220 SUB 2
CK#25059 $510.00

Town of Montville Subdivision/Resubdivision Application

Assessors Map 38 Lot 49 Acres 29.16 Zoning District R-40 # of lots 9 (8 new)
Project address 234 Simpson Lane Subdivision Name JWR Associates
Resubdivision only:
Name of original Subdivision N/A
Date of Commission Approval N/A
Property owner name Jeannette C. Pieniadz
Property owner address 234 Simpson Lane, Oakdale, Connecticut 06370
Applicant name JWR Associates
Applicant address 410 Maple Avenue, Uncasville, Connecticut 06382
Applicant:
Telephone (860) 848-2372 Fax (860) 848-8507 Email bill@pandhconstruction.com
Engineer name: David Held (Provost & Rovero, Inc.)
Telephone (860) 230-0861 Fax (860) 230-0860
Email dheld@prorovinc.com
Lawyer name: Heller, Heller & McCoy
Telephone (860) 848-1248 Fax (860) 848-4003
Email hellermccoy@sbcglobal.net

Regulated wetlands	☒ yes	☐ no	
Public water supply watershed	☐ yes	☒ no	
Community well system	☐ yes	☒ no	
Flood plain	☐ yes	☒ no	Flood zone C
Municipal water	☐ yes	☒ no	
Individual well	☒ yes	☐ no	
Subsurface sewage disposal	☒ yes	☐ no	
Municipal sewer	☐ yes	☒ no	
Coastal management area	☐ yes	☒ no	
Ct General Stormwater Quality permit	☐ yes	☒ no	
Army Corps of Engineers	☐ yes	☒ no	
Water diversion permit	☐ yes	☒ no	
Dam permit	☐ yes	☒ no	
Subject to a conservation restriction and/or a preservation restriction	☐ yes	☒ no	
State Traffic Commission permit	☐ yes	☒ no	
DOT encroachment permit	☐ yes	☒ no	
Waiver requested	☒ yes	☐ no	

Regulation section: Section 130D.2 of Montville Road Standards and Improvement Details

Erosion & sediment control bond $2,500.00 per lot
Performance/Road bond $n/a

The subdivision application must be submitted with the following approvals and or documents if applicable:

☒ Permit from the Inland Wetlands & Watercourses Commission or subdivision sign off **(in permitting)**

☐N/A Approval letter from the Water Pollution Control Authority

☐N/A Approval letter from the appropriate Water Authority

☒ Approval letter from the Uncas Health District

☐N/A Bond estimate

☒ Erosion & sediment control narrative

☒ Drainage calculations

☒ State of Ct. Real Estate Conveyance Tax Return – OP236

☒ Transfer of Title Deed

☐N/A State of Ct. DOT District II approval

☐N/A Copy of Ct. Department of Health notification if project is within a public water supply watershed

JWR ASSOCIATES

Applicant Signature By: _____ Date: 5/11/2020
Harry B. Heller, its Authorized Agent

Owner Signature _____ Date: 5/11/2020
Jeannette C. Pieniadz, by Harry B. Heller
her Authorized Agent

JWR ASSOCIATES

Subdivision Review Checklist

☒ The original and one (1) copy of a complete and correct subdivision/resubdivision application, collated and stapled.

☒ Letter of authorization from the property owner, authorizing agent to act on their behalf.

☒ Check/money order made payable to *Town of Montville* in an amount equal of fifty dollars ($50) per lot in the proposed subdivision or fifty dollars ($50) whichever is larger. In the case of a resubdivision, the fee shall be based on the number of new lots created; however, in no case shall the fee be less than fifty dollars ($50). In addition, if a Public Hearing is required, an additional two hundred dollars ($200) shall be due (plus the State of Connecticut fee in the amount of sixty dollars ($60).

☐N/A An estimate of the costs for public improvements and E & S improvements proposed for the subdivision, and basis for same.

☒ Where applicable, written copies of all agreements or other documents governing the use, reservation or maintenance of all land(s) whether or not to be deeded to the Town.

☒ Submission, in cases where drainage systems are proposed to be constructed, of a narrative report including all calculations used in the drainage design.

This checklist, completed by the applicant, must accompany the application.

☒ Ten (10) prints of the plan in ONE (1) of the following sizes:

36" x 24" **OR** 24" x 18" **OR** 18" x 12"

☒ All prints shall have ½ inch border on three sides and a 2" border on the left side (fold plans).

Information to be included on the subdivision/resubdivision plan

☒ The name of the subdivision/resubdivision placed in the lower right hand comer of the plan. In addition, the name and address of the subdivider and owner of the property, scale, date of preparation, revisions should be there as well (title block).

☒ Scale of at least 1" = 100', or 1" = 40', or l" = 20'.

☒ North point. The top of the sheet should be north, if practical.

☒ Name, Connecticut registration number and seal of the land surveyor and/or engineer. Cover sheets must contain a live seal.

☒ Key map at scale not smaller than l' = 1000' as an insert map on boundary plan. Include existing roads and watercourses within 2000'.

☒ Boundaries, dimensions and acreage of the property to be subdivided.

☒ Boundaries of properties and names of property owners within one hundred (100) feet of the proposed subdivision.

☒ Locations and designations of all wetlands, watercourses and rock out-croppings.

☒ Lot boundaries, dimensions, bearings, angles and areas in square feet (lot areas may be shown in tabular form on the same sheet).

☒ All existing buildings, pipe markers and any other physical evidence concerning property boundaries. When new markers are established, they shall be referenced to established points of the Connecticut Coordinate System, unless the applicant can show, in writing and to the satisfaction of the Commission, that such reference would be an unreasonable hardship because of distance or topographic problems.

☒ Locations of all existing and proposed easements, rights-of-way, drainage rights and open spaces.

☒ Location of street rights-of-way, bearings, curve data, including arc length, radii and central angles, street names, pavement widths, stations along center lines at 100-foot intervals, and locations of sidewalks and street pavement within the rights-of-way.

