

MORRIS INLAND WETLANDS COMMISSION
COMMUNITY HALL
MORRIS, Conn. 06763

PERMIT FOR ACTIVITY
In Inland Wetlands and Watercourses, and Regulated Upland Areas

No. 13-469

Issued to Owner: Chris Edmonds
Agent: Berkshire Engineering

Location: 48 Brunetto Grove

Plan: Berkshire Eng rev 8-5-2013

Area altered: .05 acres

Proposed Activity

Replace lake wall; replace cottage plus garage
Driveway. Future well location

Date Sept 8, 2013
Signed W. Doyle

Permit valid for a period of two years

ALL ENVIRONMENTAL MANAGEMENT PRACTICES ARE TO BE FOLLOWED

Silt fences are to be in place before other work begins.

Schedule the project with the Wetlands Enforcement Officer before beginning

Morris Information

5/5/15 Visited Town Hall, spoke to Laurie, told her I wanted to speak to Scot, planning and zoning - Scot called back that afternoon

5/6/15 Went to see scott - 2:15 p.m. He looked for a variance, did not find one
Called me that night, said I had to speak to Nancy Skilton

Emailed Barbara, Scott, and Nancy

Called Nancy - Nancy said NO variance on file for the wall
Chairman of the ZBA Nancy Skilton 860-567-5832 nskilton@snet.net

First Selectman Barbara Bonj 1stselectman@townofmorrisct.com

Visited Scott in Zoning again on 6/10/15 still no answers to my questions. He recommended I appear at a Planning & Zoning meeting for answers. He recommended I send an email - I did - never got an answer

EMAILS

7/23/15 Spoke to Susan in person - Barbara B's admin - she was going to discuss with Barbara and get back to me - never did (I asked for Town Atty's name and no one would get back to me with a name)

7/29/15 Called Scott voicemail full

7/30/15 Called Scott voicemail full

7/30/15 Called Town Clerk (Carolyn) and even she didn't give me the town atty's name - she said she would talk to Barbara B and get back to me She never did

WANT:

Proof that the wall is within the legal limits as stated by the town's zoning office

Another survey of my land

Remove the wall

Pay to enhance the wall to my expectations

Hand Delivered Letters to:

Office	Who	Date:
First Selectwoman	Barbara Bongioletti	9-14-15
	Susan Jeanfoure	9-14-15
Town Clerk	Carolyn Phillips	9-14-15
Planning and Zoning ZEO	Scott Eisenlohr	9-14-15
Building	Vincent D'Andrea	9-14-15
ZBA	Nancy Skilton	9-14-15
	Robert McIntosh	9-14-15

March 21, 2013
80 East Shore Road
Morris, CT 06763

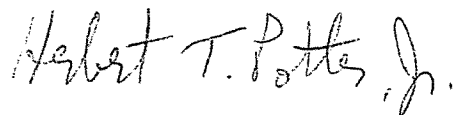
Mr. Christian Edmonds
P. O. Box 807
Branford, CT 06405

Dear Mr. Edmonds:

Enclosed please find a copy of the Legal Notice that appeared in today's Register Citizen (Torrington, CT) which reports ZBA's action at our meeting on March 12, 2013.

Our Board was most impressed with your preparation for and presentation at the hearing. The variance approved will allow for structural improvements to benefit your family and compliance with the flood regulations will benefit our town

Sincerely yours,

A handwritten signature in cursive script that reads "Herbert T. Potter, Jr.".

Herbert T. Potter, Jr., Secretary
Morris Zoning Board of Appeals

enclosure

Legal Notice

Zoning Board of Appeals Morris, Ct 06763

This is to certify that pursuant to Section #23 of the Morris Zoning Regulations, at a meeting held on March 12, 2013, at the Morris Community Hall, the Zoning Board of Appeals voted as follows:

To uphold Douglas and Julie Swan's appeal of the correct and abate order issued on September 17, 2011 at 26 Brunetto Grove, Morris, CT.

To grant a variance to Christian Edmonds at 48 Brunetto Grove in Morris CT to build the structure with the sideline variances requested as specified. Applicant is proposing to rebuild an existing nonconforming structure which has a failing foundation and which does not comply with flood elevations. For the proposed structure with a sideline variance from 15' to 9.03' on the northerly side and a sideline variance from 15' to 11.95' on the southerly side. The proposed variance to 9.03' on the northerly side would reduce the existing nonconformity from the current setback of 6.79' to the proposed 9.03' and the proposed variance to 11.95' on the southerly side would reduce the existing nonconformity from the current setback of 10.6' to the proposed 11.95'. The proposed structure would comply with flood regulations.

Zoning Board of Appeals
Herb Potter, Secretary

Register Citizen
Account Number: 7240693
Attention: Legal:

**MORRIS INLAND WETLANDS COMMISSION
COMMUNITY HALL
MORRIS, Conn. 06763**

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**MORRIS INLAND WETLANDS COMMISSION
COMMUNITY HALL
MORRIS, Conn. 06763**

August 13, 2017

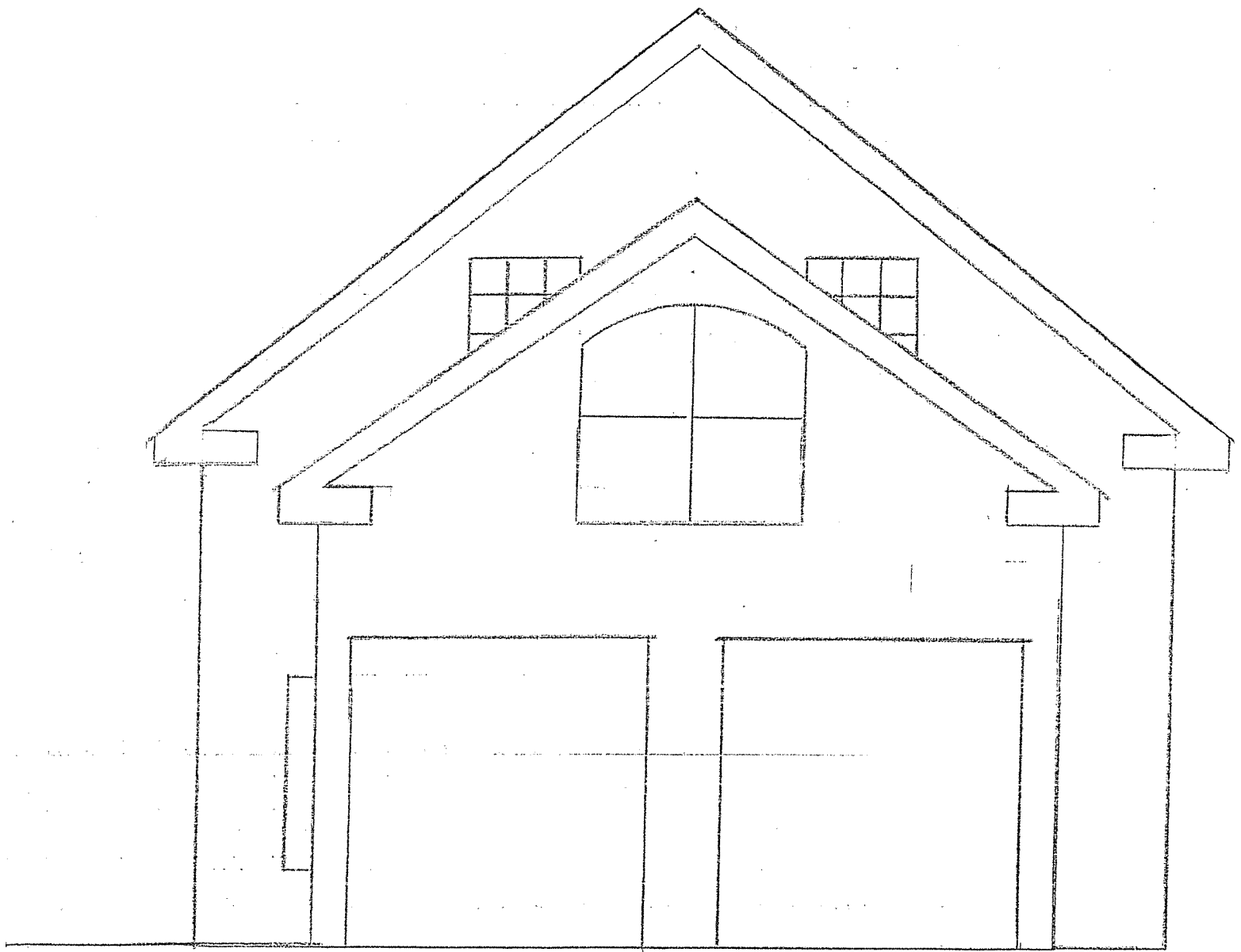
Chris Edmonds
P.O. Box 807
Branford, Ct. 06405

Dear Sir,

Your request for an extension of Permit 13-469 to complete the permitted work at 48 Brunetto Grove was considered and approved at the August 10, 2017 meeting. The work to be completed includes the removal of the timber retaining wall and replacing it with stone.

Sincerely,

Michael Doyle



MICHAEL HORTON ASSOCIATES, INC.

