \$630        | \$500,710 | \$501,340 |

# EXHIBIT E



5/11/2026 8:10:53 AM

Scale: 1"=1000'

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.





57.0 16  
BURKE SHEILA OBYRNE TR  
39 ROXBURY RD  
NIAHTIC, CT 06357

57.0 18  
CLARKE STACEY A  
33 HOLMES RD  
EAST LYME, CT 06333

57.0 30  
DUVALL PARTNERS LLC  
1101 RED VELNTURES DR  
FORT MILL, SC 29707

57.0 20  
FARLEY DAVID C & MELISSA  
29 HOLMES RD  
EAST LYME, CT 06333

57.0 22  
GRIFFIN JANET D  
25 HOLMES RD  
EAST LYME, CT 06333

55.0 3-1  
HATHAWAY FARM LLC  
8 THE GREEN SUITE 4647  
DOVER, DE 19901

57.0 21  
HECKER MATTHEW A  
321 BOSWELL AVE  
NORWICH, CT 06360

57.0 24  
HIRKO JOHN R & VICTORIA L  
21 HOLMES RD  
EAST LYME, CT 06333

57.0 23  
MASTROIANNI PAUL J &  
23 HOLMES ROAD  
EAST LYME, CT 06333

57.0 17  
MORSE WILLIAM R (L/U)  
16 ALEXANDER RD  
SALEM, CT 06420

57.0 29  
RACICOT LOUIS PHILLIP &  
38 HOLMES RD  
EAST LYME, CT 06333

57.0 28  
SCHULTZ ROBERT W SR &  
20 HOLMES RD  
EAST LYME, CT 06333

57.0 19  
YEFRAIMOVA SEDA  
31 HOLMES RD  
EAST LYME, CT 06333

55.03-1  
EastLyme lAnd Trust, INC  
P.O.Box 831  
East Lyme CT 06333