☐N/A The proposed name of each street. Street names shall be substantially different so as not to be confused in sound and spelling with present names in the town, except that streets that join or are in alignment with streets on abutting or neighboring property shall bear the same name.

☒ Contour lines at five-foot intervals. Elevations shall be referenced to U. S. Geological survey datum.

☒ Locations of proposed property line monuments and markers (monuments at front comer of lots).

☐N/A Show location of base flood (100-year storm) elevation data for that portion of the subdivision located within "A Zones" on the flood hazard boundary map or Flood Insurance Rate Map for Montville.

☒ Signature blocks shall be located along the right border of the plan. Refer to the subdivision regulations for all required signatures and statements.

☐N/A Where applicable, a construction plan, as specified in the subdivision regulations.

☒ Erosion and sediment control plan in conformance with standards prescribed in erosion and sedimentation control handbook of the Soil Conservation Service and the Subdivision Regulations. Plan should be designated on sheet including construction plans, where applicable.

☒ Deep test pits and percolation test holes in tabular form on plan; including date tests were witnessed by Health Director's Agent and who witnessed same.

☒ Locations of proposed principal buildings, driveways, water supplies and sewerage disposal systems shall be shown on all lots containing wetlands, water courses, slopes in excess of ten percent, ledge outcrops or shallow to bedrock soils in order to permit the Commission to determine that the proposed lot can accommodate the intended use.

☐N/A Location of proposed underground utilities. The Commission may approve above ground locations where physical conditions make underground installation impractical.

☒ All road, sewer, and drainage design must conform to Town specifications. Please refer to the Subdivision Regulations to insure that your application meets all applicable design requirements.

AUTHORIZATION

JWR Associates, applicant for subdivision approval for a proposed nine (9) lot subdivision in accordance with a plan entitled "Subdivision Plan Prepared For JWR Associates 234 Simpson Lane Montville, CT November 2019 Revised as of April 20, 2020 Advanced Surveys, LLC. 25 Apple Lane, Colchester CT. 06415 Phone & Fax (860) 267-5979" hereby authorizes the law firm of Heller, Heller & McCoy to submit said subdivision application on its behalf to the Town of Montville Planning and Zoning Commission for consideration.

JWR Associates hereby further authorizes the law firm of Heller, Heller & McCoy to represent its interests in all proceedings before the Town of Montville Planning and Zoning Commission with respect said subdivision application.

Dated at Montville, Connecticut this 20th day of April, 2020.

JWR ASSOCIATES

By: _____
William J. Pieniadz, its Partner

AUTHORIZATION

I, Jeannette C. Pieniadz, owner of property located at 234 Simpson Lane, Montville, Connecticut, hereby authorize Harry B. Heller to act as my agent in the submission of an application to the Town of Montville Planning and Zoning Commission for subdivision approval for a proposed nine (9) lot subdivision of my property located at 234 Simpson Lane, Montville, Connecticut in accordance with a plan entitled "Subdivision Plan Prepared For JWR Associates 234 Simpson Lane Montville, CT November 2019 Revised as of April 20, 2020 Advanced Surveys, LLC. 25 Apple Lane, Colchester CT. 06415 Phone & Fax (860) 267-5979".

I do hereby further authorized JWR Associates to submit the subdivision application referenced herein and do hereby acknowledge that JWR Associates, as a contract purchaser of said real property, has a sufficient property interest in and to the application parcel to have standing to promulgate said application before the Town of Montville Planning and Zoning Commission.

Dated at Montville, Connecticut this 20th day of April, 2020.

Jeannette C. Pieniadz

Jeannette C. Pieniadz

HELLER, HELLER & McCOY
Attorneys at Law
736 Norwich-New London Turnpike
Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)
Harry B. Heller
William E. McCoy

Mary Gagne O'Donal

Telephone: (860)-848-1248
Facsimile: (860)-848-4003

June 16, 2020

Town of Montville Planning and Zoning Commission
Attention: Ms. Marcia Vlaun, Director of Planning
310 Norwich-New London Turnpike
Uncasville, CT 06382

Re: Proposed 9 lot subdivision of JWR Associates
234 Simpson Lane, Montville, Connecticut

Dear Marcia:

I submit herewith, on behalf of our client, JWR Associates, a subdivision application for approval of a nine (9) lot subdivision of property located on the westerly side of Simpson Lane and the southerly side of Raymond Hill Road in the Town of Montville. One (1) of the proposed lots will accommodate the existing dwelling house of Jeannette C. Pieniadz located at 234 Simpson Lane, Montville, Connecticut.

Submitted herewith and constituting the application for subdivision approval are the following:

1. Original and nine (9) copies of the Subdivision Application.

2. Original and nine (9) copies of the Subdivision Checklist.

3. Authorization signed by Jeannette C. Pieniadz authorizing JWR Associates to file the instant subdivision application and further authorizing Harry B. Heller, as her agent, to execute the application as property owner.

4. Authorization signed by JWR Associates authorizing the law firm of Heller, Heller & McCoy to act as its agent in all proceedings before the Town of Montville Planning and Zoning Commission with respect to said subdivision application.

5. Ten (10) copies of the Drainage Report and drainage calculations for the project prepared by Provost & Rovero, Inc. dated April 5, 2020.

6. Draft Warranty Deed from Jeannette C. Pieniadz to the Town of Montville thereby conveying to the Town of Montville the road widening strips for Simpson Lane and Raymond Hill Road.

7. Draft Conveyance Tax Return relative to the transfer of the road widening strips from Jeannette C. Pieniadz to the Town of Montville for Simpson Lane and Raymond Hill Road.

8. Draft Joint Driveway Easement and Maintenance Agreement for proposed Lots 49-1, 49-2 and 49-3 as portrayed on the subdivision plan.

9. Draft Joint Driveway Easement and Maintenance Agreement for proposed Lots 49-4, 49-5, 49-6 and 49-7 as portrayed on the subdivision plan.