Consulting Engineers
151 Meadow Street
Branford, CT 06405
(203) 481-8600

JOB _____

SHEET NO. _____

OF _____

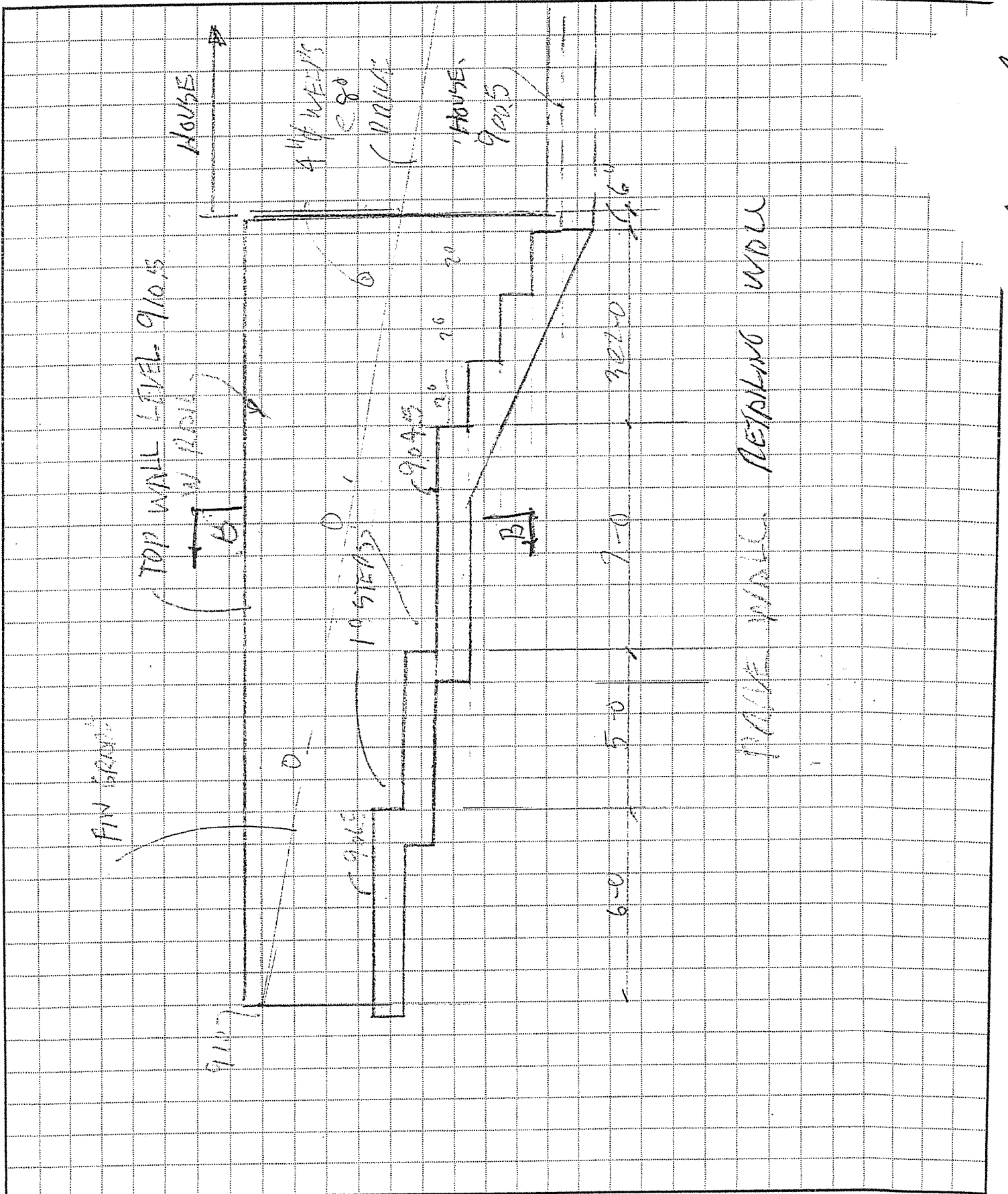
CALCULATED BY _____

DATE _____

CHECKED BY _____

DATE _____

SCALE _____



Consulting Engineers
151 Meadow Street
Branford, CT 06405
(203) 481-8600

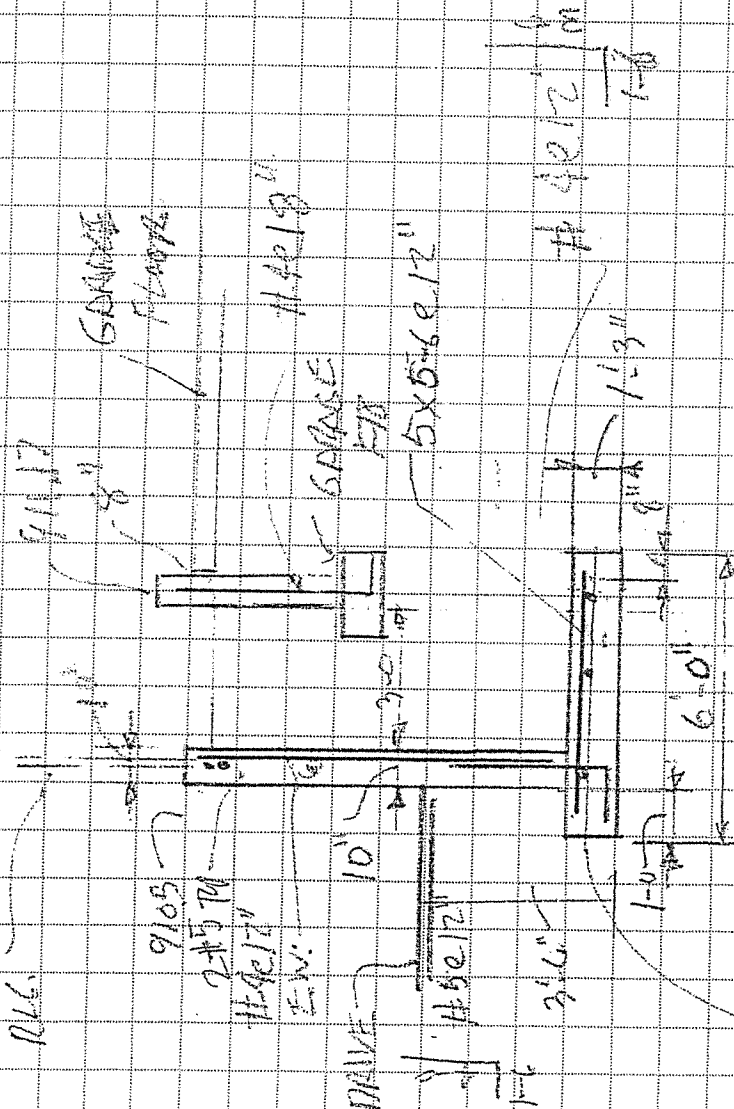
JOB

SHEET NO. _____ OF _____

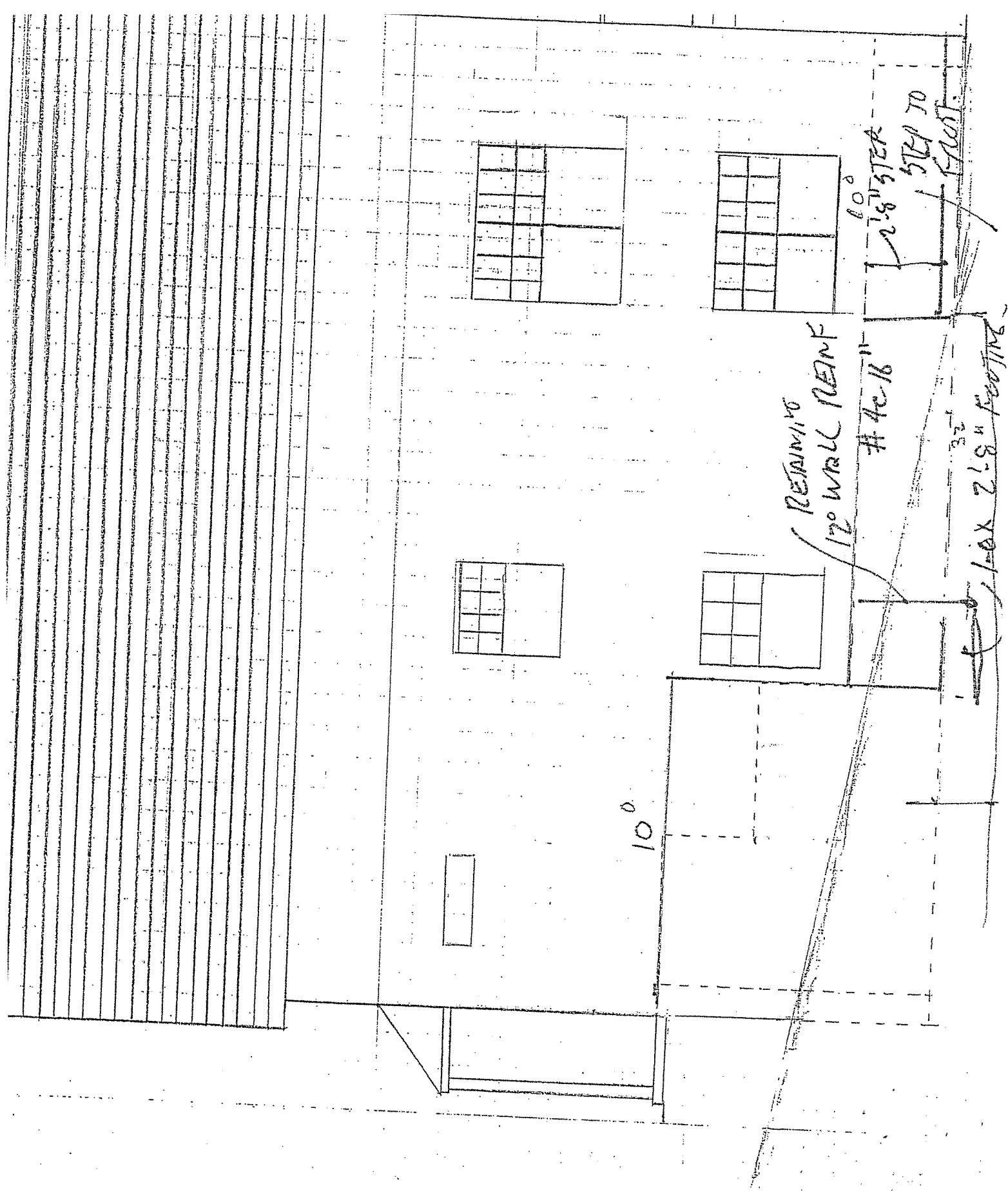
CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE.



DRIVE GAMES (B)

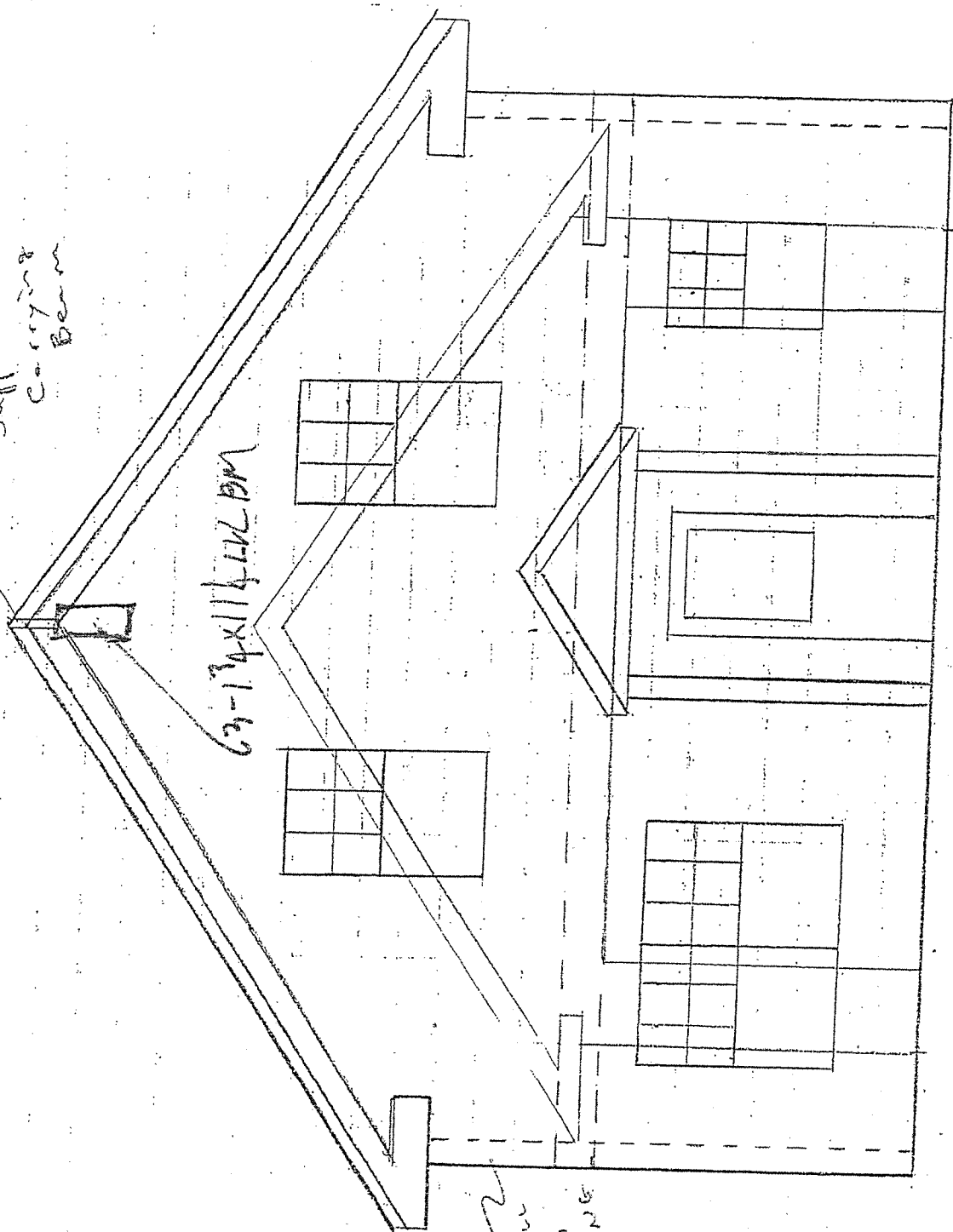


Ridge pole
supported as
carrying
beam

63-134x114 LVL BM

YES
2x6
STUD WALL
BALCON
FRAMING

26'



SCALE

JOB

SHEET NO.

CALCULATED BY

CHECKED BY

DATE

DATE

OF

HOUSE

9105 FLOOR

FIN. GRADE

6'-0"

TOP SIPS

90317

BASE

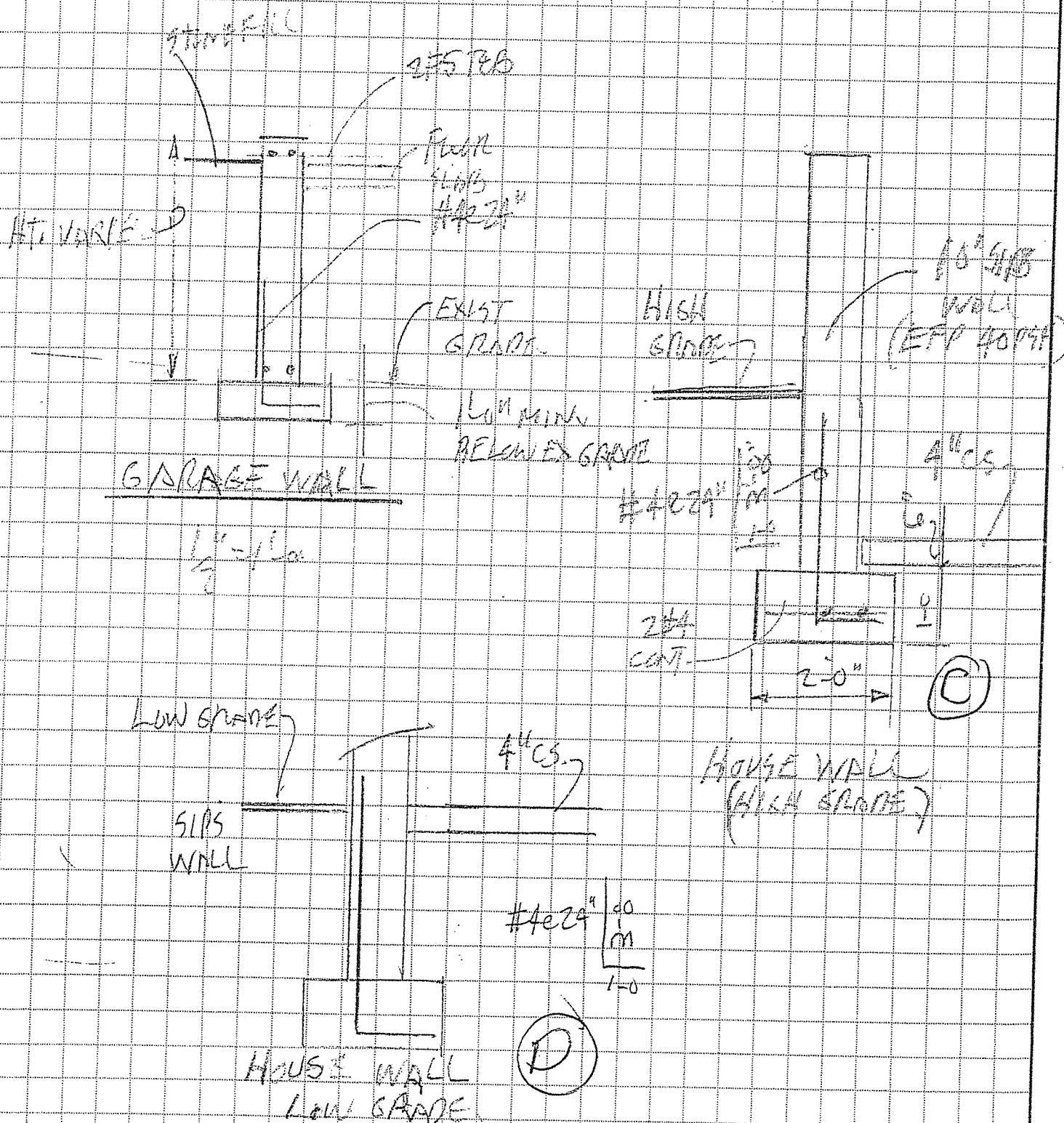
88783 T/F

4'-8"

10' X 28' FTS

RETAINING WALL

9 ME WALL



MICHAEL HORTON ASSOCIATES, INC.