10. Our client's check in the amount of $510.00 payable to "Town of Montville" representing payment of the application fee for the subdivision application.

Request is hereby made that this matter be placed on the agenda of the next regularly scheduled meeting of the Town of Montville Planning and Zoning Commission on June 23, 2020.

In administering the application, please note that the Applicant is requesting a waiver of the requirements of Section 130.D.2 of the Town of Montville Road Standards and Improvement Details which requires that common driveways be paved. In conjunction with the instant application, the Applicant is requesting to substitute compacted bituminous concrete millings for compacted bituminous concrete for the common driveways. You will note that Section 130.D.2 of the Montville Road Standards and Improvement Details provides "where proposed grades and impacts from surface drainage are minimal or where the specific design may be better served by having a cross-slope to the driveway, a waiver may be requested to these requirements." In reviewing the subdivision plan, you will note that there is very little slope to the proposed common driveways. Since the compacted milling application is a semi-pervious driveway application rather than an impervious application, the granting of the waiver requested will provide for better infiltration of stormwater and less stormwater runoff generated.

Should you have any questions concerning the application or need any additional information, please feel free to contact the undersigned.

Very truly yours,

Harry B. Heller

HBH/rmb
enclosure

Provost & Rovero, Inc.

Civil Engineering • Surveying • Site Planning • Structural • Mechanical • Architectural Engineering

P.O. Box 191
57 East Main Street
Plainfield, CT 06374

Telephone (860) 230-0856
Fax (860) 230-0860
www.prorovinc.com

April 5, 2020

Richard A. Deschamps, L.S.
Advanced Surveys, LLC
25 Apple Lane
Colchester, CT 06415

RE: JWR Associates Subdivision – Simpson Lane & Raymond Hill Road – Montville, CT
P&R Job No. 203025

Dear Mr. Deschamps:

At your request, I have reviewed the subdivision plans for the above noted project dated 8/4/2019 and revised April, 2020 and inspected the site in the field on April 2, 2020. The purposed of this review was to determine if there are any concerns related to storm drainage for the overall project and also to prepare a detailed design report for a proposed culvert wetland crossing on proposed lot 49-8.

Overall Storm Drainage Impacts

Based on my review of the above referenced plans and the field conditions on the subject property, it is my opinion that the project as proposed will not have any adverse storm drainage related impacts to Simpson Lane, Raymond Hill Road or surrounding properties. This opinion is based on consideration of the following information:

1. Construction of the driveways and residential building envelopes will require minimal grading so existing drainage patterns will be substantially maintained.

2. All proposed development areas are comprised of gentle slopes. The large areas of undisturbed forest proposed to remain will promote infiltration of stormwater. This will also minimize any water quality impacts beyond the subject property boundaries.

3. The proposed driveways will generally conform to the existing grades and thus will not cause substantial concentrated discharges onto the two public roads.

Please note that the above observations and conclusions are based on the conceptual lot development plans shown. If an individual lot owner eventually chooses to build on a lot in a manner significantly different than what is shown, stormwater controls may be warranted as part of a detailed site plan for the respective lot.

Lot 49-8 Driveway Culvert Design

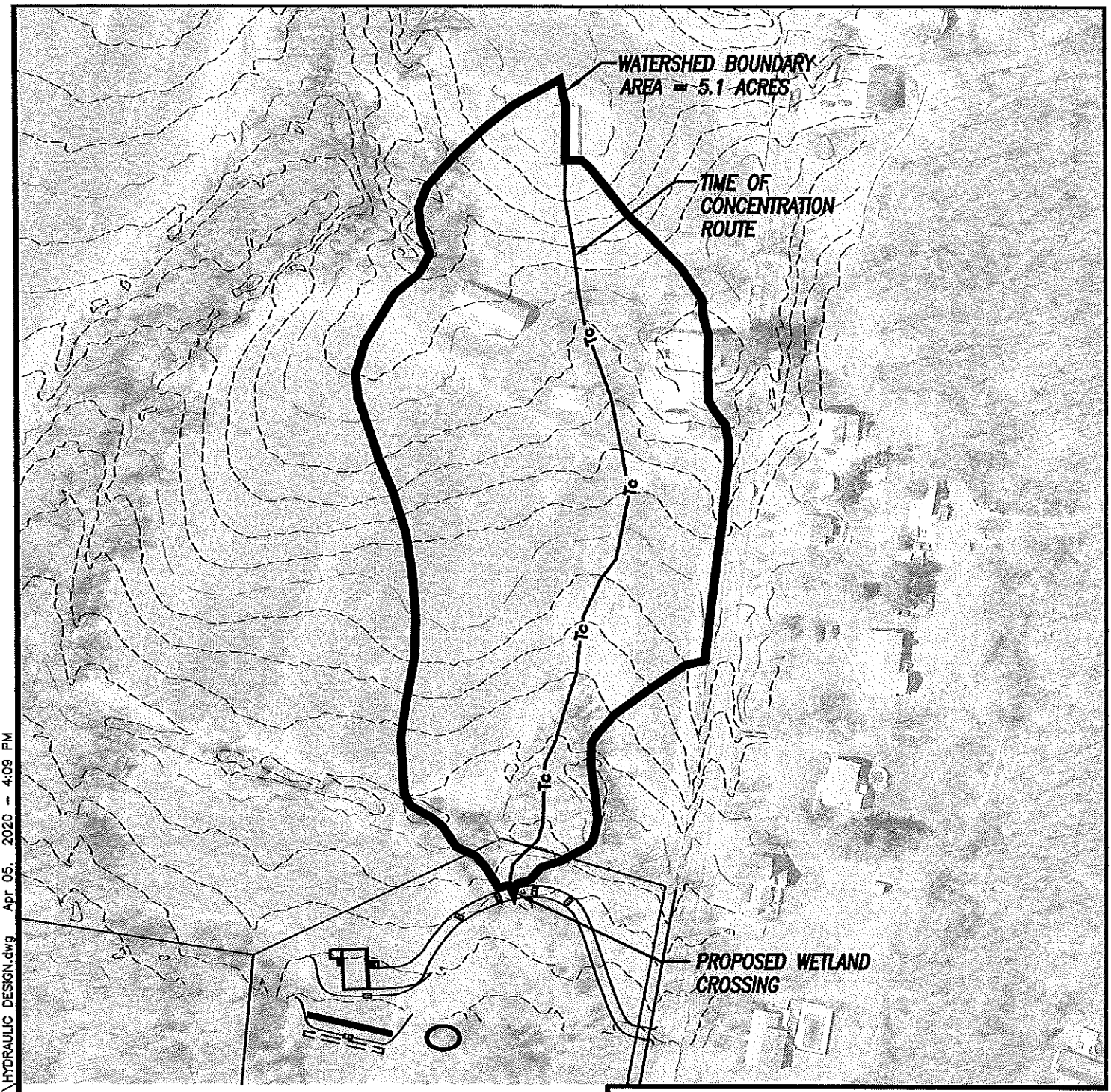
Access to the building envelope of proposed lot 49-8 will require crossing a wetland with the installation of a culvert. During the April 2, 2020 inspection of the proposed crossing location, a small amount of slowly flowing water was observed. In general, there is not a well defined flow channel within the wetland. It appears that the wetland is a result of groundwater breakout originating on the abutting property to the west. The 25 year peak flow rate to the crossing location was determined with the use of the Rational Method. IDF data was taken from the ConnDOT Drainage Manual. A 24" RCP culvert with riprap outlet protection will be used to construct the wetland crossing. Detailed design calculations are attached.

If you have any questions or need additional information, please do not hesitate to contact us at your convenience.

Sincerely,

STATE OF CONNECTICUT
DAVID J. HELD
No. 24267
LICENSED
PROFESSIONAL ENGINEER

David J. Held, P.E., L.S.
Provost & Rovero, Inc.



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150 75 0 150

GRAPHIC SCALE IN FEET

HYDRAULIC DESIGN PLAN

PREPARED FOR

JWR ASSOCIATES

PROPOSED LOT 49-8

RAYMOND HILL ROAD

MONTVILLE, CONNECTICUT

SCALE: 1" = 150'	DATE: 4/5/2020
JOB No: 203025	DRAWN BY: DJH

Provost & Rovero, Inc.

57 EAST MAIN ST. P.O. BOX 191, PLAINFIELD, CT.

C:\Users\Dave\Desktop\JOBS\203025\Drawings\HYDRAULIC DESIGN.dwg Apr 05, 2020 - 4:09 PM

Design Parameters

Section

Shape:	Circular	
Material:	Concrete	
Diameter:	24.00	in
Manning's n:	0.0130	
Number of Barrels:	1	

Inlet

Inlet Type:	Square Edge with Headwall	
Ke:	0.50	

Inverts

Inlet Invert Elevation:	346.200	ft
Outlet Invert Elevation:	345.700	ft
Length:	30.000	ft
Slope:	1.67	%

Culvert Calculation

Discharge:	12.47	cfs
Headwater Elevation:	348.154	ft
Tailwater Elevation:	1.000	ft
Downstream Velocity:	8.94	ft/s
Downstream Flow Depth:	0.912	ft
Flow Control Type:	Inlet Control, Unsubmerged	

Rational Peak Discharge Sun Apr 05 15:29:09 2020

1.Data:

Drainage Area	A	= 5.13	acre
Runoff Coefficient	C	= 0.35	
Runoff Coefficient Adjustment Factor	Cf	= 1.1	
Time of Concentration		0.11	hrs
Rainfall ID:		Connecticut DOT	
Return Period:		25 YEAR	
Rainfall Intensity:	I	= 6.32	in/hr
2.Peak Discharge:	Qp	= 12.47	cfs

Time of Concentration (Tc) Sun Apr 05 15:25:39 2020

Project: JWR ASSOCIATES By: DJH Date: 04/05/20
Location: RAYMOND HILL ROAD Checked: Date:
Developed

Sheet Flow Segment ID: SHEET FLOW

Manning's Roughness Coeff. (n):	0.060	
Flow Length, L (total L <= 100 ft):	100.00	ft
Two-yr 24-hr Rainfall, P:	3.20	in
Land Slope, s:	6.50	%
Tc:	0.049	hr (2.9 min)

Shallow Concentrated Flow Segment ID: UNPAVED

Surface Description:	Unpaved	
Flow Length, L:	710.00	ft
Watercourse Slope, s:	3.90	%
Average Velocity, V:	3.19	ft/s
Tc:	0.062	hr (3.7 min)
Total Tc:	0.111	hr (6.7 min)

Provost & Rovero, Inc.

Engineering – Surveying – Site Planning
P.O. Box 191, 57 East Main Street
Plainfield, CT 06374

Telephone (860) 230-0856
Fax (860) 230-0860
Email: info@prorovinc.com

PREFORMED SCOUR HOLE DESIGN (English Units)

Client: JWR Associates
Project: Raymond Hill Road
Proj. No: 203025
Return Period for Design (yr.): 25

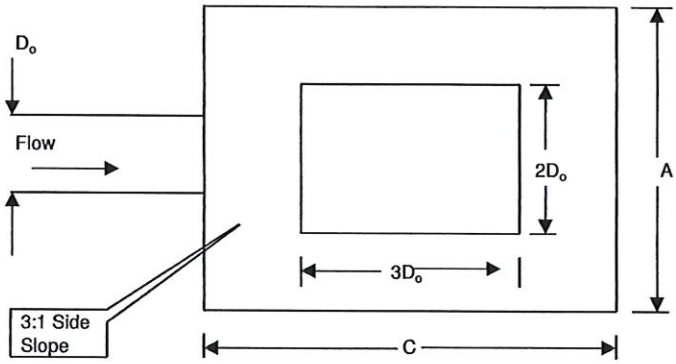
Prepared By: DJH
Checked By:

Date: 4/5/2020
Date:

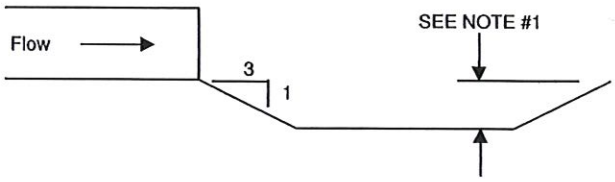
Outlet Location	Pipe Dia. (D_o) (ft)	Q in System ($ft.^3/s$)	critical depth (ft)	TW (ft)	basin depression (ft)	Riprap depth (in)	Length C (ft)	Width A (ft)	Riprap Size (d_{50}) (in)	ConnDOT Riprap Size Required
Lot 49-8 driveway	2	12.47	1.00	1	1	12	12.0	10.0	1.7	modified

Notes:

1. The basin depression should be between $.5D_o$ and D_o.
2. Reference: "Loose Riprap Protection, Minnesota Technical Release 3, July 1989, U.S.D.A. Soil Conservation Service".



PLAN VIEW



SECTION VIEW

Return to:
Heller, Heller & McCoy
736 Norwich-New London Turnpike
Uncasville, CT 06382

WARRANTY DEED

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

KNOW YE, THAT, **JEANNETTE C. PIENIADZ,** of the Town of Montville, County of New London and State of Connecticut for the consideration of good and valuable considerations received to its full satisfaction of the **TOWN OF MONTVILLE,** a municipal corporation with an office and place of business at 310 Norwich-New London Turnpike, in the Town of Montville, County of New London and State of Connecticut does give, grant, bargain, sell and confirm unto the said the **TOWN OF MONTVILLE**:

Two certain strips or parcels of land situated in the Town of Montville, County of New London and State of Connecticut and being more particularly bounded and described as follows:

FIRST TRACT

A certain strip or tract of land, together with the improvements thereon, if any, constituting a westerly half-section of Simpson Lane and being more particularly shown and designated as "Land Lying Between the Proposed Streetline and the Centerline Of Simpson Lane to be Deeded to the Town of Montville for Road Purposes (Area 'B' – 36,880 S.F. +/-)" on a certain map or plan entitled "Subdivision Plan Prepared For JWR Associates 234 Simpson Lane Montville, Connecticut Boundary – Lot Layout & Topography Project No. 19-135 Drawn By: R.A.D. Date: 8/24/19 Revisions 4/20 Per Engineers Comments Scale: 1" = 100' Sheet 2 of 7 Advanced Surveys, LLC. 25 Apple Lane, Colchester CT. 06415 Phone & Fax (860) 267-5979" which premises is more particularly bounded and described as follows:

Beginning at an iron pin or drill hole to be set in a stone wall at the northwesterly corner of the herein described tract, the northeasterly corner of Lot 49-7 as shown on the above referenced plan and in the southerly line of land now or formerly of Joan P. Kobelski as shown on the above referenced plan, said iron pin or drill hole to be set being further located at Connecticut Grid Coordinates N. – 734,957.83, E. – 1,165,511.14; thence running South 76°01'59" East for a distance of 25 feet, more or less, in part along a stone wall, bounded northeasterly in part by land now or formerly of Joan P. Kobelski and in part by Simpson Lane to a point in the centerline of Simpson Lane; thence running in a general southerly direction for a distance of 1,460 feet, more or less, along the centerline of Simpson Lane to a point in said centerline which is located South 80°30'20" East a distance of 25 feet, more or less, from an iron pin or drill hole to be set; thence running North 80°30'20" West for a distance of 25 feet, more or less, in part along a stone wall, bounded southwesterly in part by Simpson Lane and in part by land now or formerly of Fred J. Yeitz and Janis J. Yeitz as shown on the above referenced plan to an iron pin or drill hole to be set; thence running North 08°51'46" East for a distance of 30.00 feet bounded northwesterly by Lot 49-1 as shown on the above referenced plan to a monument to be set; thence running North 08°51'46" East for a distance of 30.00 feet bounded northwesterly by Lot 49-2 as shown on the above referenced plan to a monument to be set; thence running North 08°51'46" East for a distance of 209.90 feet bounded northwesterly by Lot 49-3 as shown on the above referenced plan to an iron pin or drill hole to be set; thence running North 08°50'11" East for a distance of 205.00 feet bounded northwesterly by Lot 49 as shown on the above referenced plan to an iron pin or drill hole to be set; thence running North 08°40'11" East for a distance of 25.00 feet bounded northwesterly by Lot 49-4 as shown on the above referenced plan to a monument to be set; thence running North 08°40'11"

East for a distance of 25.00 feet bounded northwesterly by Lot 49-5 as shown on the above referenced plan to a monument to be set; thence running North 08°40'11" East for a distance of 524.64 feet bounded northwesterly by Lot 49-6 as shown on the above referenced plan to a monument to be set; thence running North 08°55'31" East for a distance of 412.88 feet bounded northwesterly by Lot 49-7 as shown on the above referenced plan to the iron pin or drill hole to be set at the point and place of beginning.

SECOND TRACT

A certain strip or parcel of land constituting a southwesterly half-section of Raymond Hill Road which strip or parcel of land is more particularly shown and designated as "Land Lying Between the Proposed Streetline and the Centerline of Raymond Hill Road to be Deeded to the Town of Montville for Road Purposes (Area 'A' – 10,250 S.F. +/-)" on a certain map or plan entitled "Subdivision Plan Prepared For JWR Associates 234 Simpson Lane Montville, Connecticut Boundary – Lot Layout & Topography Project No. 19-135 Drawn By: R.A.D. Date: 8/24/19 Revisions 4/20 Per Engineers Comments Scale: 1" = 100' Sheet 2 of 7 Advanced Surveys, LLC. 25 Apple Lane, Colchester CT. 06415 Phone & Fax (860) 267-5979" which premises is more particularly bounded and described as follows:

Beginning at an iron pin or drill hole to be set in a stone wall at the southeasterly corner of the herein described tract, the northeasterly corner of Lot 49-8 as shown on the above referenced plan and further being located in the northwesterly line of land now or formerly of Joan P. Kobelski as shown on the above referenced plan; thence running North 13°04'54" East for a distance of 30 feet, more or less, in part along a stone wall, bounded southeasterly in part by said Kobelski land and in part by Raymond Hill Road to a point in the centerline of Raymond Hill Road; thence running in a general northwesterly direction for a distance of 336 feet, more or less, along the centerline of Raymond Hill Road to a point in said centerline which is located North 24°59'27" East a distance of 30 feet, more or less, from an iron pin or drill hole to be set in a stone wall; thence running South 24°59'27" West for a distance of 30 feet, more or less, in part along a stone wall, bounded northwesterly in part by Raymond Hill Road and in part by land now or formerly of the Estate of Walter J. Pieniadz to an iron pin or drill hole to be set in said stone wall; thence running South 70°00'37" East for a distance of 251.89 feet to a monument to be set; thence running South 67°22'03" East for a distance of 90.71 feet to the iron pin or drill hole to be set at the point and place of beginning, the last two (2) courses being bounded southwesterly by Lot 49-8 as shown on the above referenced plan.

Said premises is conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances including planning, zoning and inland wetland regulations of the Town of Montville, Connecticut, public or private law, and taxes to the Town of Montville, Connecticut on the List of October 1, 2019 and thereafter coming due.

Reference is hereby made to a Quit-Claim Deed from Susan D. Millovitsch to Charles W. Pieniadz and Jeannette C. Pieniadz dated December 2, 1999 and recorded in Volume 332, Page 719 of the Montville Land Records. Reference is hereby further made to a Certificate Releasing Liens relative to the Estate of Charles Walter Pieniadz recorded in Volume 623, Page 1068 of the Montville Land Records.

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, I, the said grantor do for myself and my heirs and assigns, covenant with it, the said grantee, its successors and assigns, that at and until the ensealing of these presents, I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE, and have 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, I, the said grantor do, by these presents bind myself and my heirs and assigns forever to **WARRANT AND DEFEND** the above granted and bargained premises to it, said grantee, its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, I, Jeannette C. Pieniadz have hereunto set my hand and seal this ____ day of _____, 2020.

Signed, Sealed and Delivered
in the Presence of:

_____ _____ (L.S.)
Jeannette C. Pieniadz

_____

STATE OF CONNECTICUT)
) ss: Montville _____, 2020
COUNTY OF NEW LONDON)

Personally appeared, Jeannette C. Pieniadz, signer and sealer of the foregoing instrument and acknowledged the execution of the same to be her free act and deed, before me, the undersigned officer.

_____
Harry B. Heller
Commissioner of the Superior Court

Latest Address of the Grantee:
310 Norwich-New London Turnpike
Uncasville, CT 06382

Department of Revenue Services
State of Connecticut
PO Box 5035
Hartford CT 06102-5035
OP236 0417W 01 9999

OP-236

Connecticut Real Estate Conveyance Tax Return

(Rev. 04/17)

For Town Clerk Use Only — Town Code ► Land Record Vol. ► Pg. ►

Complete Form OP-236 in blue or black ink only.

1. Town ► MONTVILLE
2. Location of property conveyed (number and street) ► SIMPSON LANE AND RAYMOND HILL ROAD
Amended return

3. Are there more than two grantors/sellers? ► Yes If Yes, attach **OP-236 Schedule A - Grantors**, *Supplemental Information for Real Estate Conveyance Tax Return.*

4. Grantor/seller #1 (last name, first name, middle initial) ► PIENIADZ, JEANNETTE C.
Taxpayer Identification Number ► ► FEIN X SSN
Grantor/seller address (street and number) after conveyance ► 234 SIMPSON LANE
City/town ► OAKDALE State CT ZIP code 06370

5. Grantor/seller #2 (last name, first name, middle initial) ►
Taxpayer Identification Number ► ► FEIN X SSN
Grantor/seller address (street and number) after conveyance ►
City/town ► State ZIP code

6. Is the grantor a partnership, S corporation, LLC, estate, or trust? ► Yes
If **Yes**, attach **OP-236 Schedule A - Grantors**
7. Was more than one deed filed with this conveyance? ► Yes

8. If this conveyance is for no consideration or less than adequate consideration, which gift tax returns will be filed? ► Federal only State only Both fed. & state X None

9. Is there more than one grantee/buyer or, is the grantee a partnership, S corporation, LLC, estate, or trust? ► Yes
If Yes, attach **OP-236 Schedule B - Grantees**, *Supplemental Information for Real Estate Conveyance Tax Return.*

10. Grantee/buyer (last name, first name, middle initial) ► TOWN OF MONTVILLE
Taxpayer Identification Number ► 06-6002039 ► X FEIN SSN
Grantee/buyer address (street and number) after conveyance ► 310 NORWICH-NEW LONDON TURNPIKE
City/town ► UNCASVILLE State CT ZIP code 06382

11. Date conveyed (MM - DD - YYYY) ► - -
12. Date recorded (MM - DD - YYYY) ► - -
13. Type of instrument: ► X Warranty Quitclaim Easement Other

14. The grantor claims no tax is due because (See instructions.): ► Conveyance was for no consideration or consideration was less than $2,000.
► Conveyance is exempt under Conn. Gen. Stat. §12-498. Enter exemption code:
If exemption code is 01 or 09, enter citation or docket number:

Computation of Tax - Enter consideration for conveyance on the appropriate line. See Instructions.