Consulting Engineers
151 Meadow Street
Branford, CT 06405
(203) 481-8600

JOB _____

SHEET NO. _____

OF _____

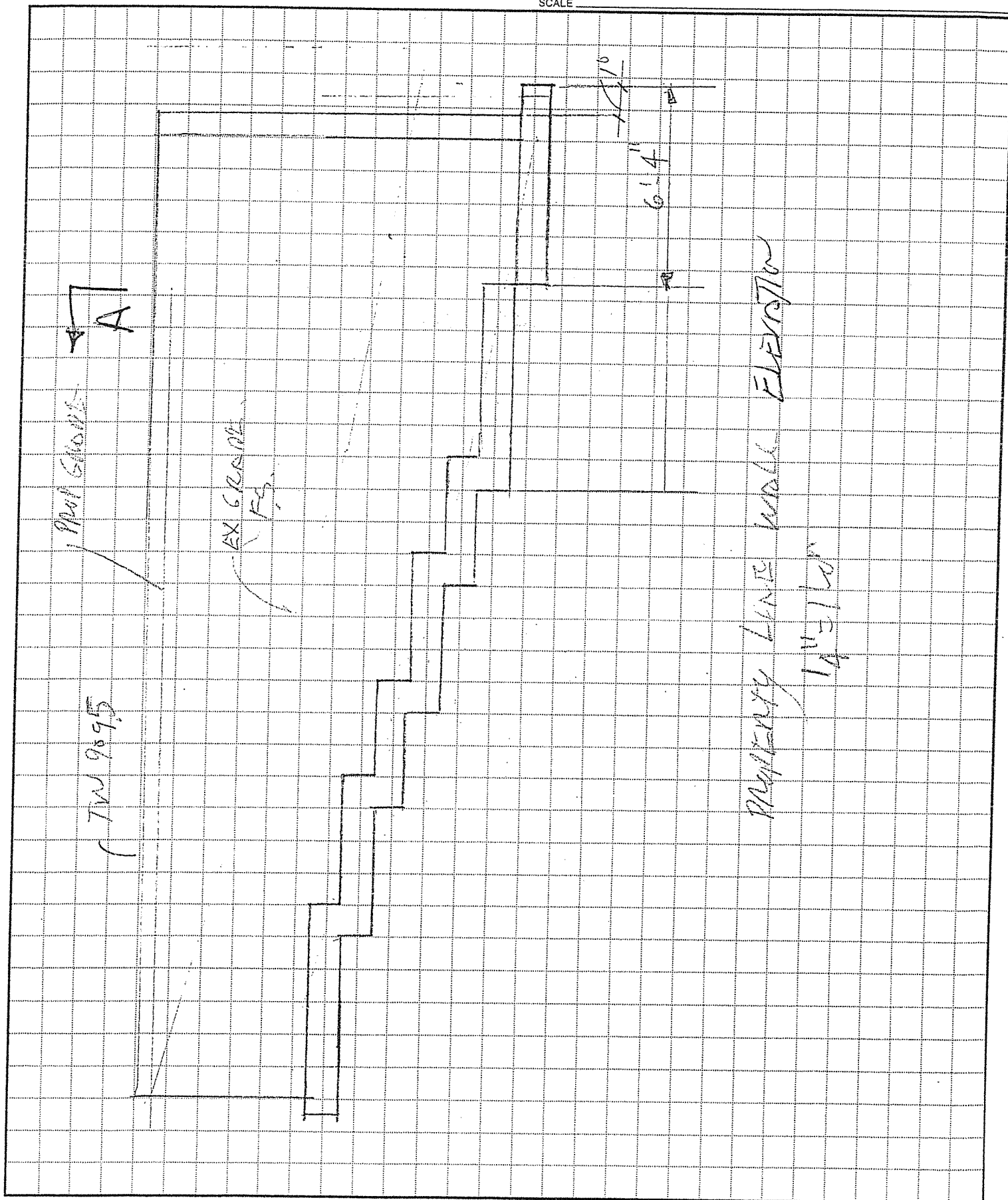
CALCULATED BY _____

DATE _____

CHECKED BY _____

DATE _____

SCALE _____



MICHAEL HORTON ASSOCIATES, INC.

Consulting Engineers
151 Meadow Street
Branford, CT 06405
(203) 481-8600

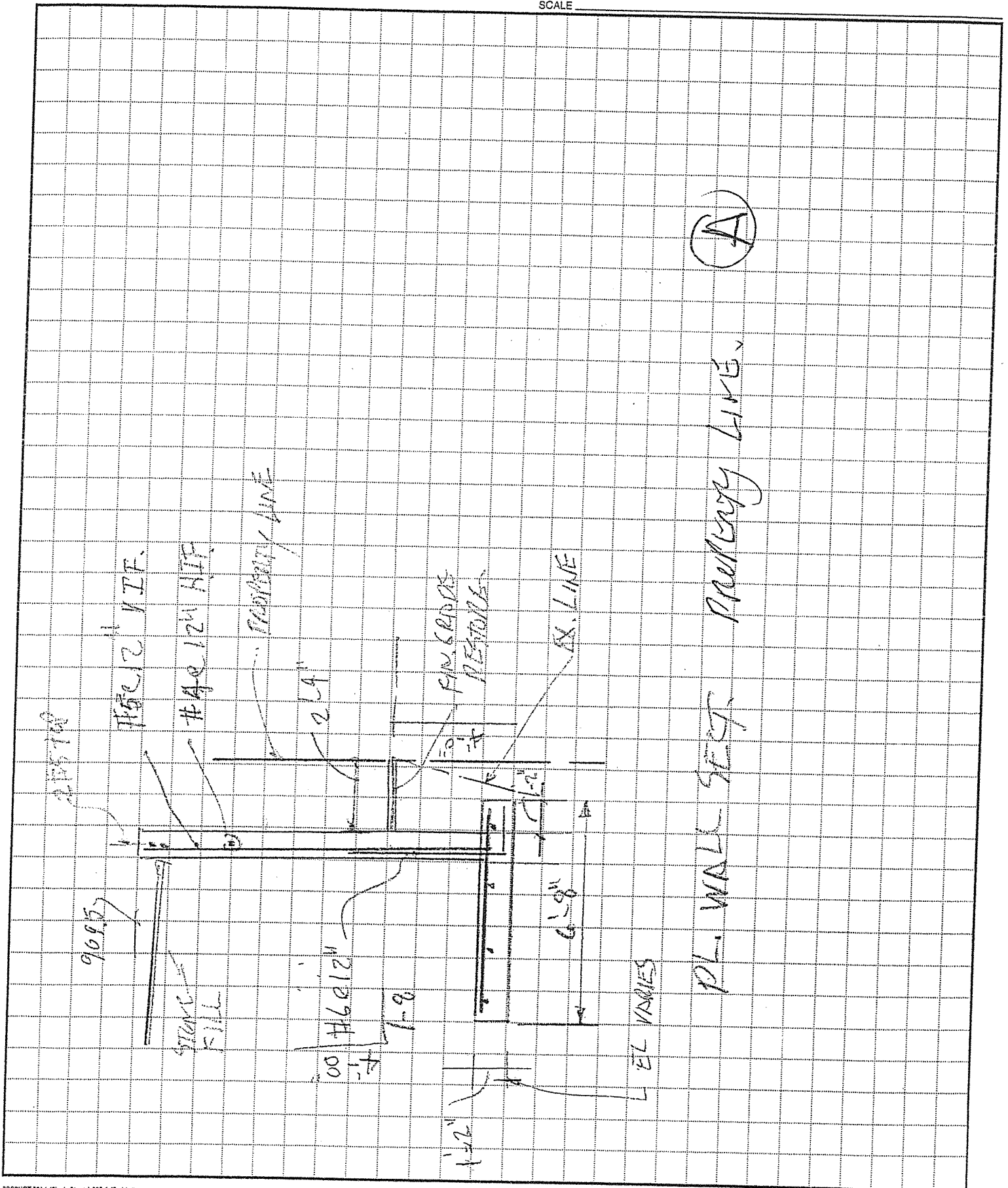
JOB _____

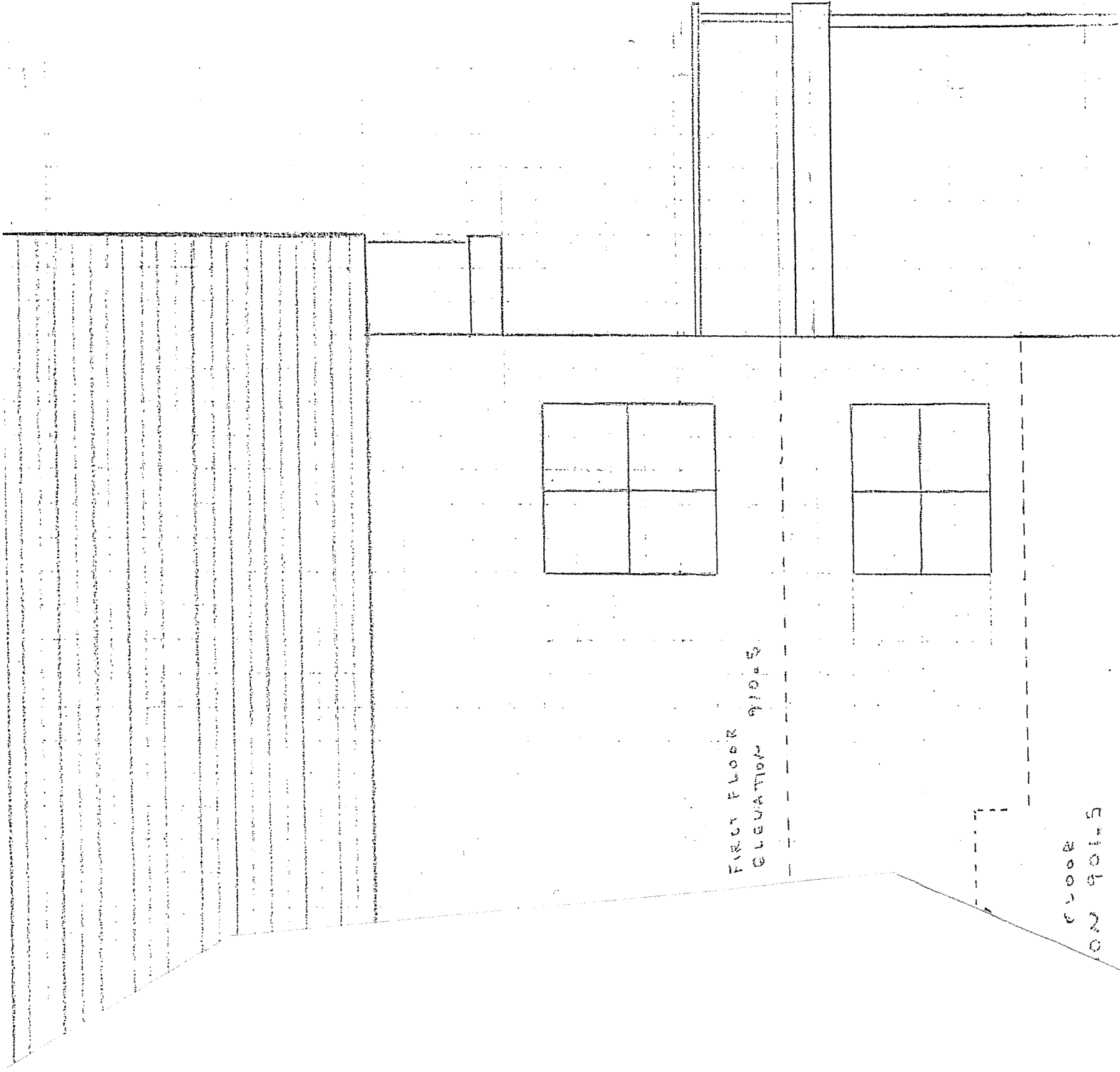
SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____





FIRST FLOOR
ELEVATION 910'S

0000
ON 901'S



TOWN OF MORRIS

BUILDING DEPARTMENT

APPLICATION FOR CERTIFICATE OF OCCUPANCY / CERTIFICATE OF USE AND COMPLIANCE

NAME OF APPLICANT CHRIS EDMONDS DATE _____MAILING ADDRESS PO BOX 807 BRANFORD CT 06405 PHONE 203 675-5823

OWNER OF RECORD _____ MAP _____ BLOCK _____ LOT _____

PROPERTY LOCATION 48 BRUNETTO GROVE ZONE _____ DEVELOPERS LOT _____

THE UNDERSIGNED HEREBY APPLIES FOR A CERTIFICATE OF OCCUPANCY/ CERTIFICATE OF USE & COMPLIANCE

FOR SINGLE FAMILY HOME AT 48 BRUNETTO GROVE
AND DETACHED GARAGE

Description

Location

CONSTRUCTED UNDER BUILDING PERMIT # 7680 & 7694

NOTE: The Building Department's final inspection must be satisfactory and the appropriate department sign-offs must be obtained before a Certificate of Occupancy/Certificate of Use and Compliance will be issued.

*

Planning & Zoning 860-567-6097

Signature [Signature] CHAIRMANDate 11/2/16

Fire Marshal 203-509-1780

Signature NA

Date

*

Torrington Area Health 860-489-0436

Well or Septic OK per Bob Smith
TIAHD

Signature

Date [Signature] 11-15-16

* Selectman's Office 860-567-6098

Completion of Driveway Work

Signature NA

Date

*

W.P.C.A. (Sewer) 860-567-7433

Signature Bob McNameeDate Hookup 11-2-16

* Inland Wetlands 860-567-6098

Signature Bob McNameeDate 11-2-16

*

Tax Collector 860-567-7435

Signature OK per ListDate [Signature]

Applicant's Signature

Date 11/2/16

✓ Garage Floor
910.5'

✓ Finished Floor
910.5'

4"
Cement
#10 bar
4"
Casing
24mm

Basement Floor
901'

**MORRIS INLAND WETLANDS COMMISSION
COMMUNITY HALL
MORRIS, Ct. 06763**

November 5, 2015

Chris Edmonds
P.O. Box 807
Banford, Ct. 06405

Mr. Edmonds,

The Morris Inland Wetlands Commission at the regular October, 2015 meeting approved your request for a two-year extension of your Permit 13-469 for remaining work included replacing a timber lake edge retaining wall with stone.

Respectfully,

Michael Doyle

MORRIS INLAND WETLANDS COMMISSION
COMMUNITY HALL
MORRIS, Conn. 06763

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Driveway. Future well location

Date Sept 8, 2013

Signed M. Doyle

Permit valid for a period of two years

ALL ENVIRONMENTAL MANAGEMENT PRACTICES ARE TO BE FOLLOWED

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Schedule the project with the Wetlands Enforcement Officer before beginning

**Inland Wetlands Commission
Application for
Wetlands or Water Courses**

Date:	7/10/13	Permit #	13-469
Billing Name:	Chris Edmonds		
Billing Address:	P.O. Box 807 Bantam CT 06405		
Property Location in Morris:	48 Brunetta Grove		
Contact Phone Number			
Contact Cell Number	203 675 5823		
Fees listed are the minimum required and are to be paid upon receipt.			

Inland/Wetlands Application (4500-472-0)	\$ 80.00	80
State Surcharge (4502-477-0)	\$ 60.00	60
After the Fact (4500-474-0)	\$ 220.00	

GRAND TOTAL:	\$ 140.00
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Print 3 Copies.
Original to Treasurer with Check or Cash
1 copy to Client, 1 copy to Inland Wetland Commission

Town Clerk
JUL -9 2013 *pd*

11648

BERKSHIRE ENGINEERING & SURVEYING, LLC
143 BANTAM LAKE RD.
BANTAM, CT 06750
(860) 567-8007



E-ZShield™ Check Fraud
Protection for Business

7/10/2013

PAY TO THE
ORDER OF Town of Morris

\$ **140.00

One Hundred Forty and 00/100***** DOLLARS

Town of Morris
3 East Main Street
Morris, CT 06763

[Signature]
AUTHORIZED SIGNATURE

MEMO

13-2494 Edmonds IW App

⑈011648⑈ 1:221172241: 1 5174229 01⑈

Security features. Details on bank

**MORRIS CONSERVATION COMMISSION
& INLAND WETLANDS AGENCY
APPLICATION FOR PERMIT**

Numbers 1 thru 9 must be filled out. Numbers 10 thru 18 may be required by the Agency.
Numbers 19 and 20 must be signed.

1. Applicant:

- a. Name Chris Edmonds
- b. Mailing Address: PO Box 807 Branford CT 06405
- c. Daytime Telephone: 203 675 5823
- d. Evening Telephone: 203 675 5823

2. Property Ownership:

- a. Applicant's interest in the property (check one):
☒ Owner or ☐ Other (describe): _____
- b. If applicant is not the owner of the property, or is one of a group of two or more owners, give the name, mailing address and daytime and evening telephone numbers of each owner or other owners.
(Attach additional sheets if necessary).
Name: _____
Mailing address: _____
Daytime phone: _____ Evening phone: _____
- c. If the applicant is not the owner, attach a letter of authorization from the owner permitting the applicant to act as agent for the purposes of submitting this application.

3. Location where the activity is proposed:

- a. Street address: 48 Brunetto Grove
- b. If no street address: Map _____ Block _____ Lot _____

4. Describe the proposed activity, its purposes and intended use, amount and type of materials to be removed or deposited, structures and construction activities, the manner which the work will be carried out and anticipated time of construction. Note if the project is temporary or permanent. Attach additional sheets if necessary.

Replace lake wall, demolish cottage,
construct new dwelling, garage & driveway.
New water & sewer connections, Future well
& water quality measures.

5. Provide the following areas in square feet; the term "affected" as used below means excavated, filled, graded, grubbed, or cleared of vegetation:

- a. Total area of lot or parcel: 0.13 Ac
- b. Total area of wetlands to be affected: 0
- c. Total area of watercourses to be affected: 0

**MORRIS CONSERVATION COMMISSION
& INLAND WETLANDS AGENCY
APPLICATION FOR PERMIT**

- d. Total area of disturbance for the proposed project: 0.1341-Ac
6. Have the wetlands been flagged in the field? YES
7. Are any of the proposed activities:
- a. Within 200' of Bantam Lake? YES
 - b. Within 100' of any other watercourse or wetlands? YES
 - c. Within the 100 year Flood Zone as shown on the Federal Flood Insurance Map? YES
8. Do any of the following circumstances apply:
- a. Is any portion of the property within 500' of an adjoining town? No
 - b. Will a significant portion of the traffic to the completed project use streets within the adjoining town to enter or exit the site? No
 - c. Will a significant portion of the sewer or water drainage from the project flow through and significantly impact the sewers or drainage in the adjoining town? No
 - d. Will water runoff from the improved site impact streets or other municipal or private property within the adjoining town? No

If any of the above answers are yes, the applicant must give written notice of this application, by certified mail, return receipt requested, to the Town Clerk of the adjoining town. Proof of such notice shall be submitted with this application.

9. Is any portion of the proposed regulated activity within the watershed basin of the Waterbury Water Bureau? No

If the answer to the above is yes, notice must be given to the State and Waterbury:

Don Carver
21 East Aurora Street
Waterbury, Conn. 06708

Copies of all material submitted to the Morris Inland Wetlands Agency with the application or submitted during the process must be sent to the Waterbury Water Bureau at the above address. Documentation of such submittal shall be required.

The Commissioner of Public Health must be notified through their website at www.dph.state.ct.us Click on "Programs and services"; then on "D", and then on "Drinking Water Section". Click on "Source Water Protection" and follow the link to the Notification Process. The project is in the WATERBURY watershed, and the PWSID is CT1510011. Documentation of such notice shall be provided to the Agency. The water company, and the Commissioner of Public Health, through a representative, may appear and be heard at any hearing on the application.

**MORRIS CONSERVATION COMMISSION
& INLAND WETLANDS AGENCY
APPLICATION FOR PERMIT**

The agency may require the following.

10. Attach scale drawings of the property and of the proposed activity that show the project in detail, and include the following:
- Date of drawings and name of person responsible;
 - Property lines, scale of drawing, and north arrow;
 - Location(s) of wetlands and watercourses;
 - Ground slope (percentage and direction) adjacent to wetlands and watercourses;
 - Dimensions and exact locations of the proposed activities, including spoils deposit area(s) and the locations of existing and proposed buildings and improvements;
 - Location(s) of soil erosion and sediment control measures;

11. List the name(s), address(s), title(s) and telephone number(s) of any and all professionals (such as soil scientists, engineers, surveyors, biologists, geologists, and landscape architects) and/or contractors to be involved in the project. Attach additional sheets if necessary:

George Malia
Berkshire Engineering & Surveying
Bertacini Land Surveying

12. Describe all alternatives considered and why the proposal set forth in the application was chosen. Attach additional sheets, if necessary:

Obtained variance to reconstruct duxelling
to align with property line, move back from
lake and raise finished floor above flood
elevation.

13. Describe plans for soil erosion and sediment control and other management practices and mitigation measures, including, but not limited to, measures to (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority, restore, enhance, or create productive wetland or watercourse resources. Attach additional sheets in necessary:

See Erosion & Sediment control plan.

**MORRIS CONSERVATION COMMISSION
& INLAND WETLANDS AGENCY
APPLICATION FOR PERMIT**

14. Describe any future activities associated with, or reasonably related to, the proposed regulated activities that are made inevitable by the proposed regulated activities and that may have an impact on wetlands or watercourses.

Future well shown

15. If the activities involve the installation or repair of a sewage disposal system(s) (septic system), has the plan been approved by the Health Official?

Pending for future well

16. List all other local, State, and federal governmental permits, licenses and approvals that will be necessary to conduct the proposed activities.

Zoning & Building permits

17. List the names and addresses of the owners of all the property that adjoins the lot or parcel on which the proposed regulated activities are to be conducted.

See site plan

18. Please attach any additional information in support of the application.
(Refer to the Regulations, if necessary)

19. The undersigned, as owner of the property, hereby consents to the inspections of the above mentioned property by members or agents of the Conservation and Inland Wetland Agency of the Town of Morris, at reasonable times, both before and after a final decision has been issued by the Commission.

Christina P. Edmond

Signature of Owner

Date 7/16/13

20. The undersigned hereby certifies that the information provided in this application, including its supporting documentation, is true and not misleading; that the undersigned is familiar with all of the information provided in the application and accompanying materials; and is aware that obtaining a permit through deception or through inaccurate or misleading information may result in the revocation or suspension of the permit or other penalties.

Christina P. Edmond

Signature of Owner

Date 7/16/13

George T. Malia, Jr., Certified Soil Scientist
636 Beach Street, Goshen, Connecticut 06756
(860) 491-3361

Date: September 15, 2012

To: Mr. Chris Edmonds
PO Box 807
Branford, CT 06405

Re: Inspection of property at 48 Brunetto Drive for inland wetlands

Dear Mr. Edmonds,

The purpose of this letter is to report my findings regarding the location of inland wetlands and watercourses on the subject property. The authorization for my inspection and the preparation of this report was by a verbal request by you.

Description of the Subject Property

Street Address: 48 Brunetto Drive
Town: Morris
County: Litchfield
State: Connecticut
Other: Site map prepared by Sam Bertaccini, LLS
Area: 0.31 acres per survey

The subject is a rectangular shaped property that is improved with a wood framed cottage. It is located between the easterly side of Brunetto Drive and the westerly shore line of Bantam Lake. The property is sloping and is below road grade.

Methodology and Scope of Inspection

I have made a personal inspection of the property that is subject of this report. I have made observations of topographical and plant features. I have made observations of the subsurface soil characteristics with the use of a hand held soil auger. I have referred to the following publications for the methods used in examining the subject for inland wetland soils and watercourses: Soil Survey Manual, United States Department of Agriculture, 1993; Soil Genesis and Classification, Iowa State University, 1980; Freshwater Wetlands, A Guide to Common Indicator Plants of the Northeast, University of Massachusetts, 1981; 'Field Indicators for Identifying Hydric Soils in New England'; 'National List of Plant Species that Occur in Wetlands: Northeast (Region 1)', U.S. Department of the Interior and 'Munsell Soil Color Charts'.

Findings and Notes on Wetland Boundary Delineation

I inspected the subject on September 15, 2012. Chris Edmonds accompanied during my inspection and provided a site map of the property. Soil conditions were moist at the time of my inspection.

The property is typical of the shore front properties in the immediate neighborhood in that the natural soil conditions around the improvements have been altered due to prior construction of cottages and houses along with landscaping and grading. I have reviewed the USDA's web soil survey data for Connecticut and have located the subject property's neighborhood. The soils mapped for the neighborhood, including the subject property, are well drained soils of the Paxton soil series (fine sandy loam texture) and urban land (natural soil conditions eliminated by the construction of roads and structures). This is consistent with the soil conditions observed by me during my site inspection.