► 15.	Consideration for unimproved land		x 0.0075 =	0.00
► 16.	Total consideration for residential dwelling			
► 16a.	Portion of Line 16 that is $800,000 or less		x 0.0075 =	0.00
► 16b.	Portion of Line 16 that exceeds $800,000	0.00	x 0.0125 =	0.00
► 17.	Residential property other than residential dwelling		x 0.0075 =	0.00
► 18.	Nonresidential property other than unimproved land		x 0.0125 =	0.00
► 19.	Property conveyed by a delinquent mortgagor		x 0.0075 =	0.00
► 20.	**Total State of Connecticut tax due:** Add Lines 15, 16a through 19.			0.00

Declaration: I declare under penalty of law that I have examined this return (including any accompanying schedules and statements) and, to the best of my knowledge and belief, it is true, complete, and correct. I understand the penalty for willfully delivering a false return to the Department of Revenue Services (DRS) is a fine of not more than $5,000, or imprisonment for not more than five years, or both. The declaration of a paid preparer other than the taxpayer is based on all information of which the preparer has any knowledge.

Indicate who is signing this return: Grantor X Grantor's attorney Grantor's authorized agent

Name of person signing the return (type or print) — Signature — Date

HARRY B. HELLER

Name of grantor's representative (type or print) — Connecticut juris number if applicable — Telephone number

HELLER, HELLER & MCCOY ► 027155 (860) 848-1248

Town Clerk Copy

OP-236

Connecticut Real Estate Conveyance Tax Return
(Rev. 04/17)

For Town Clerk Use Only | Town Code | Land Record Vol. | Pg.

1. Town: MONTVILLE
2. Location of property conveyed (number and street): SIMPSON LANE AND RAYMOND HILL ROAD

Amended return

3. Are there more than two grantors/sellers? Yes
4. Grantor/seller #1 (last name, first name, middle initial): PIENIADZ, JEANNETTE C.
   Grantor/seller address (street and number) after conveyance: 234 SIMPSON LANE
   City/town: OAKDALE
   State: CT
   ZIP code: 06370
5. Grantor/seller #2 (last name, first name, middle initial):
   Grantor/seller address (street and number) after conveyance:
   City/town:
   State:
   ZIP code:
6. Is the grantor a partnership, S corporation, LLC, estate, or trust? Yes
7. Was more than one deed filed with this conveyance? Yes
8. If this conveyance is for no consideration or less than adequate consideration, which gift tax returns will be filed? Federal only | State only | Both fed. & state | X None
9. Is there more than one grantee/buyer or, is the grantee a partnership, S corporation, LLC, estate, or trust? Yes
10. Grantee/buyer (last name, first name, middle initial): TOWN OF MONTVILLE
    Grantee/buyer address (street and number) after conveyance: 310 NORWICH-NEW LONDON TURNPIKE
    City/town: UNCASVILLE
    State: CT
    ZIP code: 06382
11. Date conveyed (MM - DD - YYYY): - -
12. Date recorded (MM - DD - YYYY): - -
13. Type of instrument: X Warranty | Quitclaim | Easement | Other
14. The grantor claims no tax is due because (See instructions.): Conveyance was for no consideration or consideration was less than $2,000.
    Conveyance is exempt under Conn. Gen. Stat. §12-498. Enter exemption code:
    If exemption code is 01 or 09, enter citation or docket number:

Computation of Tax - Enter consideration for conveyance on the appropriate line. See Instructions.

15.	Consideration for unimproved land		x 0.0075	=	0.00
16.	Total consideration for residential dwelling				
16a.	Portion of Line 16 that is $800,000 or less		x 0.0075	=	0.00
16b.	Portion of Line 16 that exceeds $800,000	0.00	x 0.0125	=	0.00
17.	Residential property other than residential dwelling		x 0.0075	=	0.00
18.	Nonresidential property other than unimproved land		x 0.0125	=	0.00
19.	Property conveyed by a delinquent mortgagor		x 0.0075	=	0.00
20.	**Total State of Connecticut tax due:** Add Lines 15, 16a through 19.				0.00

Return To:
Heller, Heller & McCoy
736 Norwich-New London Turnpike
Uncasville, CT 06382

DECLARATION OF JOINT DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT
JWR ASSOCIATES SUBDIVISION
LOTS 49-1, 49-2 AND 49-3

THIS DECLARATION, made this ___ day of _____, 2020 by **JEANNETTE C. PIENIADZ**, of 234 Simpson Lane in the Town of Montville, County of New London and State of Connecticut (hereinafter the "Declarant").

WITNESSETH:

WHEREAS, the Declarant is the owner of three (3) certain tracts or parcels of land, which parcels of land are more particularly designated as Lots 49-1, 49-2 and 49-3 (hereinafter, the "Lots") on a certain map or plan entitled "Subdivision Plan Prepared For JWR Associates 234 Simpson Lane Montville, Connecticut Boundary – Lot Layout & Topography Project No. 19-135 Drawn By: R.A.D. Date: 8/24/19 Revisions 4/20 Per Engineers Comments Scale: 1" = 100' Sheet 2 of 7 Advanced Surveys, LLC. 25 Apple Lane, Colchester CT. 06415 Phone & Fax (860) 267-5979" (hereinafter the "Plan");

AND WHEREAS, the Lots are located on the westerly side of a strip of land deeded or to be deeded to the Town of Montville for the future widening of Simpson Lane;

AND WHEREAS, the JWR Associates subdivision plan contemplates that the Lots will obtain access and utilities by virtue of an easement over and across a portion of Lot 49-2 as delineated on the Plan;

AND WHEREAS, the Declarant desires to establish a common driveway for access to the Lots over a portion of Lot 49-2 as shown on the Plan;

AND WHEREAS, the Declarant desires to allocate the responsibility by and between the owners of the Lots for the maintenance, repair and replacement of the common driveway;

NOW, THEREFORE, in consideration of the recitals hereinbefore set forth, and the mutual covenants contained herein, the said Declarant does hereby declare as follows:

1. A right of way for all purposes thirty (30') feet in width is hereby granted, bargained, sold and conveyed to the owner of Lot 49-1, as delineated on the Plan, their heirs and assigns, over and across a portion of Lot 49-2 as delineated on the Plan, which right of way is more particularly bounded and described as follows:

Beginning at a monument to be set in the northwesterly line of a strip of land deeded or to be deeded to the Town of Montville for the future widening of Simpson Lane at the northeasterly corner of said easement area and on the dividing line between said easement area and Lot 49-3 as shown on the Plan; thence running South 08°51'46" West for a distance of 30.00 feet bounded southeasterly by said strip of land deeded or to be deeded to the Town of Montville for the future widening of Simpson Lane to a monument to be set; thence running North 80°30'20" West for a distance of 289.93 feet along the division line between Lots 49-2 and 49-1 as delineated on the Plan to an iron pin or drill hole to be set; thence running North 09°29'40" East for a distance of 30.00 feet to a point in the southwesterly line of Lot 49-4 as delineated on the Plan; thence running South 80°30'20" East for a distance of 74.12 feet bounded northeasterly by Lot 49-4 as delineated on the Plan to an iron pin or drill hole to be set; thence continuing South 80°30'20" East for a distance of 215.48 feet bounded northeasterly by Lot 49-3 as delineated on the Plan to the monument to be set at the point and place of beginning of said easement area.

TO HAVE AND TO HOLD the same to the Owner of Lot 49-1 as delineated on the Plan, their heirs and assigns forever.

2. A right of way for all purposes thirty (30') feet in width is hereby granted, bargained, sold and conveyed to the owner of Lot 49-3, as delineated on the Plan, their heirs and assigns, over and across a portion of Lot 49-2 as delineated on the Plan, which right of way is more particularly bounded and described as follows:

   Beginning at a monument to be set in the northwesterly line of a strip of land deeded or to be deeded to the Town of Montville for the future widening of Simpson Lane at the northeasterly corner of said easement area and on the dividing line between said easement area and Lot 49-3 as shown on the Plan; thence running South 08°51'46" West for a distance of 30.00 feet bounded southeasterly by said strip of land deeded or to be deeded to the Town of Montville for the future widening of Simpson Lane to a monument to be set; thence running North 80°30'20" West for a distance of 216 feet, more or less, along the division line between Lots 49-1 and 49-2 as delineated on the Plan to a point on said division line which is located South 08°51'46" West a distance of 30 feet, more or less, from an iron pin or drill hole to be set at the southwesterly corner of Lot 49-3 as delineated on the Plan; thence running North 08°51'46" East for a distance of 30 feet, more or less, to an iron pin or drill hole to be set at the southwesterly corner of Lot 49-3 as delineated on the Plan; thence running South 80°30'20" East for a distance of 215.48 feet bounded northeasterly by Lot 49-3 as delineated on the Plan to the monument to be set at the point and place of beginning of said easement area.

   TO HAVE AND TO HOLD the same to the Owner of Lot 49-3 as delineated on the Plan, their heirs and assigns forever.

3. The Declarant shall be responsible for the cost of construction of the common driveway from the northwesterly streetline of Simpson Lane to the westerly terminus of the common driveway as depicted on the Plan. The common driveway shall be constructed to a minimum width of eighteen (18') feet and shall be constructed of compacted bankrun

gravel installed at a depth of not less than six inches (6") overlaid with compacted bituminous concrete millings installed at a compacted thickness of not less than two and one-half (2.50") inches.

4. The deed of conveyance of each of the Lots shall be made together with and subject to the rights of way herein set forth by reference to this Declaration, and such reference shall be deemed to incorporate the rights and obligations set forth herein into each such deed of conveyance.

5. All grants of rights of way in favor of the Lots shall be deemed to include the non-exclusive right and privilege to pass and re-pass, by foot or by vehicle, and for any lawful purpose, over, upon and across the right of way areas herein described; and the right to install and connect to utility lines, pipes and conduits located under or within the joint driveway; and the right to install a private driveway serving a Lot connecting to the joint driveway.

6. Each owner of the Lots shall cooperate fully in granting any easements required by public utility companies to effect the installation of telephone, electric, water, sewer and cable television service lines to provide utility service to the Lots. The obligations contained in this paragraph shall include, but shall not be limited to, the obligation to execute an "Electric Distribution Easement" in standard Connecticut Light and Power Company d/b/a Eversource form in favor of The Connecticut Light and Power Company d/b/a Eversource in order to effect the installation of such utilities.

7. Each of the owner of the Lots shall be responsible for the maintenance and upkeep of the joint driveway, including the utilities installed within the same, in accordance with his "Pro Rata Share" as hereinafter set forth. Upkeep and maintenance shall include, but is not limited to, snow removal, removal of all trees or other obstructions, pothole repair and resurfacing. Decisions as to the necessity of maintenance and upkeep, and the cost to be incurred with respect thereto, shall be made by a majority vote of the Pro Rata Shares attributable to the Lots.

8. Any damage to the joint driveway caused by construction on any of the Lots, including damage caused by construction of a private driveway serving a Lot from the joint driveway, or by reason of the installation of, or connection to utility lines, shall be repaired by and the sole expense of the owner of the Lot causing such damage.

9. "Pro Rata Share", as defined herein, shall mean:

   (a) With respect to Lot 49-1 – 36%

   (b) With respect to Lot 49-2 – 55%

   (c) With respect to Lot 49-3 – 9%

10. In the event that any action is taken to enforce the provisions of this Declaration, the party prevailing in such action shall be entitled to an award of costs and reasonable attorney's fees.

11. This Declaration is intended to create real covenants which are intended to run with the title to the Lots. This Declaration may be modified or changed by an agreement in writing among the owners of the Lots, duly executed and recorded in the Montville Land Records.

IN WITNESS WHEREOF, Jeannette C. Pieniadz has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

_____ _____ (L.S.)
Jeannette C. Pieniadz

_____

STATE OF CONNECTICUT)
) ss: Montville _____, 2020
COUNTY OF NEW LONDON)

Personally appeared, Jeannette C. Pieniadz, signer and sealer of the foregoing instrument and acknowledged the execution of the same to be her free act and deed, before me, the undersigned officer.

_____
Harry B. Heller
Commissioner of the Superior Court