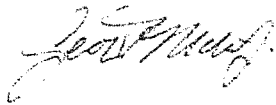
The wetland area present on the subject Bantam Lake. The wetland boundary is the high water line along the shore line of Bantam Lake. This wetland boundary is readily apparent on site. It has been located on the site map prepared by Sam Bertaccini, licensed land surveyor.

Assumptions and Limiting Conditions of This Report

I do not presently have, nor do I have any anticipated interest in the property that is the subject of this report. My compensation is not contingent upon any predetermined finding regarding wetlands or watercourses on the subject. It is an assumption of this report that the area inspected by me is that area described on the map provided by the user of this report. This report makes no certifications to ownership or issues that relate to property boundaries. The wetland boundaries described in this report are not the official inland wetland boundaries until accepted by the appropriate regulatory agency.

Thank you for using my services. Please call me if you have any questions or if you require any additional information.

Sincerely,



George T. Malia, Jr.
Certified Soil Scientist

48 BRUNETTO GROVE
MORRIS, CONNECTICUT
7/10/13

13-2494-WQV Calculations



MAX WATER LAB, LLC
429 Main Street
Watertown, CT 06795
Phone/Fax (860) 945-3566

Sample Number : 19693

Date: 11-13-2016

Sample Date : 11-02-2016 Analysis Date: 11-12-2016

Water Source : 48 Brunetto Grove Rd , Morris , CT

Owner's Name : Chris Edmonds

<u>BACTERIOLOGICAL EXAMINATION</u>	<u>RESULT</u>	<u>METHOD</u>
Total Coliforms	Absent	SM 9223 B

CONCLUSIONS: Based on the bacteriological examination, this water was **SAFE** for drinking purposes at the time the sample was collected. The Maximum Contaminant Level (MCL) for total coliform bacteria is exceeded if the sample tests positive (Present) for total coliform bacteria, based on a 100mL sample.

Residual chlorine, none detected (< 0.05ppm). method 4500-C1 G

<u>PHYSICAL EXAMINATIONS</u>	<u>RESULTS</u>	<u>U.S. PUBLIC HEALTH ADVISORY LIMIT</u>	<u>METHOD</u>
* Turbidity	17.0	5.0 NTU	SM 2130 B
pH	7.5	6.4-8.5	SM 4500 H+
* Color	29	15	SM 2120 B
Odor	None detected	2	SM 2150 B


<u>CHEMICAL EXAMINATIONS</u>				
Hardness	114	150	mg/L	SM 2340 C
Nitrate N	0.3	10.0	mg/L, MCL	SM 4500 NO3
Nitrite N	Less than 0.01	1.00	mg/L, MCL	SM 4500 NO2
Sulfate	6	250	mg/L	SM 4500 SO4
Sodium	17.5	28.0	mg/L	SM 3500 Na
Chloride	2.0	250.0	mg/L, MCL	SM 4500 Cl
* Iron	0.96	0.30	mg/L	SM 3500 Fe
Manganese	0.15	0.50	mg/L	SM 3500 Mn

Note: 1mg/L = 1ppm

* Value is outside of ADVISORY LIMIT

MCL - CT State Maximum Contaminant Level

CT PH # 0202
EPA # CT00987


Robert Impresa - Laboratory Director



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report

November 08, 2016

FOR: Attn: Mr. Bob Impressa
Max Water Labs
429 Main Street
Watertown, CT 06795

Sample Information

Matrix: DRINKING WATER
Location Code: MAXWATER
Rush Request: 72 Hour
P.O.#:

Custody Information

Collected by:
Received by: LB
Analyzed by: see "By" below

Date Time
11/02/16 12:15
11/03/16 17:06

Laboratory Data

SDG ID: GBV75443
Phoenix ID: BV75443

Project ID: 19693
Client ID: 48 BRUNETTO GROVE RD., MORRIS, CT
Chris Edmonds

Parameter	Result	RL/ PQL	DIL	Units	AL	MCL	MCLG	Date/Time	By	Reference
Volatile Library Search	Completed							11/04/16	HM	
Volatiles										
1,1,1,2-Tetrachloroethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,1,1-Trichloroethane	ND	0.50	1	ug/L		200		11/03/16	HM	E524.2
1,1,2,2-Tetrachloroethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,1,2-Trichloroethane	ND	0.50	1	ug/L		5		11/03/16	HM	E524.2
1,1-Dichloroethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,1-Dichloroethene	ND	0.50	1	ug/L		7		11/03/16	HM	E524.2
1,1-Dichloropropene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,2,3-Trichlorobenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,2,3-Trichloropropane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,2,4-Trichlorobenzene	ND	0.50	1	ug/L		70		11/03/16	HM	E524.2
1,2,4-Trimethylbenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,2-Dichlorobenzene	ND	0.50	1	ug/L		600		11/03/16	HM	E524.2
1,2-Dichloroethane	ND	0.50	1	ug/L		5		11/03/16	HM	E524.2
1,2-Dichloropropane	ND	0.50	1	ug/L		5		11/03/16	HM	E524.2
1,3,5-Trimethylbenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,3-Dichlorobenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,3-Dichloropropane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,4-Dichlorobenzene	ND	0.50	1	ug/L		75		11/03/16	HM	E524.2
2,2-Dichloropropane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
2-Chlorotoluene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
4-Chlorotoluene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Benzene	ND	0.50	1	ug/L		5		11/03/16	HM	E524.2
Bromobenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Bromochloromethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Bromodichloromethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2

Parameter	Result	RL/ PQL	DIL	Units	AL	MCL	MCLG	Date/Time	By	Reference
Bromoform	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Bromomethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Carbon tetrachloride	ND	0.50	1	ug/L		5		11/03/16	HM	E524.2
Chlorobenzene	ND	0.50	1	ug/L		100		11/03/16	HM	E524.2
Chloroethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Chloroform	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Chloromethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
cis-1,2-Dichloroethene	ND	0.50	1	ug/L		70		11/03/16	HM	E524.2
cis-1,3-Dichloropropene	ND	0.40	1	ug/L				11/03/16	HM	E524.2
Dibromochloromethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Dibromomethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Dichlorodifluoromethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Ethylbenzene	ND	0.50	1	ug/L		700		11/03/16	HM	E524.2
Hexachlorobutadiene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Isopropylbenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
m&p-Xylene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Methyl t-butyl ether (MTBE)	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Methylene chloride	ND	0.50	1	ug/L		5		11/03/16	HM	E524.2
Naphthalene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
n-Butylbenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
n-Propylbenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
o-Xylene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
p-Isopropyltoluene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
sec-Butylbenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Styrene	ND	0.50	1	ug/L		100		11/03/16	HM	E524.2
tert-Butylbenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Tetrachloroethene	ND	0.50	1	ug/L		5		11/03/16	HM	E524.2
Toluene	ND	0.50	1	ug/L		1000		11/03/16	HM	E524.2
Total Trihalomethanes	ND	0.50	1	ug/L		80		11/03/16	HM	E524.2
Total Xylenes	ND	0.50	1	ug/L		10000		11/03/16	HM	E524.2
trans-1,2-Dichloroethene	ND	0.50	1	ug/L		100		11/03/16	HM	E524.2
trans-1,3-Dichloropropene	ND	0.40	1	ug/L				11/03/16	HM	E524.2
Trichloroethene	ND	0.50	1	ug/L		5		11/03/16	HM	E524.2
Trichlorofluoromethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Vinyl chloride	ND	0.50	1	ug/L		2		11/03/16	HM	E524.2
QA/QC Surrogates										
% 1,2-dichlorobenzene-d4	91		1	%	NA	NA	NA	11/03/16	HM	70 - 130 %
% Bromofluorobenzene	88		1	%	NA	NA	NA	11/03/16	HM	70 - 130 %

Parameter	Result	RL/ PQL	DIL	Units	AL	MCL	MCLG	Date/Time	By	Reference
-----------	--------	------------	-----	-------	----	-----	------	-----------	----	-----------

RL/PQL=Reporting/Practical Quantitation Level DIL=Dilution (analysis required diluting to evaluate) ND=Not Detected
BRL=Below Reporting Level (less than the reporting level, the lowest amount the laboratory can detect and report.)
AL = Action Level MCL = Maximum Contaminant Level MCLG = Maximum Contaminant Level Goal
QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

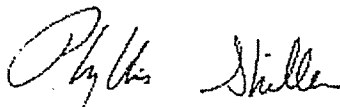
Comments:

Maximum Contaminant Level (MCL) (Lower of): 40 CFR Part 141; CT Public Health Code 19-13-B102. The highest level of a contaminant that is allowed in drinking water. MCLs are enforceable standards.

Action Level (AL): 40 CFR Part 141.80.

Secondary DW Maximum Contaminant Level Goal (MCLG): (Lower of): 40 CFR Part 141; 40 CFR Part 143; CT Public Health Code 19-13-B102. The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are non-enforceable public health goals.

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.
This report must not be reproduced except in full as defined by the attached chain of custody.



Phyllis Shiller, Laboratory Director

November 08, 2016

Reviewed and Released by: Greg Lawrence, Assistant Lab Director

NOTE: THIS PLAN, SPECIFICATIONS AND DETAILS ARE PREPARED FOR THE CLIENT'S INFORMATION ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT'S RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT'S RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED.

Construction Sequence
1. Clear and Grub
2. Lay out and stake
3. Excavate and backfill
4. Compact and grade
5. Install erosion control
6. Plant vegetation
7. Maintain and monitor

General Requirements
1. All work shall be in accordance with the latest edition of the Connecticut Department of Transportation Specifications for Road and Bridge Construction.
2. All work shall be in accordance with the latest edition of the Connecticut Department of Transportation Specifications for Erosion Control.
3. All work shall be in accordance with the latest edition of the Connecticut Department of Transportation Specifications for Landscaping.

Dust Control
1. All work shall be in accordance with the latest edition of the Connecticut Department of Transportation Specifications for Dust Control.
2. All work shall be in accordance with the latest edition of the Connecticut Department of Transportation Specifications for Erosion Control.
3. All work shall be in accordance with the latest edition of the Connecticut Department of Transportation Specifications for Landscaping.

Legend
PROPERTY LINE
BASIC SETBACK LINE
EXISTING LINE
UTILITY POLE
SIDE OF ROAD
SIDE OF WATER
EXISTING CURB
PROPOSED CURB
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
RAILROAD
SEWAGE TRENCH
CONSTRUCTION ENTRANCE

Construction Sequence
1. Clear and Grub
2. Lay out and stake
3. Excavate and backfill
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Legend
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PROPOSED CURB
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
RAILROAD
SEWAGE TRENCH
CONSTRUCTION ENTRANCE

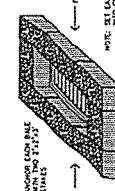
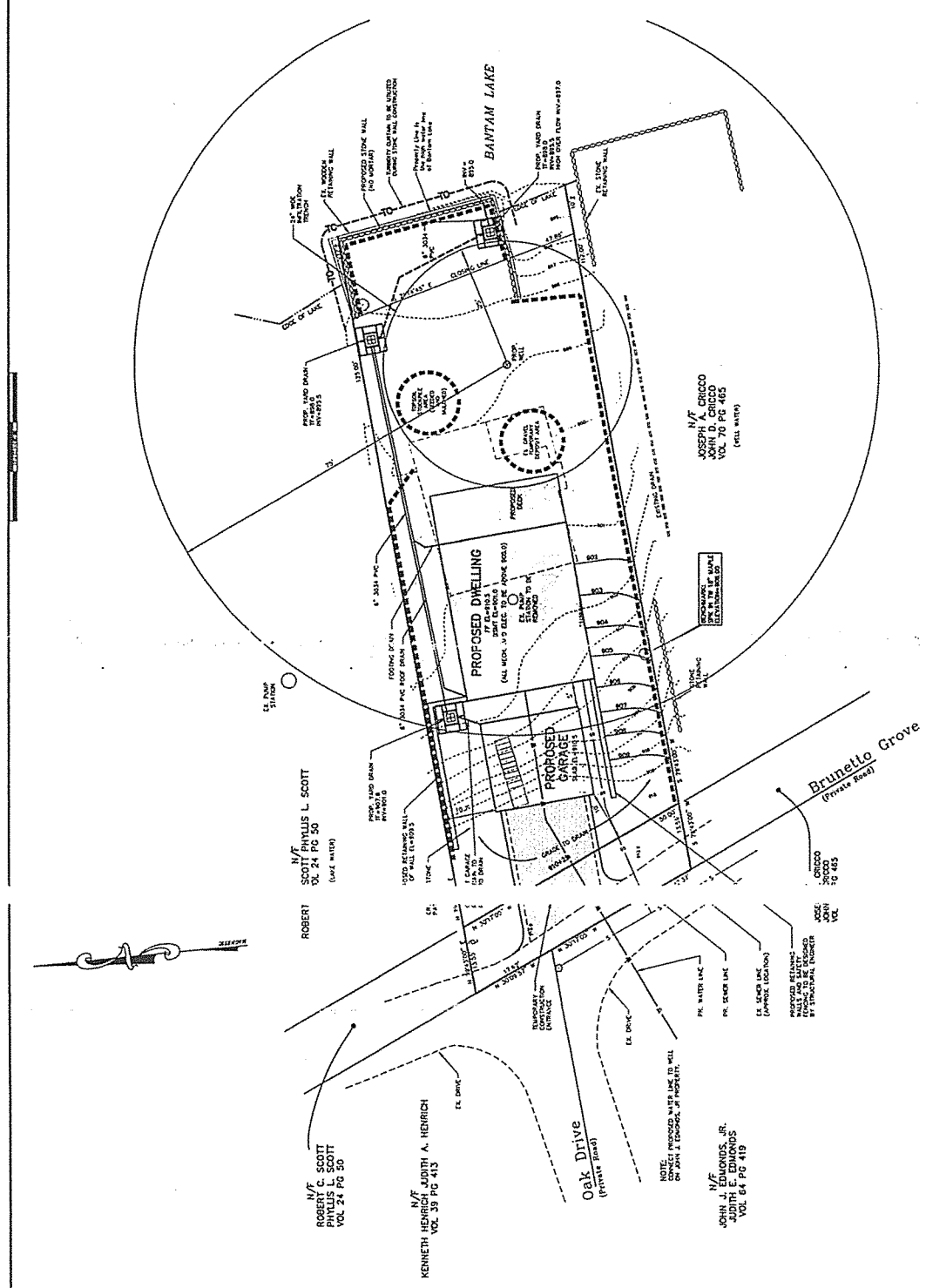
PROPOSED 4'-10" x 14" A.I.T. WELL LOCATION

EROSION AND SEDIMENT CONTROL PLAN

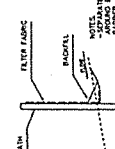
PREPARED FOR
CHRIS EDMONDS
48 BRUNETTO GROVE
MORRIS, CONNECTICUT

BERKSHIRE ENGINEERING & SURVEYING, LLC
143 BANTAM LAKE ROAD
BANTAM, CONNECTICUT 06750
(860) 587-8007
(860) 587-8008 (fax)

DATE	07/20	PROJECT NO.	BA-000079	SCALE	AS SHOWN
DRAWN BY	JD	CHECKED BY	JD	DATE	07/20



H BALE INSTALLATION AT CATCH BASIN

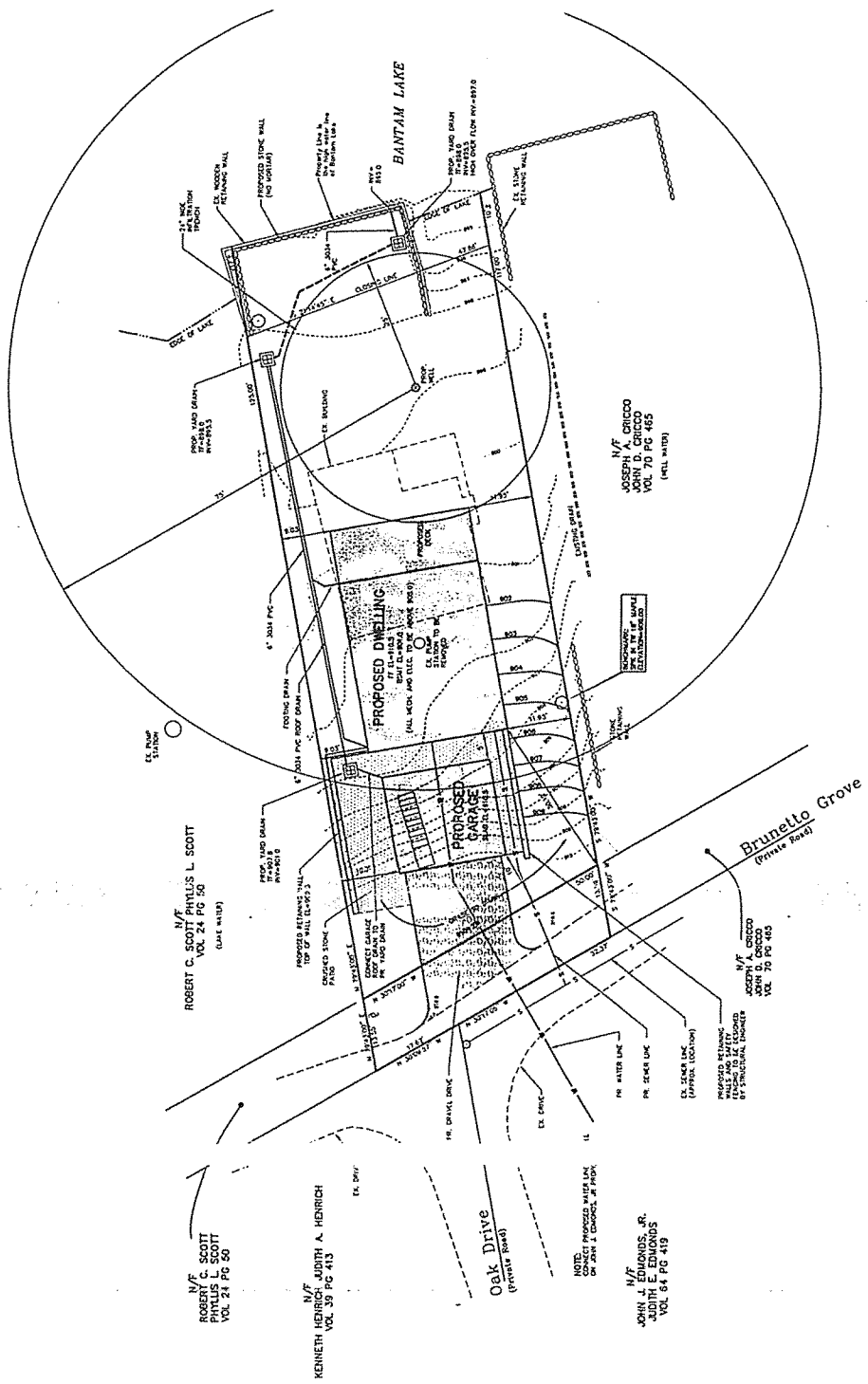


SEDIMENT FENCE DETAIL

CALL BEFORE YOU DIG
1-800-922-4455

Chris Edmonds

- LEGEND**
- PROPERTY LINE
 - EXISTING RETAINING WALL
 - ADJACENT LOT
 - UTILITY POLE
 - STONE WALL
 - EDGE OF WATER
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION



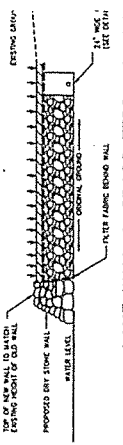
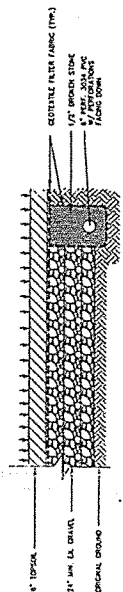
NOTES: 1. ALL WALL LOCATIONS SHOWN ARE APPROXIMATE.

CALL BEFORE YOU DIG
1-800-922-4455

SITE PLAN
PREPARED FOR
CHRIS EDMONDS
48 BRUNETTO GROVE
MORRIS, CONNECTICUT

BERKSHIRE ENGINEERING & SURVEYING, LLC
143 BANTAM LAKE ROAD
BANTAM, CONNECTICUT 06020
(860) 927-8007
(860) 927-8008 (fax)

Sheet	07/20/23	Project No.	23-000000	Scale	1" = 40'
Date	07/20/23	Drawn By	ME	Sheet	12
Revised	1/1/24	Drawn By	ME	Sheet	13



256006

Druid 4/18/14
 128#6579
 91500



STATE OF CONNECTICUT
 DEPARTMENT OF CONSUMER PROTECTION
 REAL ESTATE & PROFESSIONAL TRADES DIVISION
WELL DRILLING PERMIT

165 Capitol Avenue, Hartford, Connecticut 06106

WINDRELS	48	BRUNETTO GROVE		DATE
LOCATION OF WELL	(Town)	(Street)	(Lot Number)	4-18-14
OWNER OF WELL	CHRIS EDMONDS			
<input checked="" type="checkbox"/> INDIVIDUAL <input type="checkbox"/> BUILDER <input type="checkbox"/> OTHER (Specify)				
OWNER'S ADDRESS				

PROPOSED USE OF WELL	<input checked="" type="checkbox"/> DOMESTIC	<input type="checkbox"/> BUSINESS ESTABLISHMENT	<input type="checkbox"/> FARM	<input type="checkbox"/> TEST WELL	Est. No. of People being served. 4
	<input type="checkbox"/> PUBLIC SUPPLY	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> AIR CONDITIONING	<input type="checkbox"/> OTHER (Specify)	

SKETCH OF WELL LOCATION

Locate well with respect to at least two roads, showing distance from intersection and front of lot

location of lot to at least two roads

Well location on to and to house (if present)

<p>Indicate North</p> <p>BRUNETTO GROVE</p> <p>RET 209</p>	<p>Lake</p> <p>well</p> <p>37' 4"</p> <p>34' 0"</p> <p>House</p> <p>SEWER</p>
--	---

Approximate number of feet from well to
 nearest source of possible contamination:

75'

The undersigned is aware that upon completion of the well, a "Well Completion Report" containing construction details and information required under Section 25-131 of the 1969 Supplement to the General Statutes must be sent to the owner, the Department of Consumer Protection and the Water Resources Commission on the form provided by the agency. This permit is not valid until all information is filled in and it has been counter-signed by the Director of Health or his agent.

APPLICANT (Signature)	APPLICANT'S ADDRESS	REGISTRATION NO.
Jerry L. Smith	143 MAIN ST TERRYVILLE CT	46
<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> REJECTED	BY (Town Health Officer or Agent)	DATE
REMARKS	Robert L. Smith	4/29/14



**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
REAL ESTATE & PROFESSIONAL TRADES DIVISION
WELL DRILLING COMPLETION REPORT**
185 Capitol Avenue, Hartford, Connecticut 06106

Do NOT fill in

STATE WELL NO.

OTHER NO.

OWNER	NAME <u>Chris Edmonds</u>	ADDRESS <u>Morris</u>	
LOCATION OF WELL	(No & Street) <u>48 Brunetto Grove</u>	(Town)	(Lot Number)
PROPOSED USE OF WELL	<input checked="" type="checkbox"/> DOMESTIC	<input type="checkbox"/> BUSINESS ESTABLISHMENT	<input type="checkbox"/> FARM
	<input type="checkbox"/> PUBLIC SUPPLY	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> AIR CONDITIONING
DRILLING EQUIPMENT	<input type="checkbox"/> ROTARY	<input checked="" type="checkbox"/> COMPRESSED AIR PERCUSSION	<input type="checkbox"/> CABLE PERCUSSION
			<input type="checkbox"/> TEST WELL
CASING DETAILS	LENGTH (feet) <u>87'</u>	DIAMETER (inches) <u>6"</u>	WEIGHT PER FOOT <u>11 lbs</u>
			<input checked="" type="checkbox"/> THREADED <input type="checkbox"/> WELDED
YIELD TEST	<input type="checkbox"/> BAILED	<input type="checkbox"/> PUMPED	<input checked="" type="checkbox"/> COMPRESSED AIR
	HOURS <u>4</u>		YIELD (GPM) <u>3.5</u>
WATER LEVEL	MEASURE FROM LAND SURFACE - STATIC (Specify feet) <u>24'</u>		DURING YIELD TEST (feet) <u>295'</u>
			Depth of Completed Well in feet <u>305'</u>
SCREEN DETAILS	MAKE		LENGTH OPEN TO AQUIFER (feet)
	SLOT SIZE	DIAMETER (inches)	IF GRAVEL PACKED
	Diameter of well including gravel pack (inches)	GRAVEL SIZE (inches)	FROM (feet) TO (feet)

DEPTH FROM LAND TO SURFACE FEET TO FEET	FORMATION DESCRIPTION	Sketch exact location of well with distances, to at least two permanent landmarks
0 - 10'	Subsoil	
10 - 80'	Clay	
80 - 200'	Gravelly Sand	
200 - 305'	Granite	
If yield was tested at different depths during drilling, list below		
FEET	GALLONS PER MINUTE	
50	1/2	
100	1/2	
200	1 1/2	
305'	3 1/2	

DATE WELL COMPLETED <u>6/10/14</u>	PERMIT NO. <u>2560006</u>	REGISTRATION NO. <u>460</u>	DATE OF REPORT <u>6/13/14</u>	WELL DRILLER (Signature) <u>[Signature]</u>
------------------------------------	---------------------------	-----------------------------	-------------------------------	---



MAX WATER LAB, LLC
429 Main Street
Watertown, CT 06795
Phone/Fax (860) 945-3566

Sample Number : 19693
Sample Date : 11-02-2016 Analysis Date: 11-12-2016
Water Source : 48 Brunetto Grove Rd , Morris , CT
Owner's Name : Chris Edmonds

Date: 11-13-2016

<u>BACTERIOLOGICAL EXAMINATION</u>	<u>RESULT</u>	<u>METHOD</u>
Total Coliforms	Absent	SM 9223 B

CONCLUSIONS: Based on the bacteriological examination, this water was **SAFE** for drinking purposes at the time the sample was collected. The Maximum Contaminant Level (MCL) for total coliform bacteria is exceeded if the sample tests positive (Present) for total coliform bacteria, based on a 100mL sample.

Residual chlorine, none detected (< 0.05ppm). method 4500-C1 G

<u>PHYSICAL EXAMINATIONS</u>	<u>RESULTS</u>	<u>U.S. PUBLIC HEALTH ADVISORY LIMIT</u>	<u>METHOD</u>
* Turbidity	17.0	5.0 NTU	SM 2130 B
pH	7.5	6.4-8.5	SM 4500 H+
* Color	29	15	SM 2120 B
Odor	None detected	2	SM 2150 B

<u>CHEMICAL EXAMINATIONS</u>	<u>RESULTS</u>	<u>U.S. PUBLIC HEALTH ADVISORY LIMIT</u>	<u>METHOD</u>
Hardness	114	150 mg/L	SM 2340 C
Nitrate N	0.3	10.0 mg/L, MCL	SM 4500 NO3
Nitrite N	Less than 0.01	1.00 mg/L, MCL	SM 4500 NO2
Sulfate	6	250 mg/L	SM 4500 SO4
Sodium	17.5	28.0 mg/L	SM 3500 Na
Chloride	2.0	250.0 mg/L, MCL	SM 4500 Cl
* Iron	0.96	0.30 mg/L	SM 3500 Fe
Manganese	0.15	0.50 mg/L	SM 3500 Mn

Note: 1mg/L = 1ppm

* Value is outside of ADVISORY LIMIT

MCL - CT State Maximum Contaminant Level

CT PH # 0202
EPA # CT00987

Robert Impresa
Robert Impresa - Laboratory Director



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report

November 08, 2016

FOR: Attn: Mr. Bob Impressa
Max Water Labs
429 Main Street
Watertown, CT 06795

Sample Information

Matrix: DRINKING WATER
Location Code: MAXWATER
Rush Request: 72 Hour
P.O.#:

Custody Information

Collected by:
Received by: LB
Analyzed by: see "By" below

Date Time
11/02/16 12:15
11/03/16 17:06

Laboratory Data

SDG ID: GBV75443
Phoenix ID: BV75443

Project ID: 19693
Client ID: 48 BRUNETTO GROVE RD., MORRIS, CT

Parameter	Result	RL/ PQL	DIL	Units	AL	MCL	MCLG	Date/Time	By	Reference
Volatile Library Search	Completed							11/04/16	HM	
Volatiles										
1,1,1,2-Tetrachloroethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,1,1-Trichloroethane	ND	0.50	1	ug/L		200		11/03/16	HM	E524.2
1,1,2,2-Tetrachloroethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,1,2-Trichloroethane	ND	0.50	1	ug/L		5		11/03/16	HM	E524.2
1,1-Dichloroethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,1-Dichloroethene	ND	0.50	1	ug/L		7		11/03/16	HM	E524.2
1,1-Dichloropropene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,2,3-Trichlorobenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,2,3-Trichloropropane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,2,4-Trichlorobenzene	ND	0.50	1	ug/L		70		11/03/16	HM	E524.2
1,2,4-Trimethylbenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,2-Dichlorobenzene	ND	0.50	1	ug/L		600		11/03/16	HM	E524.2
1,2-Dichloroethane	ND	0.50	1	ug/L		5		11/03/16	HM	E524.2
1,2-Dichloropropane	ND	0.50	1	ug/L		5		11/03/16	HM	E524.2
1,3,5-Trimethylbenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,3-Dichlorobenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,3-Dichloropropane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
1,4-Dichlorobenzene	ND	0.50	1	ug/L		75		11/03/16	HM	E524.2
2,2-Dichloropropane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
2-Chlorotoluene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
4-Chlorotoluene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Benzene	ND	0.50	1	ug/L		5		11/03/16	HM	E524.2
Bromobenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Bromochloromethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Bromodichloromethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2

Project ID: 19693

Phoenix I.D.: BV75443

Client ID: 48 BRUNETTO GROVE RD., MORRIS, CT

Parameter	Result	RL/ PQL	DIL	Units	AL	MCL	MCLG	Date/Time	By	Reference
Bromoform	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Bromomethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Carbon tetrachloride	ND	0.50	1	ug/L		5		11/03/16	HM	E524.2
Chlorobenzene	ND	0.50	1	ug/L		100		11/03/16	HM	E524.2
Chloroethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Chloroform	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Chloromethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
cis-1,2-Dichloroethene	ND	0.50	1	ug/L		70		11/03/16	HM	E524.2
cis-1,3-Dichloropropene	ND	0.40	1	ug/L				11/03/16	HM	E524.2
Dibromochloromethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Dibromomethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Dichlorodifluoromethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Ethylbenzene	ND	0.50	1	ug/L		700		11/03/16	HM	E524.2
Hexachlorobutadiene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Isopropylbenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
m&p-Xylene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Methyl t-butyl ether (MTBE)	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Methylene chloride	ND	0.50	1	ug/L		5		11/03/16	HM	E524.2
Naphthalene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
n-Butylbenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
n-Propylbenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
o-Xylene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
p-Isopropyltoluene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
sec-Butylbenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Styrene	ND	0.50	1	ug/L		100		11/03/16	HM	E524.2
tert-Butylbenzene	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Tetrachloroethene	ND	0.50	1	ug/L		5		11/03/16	HM	E524.2
Toluene	ND	0.50	1	ug/L		1000		11/03/16	HM	E524.2
Total Trihalomethanes	ND	0.50	1	ug/L		80		11/03/16	HM	E524.2
Total Xylenes	ND	0.50	1	ug/L		10000		11/03/16	HM	E524.2
trans-1,2-Dichloroethene	ND	0.50	1	ug/L		100		11/03/16	HM	E524.2
trans-1,3-Dichloropropene	ND	0.40	1	ug/L				11/03/16	HM	E524.2
Trichloroethene	ND	0.50	1	ug/L		5		11/03/16	HM	E524.2
Trichlorofluoromethane	ND	0.50	1	ug/L				11/03/16	HM	E524.2
Vinyl chloride	ND	0.50	1	ug/L		2		11/03/16	HM	E524.2
QA/QC Surrogates										
% 1,2-dichlorobenzene-d4	91		1	%	NA	NA	NA	11/03/16	HM	70 - 130 %
% Bromofluorobenzene	88		1	%	NA	NA	NA	11/03/16	HM	70 - 130 %

Project ID: 19693

Phoenix I.D.: BV75443

Client ID: 48 BRUNETTO GROVE RD., MORRIS, CT

Parameter	Result	RL/ PQL	DIL	Units	AL	MCL	MCLG	Date/Time	By	Reference
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RL/PQL=Reporting/Practical Quantitation Level DIL=Dilution (analysis required diluting to evaluate) ND=Not Detected
BRL=Below Reporting Level (less than the reporting level, the lowest amount the laboratory can detect and report.)
AL = Action Level MCL = Maximum Contaminant Level MCLG = Maximum Contaminant Level Goal
QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

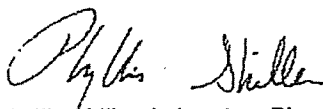
Comments:

Maximum Contaminant Level (MCL) (Lower of): 40 CFR Part 141; CT Public Health Code 19-13-B102. The highest level of a contaminant that is allowed in drinking water. MCLs are enforceable standards.

Action Level (AL): 40 CFR Part 141.80.

Secondary DW Maximum Contaminant Level Goal (MCLG): (Lower of): 40 CFR Part 141; 40 CFR Part 143; CT Public Health Code 19-13-B102. The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are non-enforceable public health goals.

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.
This report must not be reproduced except in full as defined by the attached chain of custody.



Phyllis Shiller, Laboratory Director

November 08, 2016

Reviewed and Released by: Greg Lawrence, Assistant Lab Director

Planning & Zoning

From: Brenda Cristillo <brendacristillo@att.net> on behalf of Brenda Cristillo
Sent: Tuesday, June 09, 2020 7:31 AM
To: planningandzoning@townofmorrisct.com
Subject: Fwd: 50 & 48 Brunetto Grove, Morris

Tony,

PLEASE be sure the commission gets a copy of this. Eileen asked me if I had a copy of the letter sent to Scott. This is a perfect example.

Please cc me when you send it to all.

Thanks.

Brenda.

Sent from my iPhone

Begin forwarded message:

From: Planning & Zoning <planningandzoning@townofmorrisct.com>
Date: May 21, 2015 at 5:40:03 PM EDT
To: Brenda Cristillo <brendacristillo@att.net>
Subject: RE: 50 & 48 Brunetto Grove, Morris

Yes, Scott E. from the Planning and Zoning office has received your email.

From: Brenda Cristillo [mailto:brendacristillo@att.net]
Sent: Tuesday, May 19, 2015 7:11 PM
To: Planning & Zoning; 1st selectman; nskilton@snet.net; markdmalley@snet.net; Building Official
Subject: Re: 50 & 48 Brunetto Grove, Morris

Hello,

It has been almost 2 weeks and No One (except the building office) has even responded to my request from the Town of Morris, CT.

At this point, I am asking/demanding that an "AS BUILT SITE PLAN" be required before a CO is granted.

I have already verified with the ZBA that there is NO VARIANCE for the CEMENT WALL at/on my property line. See the photos below.

I would like a response from the PLANNING AND ZONING OFFICE on Wednesday, May 20th, that you received this email.

I want to know what options there are since a variance was granted for the HOUSE foundation (I knew that and actually supported it) but NO VARIANCE was granted for the 101" retaining wall that is truly the foundation for the garage. Construction of that garage started today and I do NOT want that wall on my property line. What action is the town taking since I started questioning this in November of 2013??

Someone from the town needs to respond.

I am also copying my local attorney in the event we do decide to take legal action.

Thank you.

Brenda Cristillo

On Thursday, May 7, 2015 3:02 PM, Brenda Cristillo <brendacristillo@att.net> wrote:

Hello,

I will try to make this as short as possible. I have looking for answers for 1 & 1/2 years, I have been to the town offices on 5 or 6 different occasions, and I still have no answers, but, I will try again.

I own 50 Brunetto Grove. I attended a meeting for a variance for 48 Brunetto Grove in January, 2013. I came to support my neighbor's plan to build a house. I was sent a legal notice to support his plan because his foundation is 6 inches closer to (or 9 feet away from) my property line. Then, in November 2013 I arrived on crutches to find a CEMENT WALL being built on my property line (for a garage I was told). I started to contact the town offices, with no luck and no answers as to why a cement wall over 8 feet tall was being built on my property line. One person (who will remain nameless at this point), actually said to me "well it's too late now, the wall is built - you will have to pursue this legally".

Today, I am seeking from ALL of you, an answer, in writing. I know you CANNOT built a (previously 8 feet and is now a) 101 inch tall cement (& wood) wall on anyone's property line without a variance, so I am asking for a response in writing as to WHO SIGNED OFF on this cement structure that will be a retaining wall for the GARAGE (that was also not on the original plan submitted to the town in January of 2013 - which was the plan hand delivered to all the neighbors in the neighborhood).

Also, there is a FOOTING under the wall which is approximately 20 inches wide, which puts those FOOTINGS ON MY PROPERTY.

I am not going to do the town's job. Someone, from the town, needs to inspect, and be sure a variance was obtained for this wall, so I can be sure the cement wall is legal. I am fully aware of the variance for the house. I have no knowledge of a variance for this retaining wall. I actually have a good relationship with my neighbor. I was told to work it

out with my neighbor. I am not a town employee. I am a tax payer and I am asking someone at the town to do their job, and I am asking the town to provide answers to me so that I can continue and maintain a friendly relationship with my neighbor. I like my neighbor. I do not like the fact that there is a 101 inch tall cement wall on my property line.

I am going to end here with a request for the TAPES from the meeting in January, 2013 where the original variance was discussed for the house, and, since the 9 foot wall and garage were added in July or August of 2013 and NO ONE in the neighborhood knew about them, I need a copy of WHO at the town approved this wall, and garage, and, I need in writing an answer as to why I was not notified via a legal notice for these structures.

My property was surveyed just before the neighbor's construction and I had 7 markers placed on the property line, but unfortunately when the neighbor's site work was being done, every single property marker was pulled up from the ground and thrown into my flower beds. BUT, I do know where the markers were. We did this to get ready to get a well.

I can be reached at anytime on my cell at 860-307-4440. My home number is 860-283-8660.

Can someone PLEASE reply back just so that I know someone did receive this email. Thank you.

Respectfully,

Brenda Cristillo

Planning & Zoning

From: Morris Planning & Zoning Commission <PlanningandZoning@townofmorrisct.org>
Sent: Friday, February 15, 2013 7:36 PM
To: cpedmonds@sbcglobal.net
Subject: ZBA hearing on Tuesday

Chris--- I am here In Town Hall here on Friday as I am leaving for Pennsylvania in the morning to see Kathleen. Wanted to give you a heads up regarding my Wednesday afternoon conversation with your neighbor, Brenda Cristollo. If at all possible, could you stake the corners where the house will be going so that she can get a better idea of in terms of distance from her property. Based on her concerns, I gave her a copy of your mapping and we had a long discussion regarding flood plain regulations and the like. I will be here on Tuesday as it would appear that I have a different take on flood plain compliance that has been practiced by past ZEO's and the ZBA and I intend to make my interpretation part of the hearing for your sake. Enjoy the weekend and hope you survived last week's storm without too much trouble.

Karen Griswold Nelson
Zoning Enforcement Officer
Town of Morris, CT
Wednesday 11:00 – 3:30pm
Saturday 9:00 – noon, by appointment.
Office Tel. 860-567-6097
Town Hall Fax # 860-567-7432

Planning & Zoning

From: Planning & Zoning
Sent: Monday, June 29, 2015 4:24 PM
To: 'Erica Mathews'
Subject: FW: Clarification of a Zoning Regulation

This lady wants to ask questions, in my opinion try to set up the commission, on tape, if she does not like the answers will sue us as she told me, and I think we should be careful. I've spoken to Tom McGowan and he said to give this to Attorney Steve Byrnes, which I agree, if this is ok with you.

From: Brenda Cristillo [<mailto:brendacristillo@att.net>]
Sent: Wednesday, June 10, 2015 10:50 AM
To: Planning & Zoning; 1st selectman; nskilton@snet.net; Building Official
Subject: Clarification of a Zoning Regulation

Scott,

I would like to be added to the Planning and Zoning Commission's next meeting so that I can get clarification zoning regulations for 2 separate items:

1. A regulation regarding a "wall" and / or a "retaining wall". This is related to a wall that was built inches away from my property line.
2. How do zoning regulations apply to an existing house, built in the 1950's with regard to an addition? My house is only 4 feet from the adjoining property line and I may want to put on an addition (of a kitchen). How will this be handled by Zoning?

I would like both of these questions added to the Commission's agenda for the next meeting.

Thank you.

Brenda Cristillo
50 Brunetto Grove
Morris, CT

Planning & Zoning

From: Building Official
Sent: Wednesday, July 22, 2015 9:27 AM
To: Planning & Zoning
Subject: FW: Clarification of a Zoning Regulation

From: Brenda Cristillo [<mailto:brendacristillo@att.net>]
Sent: Tuesday, July 21, 2015 8:32 AM
To: Brenda Cristillo; 1st selectman; Building Official; nskilton@snet.net
Subject: Re: Clarification of a Zoning Regulation

Scott (and all),

On June 30th, you said the commission will not entertain any questions at the Planning and Zoning meeting Wednesday, and has referred your letter to the town attorney.

I asked WHO is the TOWN ATTORNEY, and I have not had a response since.

Can someone at the town please respond so that I can get some questions answered??? If I am NOT able to ask the town a question with regard to zoning as a tax payer about my property and my property line, and you want me to ask your attorney, can someone please respond and tell me WHO is the Town's Attorney??????

I have waited 3 weeks for the answer and hope someone will take the time today to respond to this question.

Thank you.

Brenda Cristillo

On Tuesday, June 30, 2015 3:35 PM, Brenda Cristillo <brendacristillo@att.net> wrote:

Thank you.

And who is the Town Attorney so that I can expect or send an email to/from??

Thank you.

Brenda

On Tuesday, June 30, 2015 1:26 PM, Planning & Zoning <planningandzoning@townofmorrisct.com> wrote:

The commission will not entertain any questions at the Planning And Zoning meeting this Wednesday, and has referred your letter to the town attorney,
Thank you

From: Brenda Cristillo [<mailto:brendacristillo@att.net>]
Sent: Wednesday, June 10, 2015 10:50 AM
To: Planning & Zoning; 1st selectman; nskilton@snet.net; Building Official
Subject: Clarification of a Zoning Regulation

Scott,

I would like to be added to the Planning and Zoning Commission's next meeting so that I can get clarification zoning regulations for 2 separate items:

1. A regulation regarding a "wall" and / or a "retaining wall". This is related to a wall that was built inches away from my property line.
2. How do zoning regulations apply to an existing house, built in the 1950's with regard to an addition? My house is only 4 feet from the adjoining property line and I may want to put on an addition (of a kitchen). How will this be handled by Zoning?

I would like both of these questions added to the Commission's agenda for the next meeting.

Thank you.

Brenda Cristillo
50 Brunetto Grove
Morris, CT









Planning & Zoning

From: Steven Byrne <attybyrne@hotmail.com>
Sent: Wednesday, July 01, 2015 3:43 PM
To: Planning & Zoning
Subject: RE: Clarification of a Zoning Regulation

Follow Up Flag: Follow up
Flag Status: Completed

Scott

There appears to be not statutory requirement, as there is for site plans [8-3(g)], special permits [8-3c(a)] and subdivisions [8-26(e)], that a zoning permit application or request for a CO or building permit be done only after the IWWC has considered the proposed activity.

That being said, it may be possible to adopt an amendment to the zoning regulations [article 72] requiring IWWC review if the proposed activity is within a regulated area before approval of the application is made. There is no statutory time limit for the approval of a zoning permit, so the IWWC review time could be accommodated. If PZC is receptive to this idea, we can discuss it more.

From: planningandzoning@townofmorrisct.com
To: attybyrne@hotmail.com
Subject: RE: Clarification of a Zoning Regulation
Date: Wed, 1 Jul 2015 17:16:58 +0000

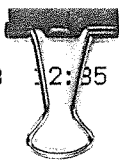
I will copy info from the file and send. She has already emailed me requesting your contact info. Please tell me how I tell her all info is confidential for now or she needs an attorney to consult with you about this issue. Any info on the wetlands agent signing all application prior to being processed by zoning or building dept ?

From: Steven Byrne [mailto:attybyrne@hotmail.com]
Sent: Tuesday, June 30, 2015 4:21 PM
To: Planning & Zoning
Subject: RE: Clarification of a Zoning Regulation

Scott

I located some prior research I did in regard to a retaining wall built within a sideyard. The property is on Deer island and the wall was built within 2' of the property line so that the yard could be made more level. My findings [in 2008] was that a retaining wall can be located within the required sideyard area.

As for the proposed expansion of the dwelling, I agree that before we provide an answer, a set of plans is needed detailing what is currently present and also show the proposed addition. Caution needs to be exercised. In both the Crisman and Sims cases, things were done before all the facts were known. From what I know of this neighborhood, many of these homes are nonconforming as to setback requirements. So, an addition such as adding a second floor could be an un-permitted expansion of a nonconforming building depending where the addition to the building is.



CHRISTIAN P. EDMONDS

52 HARRISON AVENUE
POST OFFICE BOX 807
BRANFORD, CONNECTICUT 06405

FAX TRANSMISSION

DATE: 2 - 20 - 2013 TIME: 12:30

TO: KAREN GRISWOLD NELSON FROM: CHRISTIAN P. EDMONDS

FAX NUMBER: 860 567 - 7432

This message is intended for the use of the addressee and may contain information that is privileged and confidential. If you are not the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by phone.

This transmission is comprised of 21 Pages including this transmittal sheet. Please contact the sender at (203) 488-1000 if the transmission is incomplete.

RE: 2BA APPLICATION

48 BRUNETTA GROVE

*Mr Edmonds -
fax all items.*

WILLIAM H. HESCOCK ET AL v. ZONING BOARD OF
APPEALS OF THE TOWN OF STONINGTON ET AL.
(AC 29316)

Lavine, Beach and Mihalakos, Js.

Argued October 16, 2008—officially released January 20, 2009

(Appeal from Superior Court, judicial district of New London at Norwich, Hon. Joseph J. Purtill, judge trial referee.)

William H. Hescoc, with whom, on the brief, was *Mark R. Kepple*, for the appellants (plaintiffs).

Jeffrey T. Londregan, for the appellee (named defendant).

Eric Knapp filed a brief for the appellees (defendant Thompson Wyper et al.).

Opinion

LAVINE, J. The plaintiffs, William H. Hescocock and Regina C. Hescocock, appeal from the judgment of the trial court dismissing their appeal from the decision by the defendant zoning board of appeals of the town of Stonington (board) granting an application for a variance submitted by the defendants Carol Holt and Thompson Wyper.¹ The plaintiffs claim that the court improperly (1) concluded that the approval of the defendants' coastal site plan review application was supported by substantial evidence in the record, (2) concluded that the board complied with local flood zone regulations and (3) upheld the variance without substantial evidence of unusual hardship. We affirm the judgment of the trial court.

The following undisputed facts are relevant to the resolution of the plaintiffs' appeal. The defendants own real property at 57 Boulder Avenue in Stonington. The plaintiffs own property contiguous to or within 100 feet from the defendants' property.² Due to its position, the defendants' property is subject to the portions of Stonington zoning regulations (regulations), entitled coastal area management overlay district (coastal zone) and flood hazard overlay district (flood zone).³ The coastal zone section of the regulations implements the Coastal Management Act (act); General Statutes §§ 22a-90 through 22a-112; and the flood zone section implements Federal Emergency Management Agency (FEMA) regulations.

On May 2, 2006, the defendants, who wanted to raze the house that occupied their property and to construct a new one, filed an application with the board, seeking a variance from § 7.7.8.3.1 of the regulations, which requires that "[a]ll new construction or substantial improvement shall be located 100 feet landward of the reach of the mean high tide." The defendants, whose existing house is located forty-four feet from the mean high tide, wanted to locate the new house forty-seven feet from the mean high tide. In a portion of the application requiring an explanation of hardship,⁴ the defendants wrote that "[t]he proposal will replace an existing home below the base flood elevation with new construction that will meet all flood regulations with the exception of regulation 7.7.8.3.1. [Seventy-six percent] of the lot is within 100 [feet] of mean high tide [and] 57 Boulder Avenue qualifies for a variance under [§] 7.7.9.1.2.⁵ It is a .20 acre lot that is surrounded by homes constructed below the base flood level." Along with the variance application and on the same day, the defendants submitted an application for a municipal coastal site plan review, which, pursuant to § 7.3.1.4 of the regulations and General Statutes § 22a-105 (b) (4), must accompany variance applications for projects within, or partly within, the coastal boundary.

Existing =
44'
Proposed =
47'

Set back 100' 3' Improvement = 3%

A public hearing on the applications was held on June 13, 2006. The board approved both the variance and the coastal site plan review applications, issuing two separate records of decision. On August 1, 2006, the plaintiffs appealed from the board's decision granting the variance. On June 13, 2007, the court dismissed the plaintiffs' appeal. The plaintiffs filed a motion to reargue and to reconsider judgment, which the court denied. On November 5, 2007, the plaintiffs filed the present appeal from the court's judgment dismissing their appeal. Further facts will be set forth as necessary.

We first set forth our standard of review. "It is well established that an appellate court will not retry the facts. Our review is to determine whether the judgment of the trial court was clearly erroneous or contrary to the law. . . . When . . . the trial court draws conclusions of law, [the scope of our appellate] review is plenary and we must decide whether its conclusions are legally and logically correct and find support in the facts that appear in the record." (Internal quotation marks omitted.) *Pinchbeck v. Planning & Zoning Commission*, 69 Conn. App. 796, 801, 796 A.2d 1208, cert. denied, 261 Conn. 928, 806 A.2d 1065 (2002). Because the plaintiffs' appeal to the trial court is based solely on the record, the scope of the trial court's review of the board's decision and the scope of our review of that decision are the same. See *Quarry Knoll II Corp. v. Planning & Zoning Commission*, 256 Conn. 674, 726 n.29, 780 A.2d 1 (2001). When the resolution of an issue requires us to review and to analyze the relevant town zoning regulations, "the interpretation of the regulations presents a question of law [and] our review is plenary." (Internal quotation marks omitted.) *Field Point Park Assn., Inc. v. Planning & Zoning Commission*, 103 Conn. App. 437, 440, 930 A.2d 45 (2007).

I

The plaintiffs first claim⁶ that the court improperly concluded that the board's approval of the defendants' application for coastal site plan review was reasonably supported by substantial evidence in the record. We disagree.

The following additional facts are relevant to our analysis of the plaintiffs' claim. Section II of the defendants' application for coastal site plan review, submitted along with the application for a variance, indicates that it was accompanied by plans showing project location, existing and proposed conditions, soil erosion and sediment controls, storm water treatment practices and reference datum. The application shows that the defendants did not submit plans showing coastal resources on or contiguous to the site, the high tide line or mean high water mark elevation. In part II A of the application, the defendants described the proposed project and stated that the coverage of impervious surfaces would

decrease by 7 percent. In part II B of the application, the defendants described proposed storm water management practices. In part III, they identified ten types of coastal resources, listed in General Statutes § 22a-93 (7) and § 7.3.3 of the regulations as on-site, within the influence of or adjacent to the project.⁷ In parts IV and V, the defendants identified applicable coastal resource policies and standards⁸ and, in part VI, stated that their project is consistent with those policies and standards. In parts VII through IX, the defendants indicated that there are no potential adverse impacts⁹ on coastal resources or opportunities for water dependent uses.¹⁰

At the public hearing, the board heard from interested parties, including William Hescok, Wyper and Mark Comeau, an architect retained by the defendants. The board read into evidence a letter from an environmental analyst at the department of environmental protection, Carol Szymanski, submitted to the board on June 5, 2006. Szymanski concluded that the application was incomplete for the purposes of determining whether the requested variance was consistent with the goals, policies and standards of the act. She stated that the following information was needed to determine compliance with the act: a site plan outlining existing conditions, location of the high tide line, delineation of the coastal flood hazard zone, location of the 100 foot distance from mean high tide, building elevations and location of the driveway. The transcript of the hearing indicates that, however, Comeau apparently while discussing maps and records, pointed out the mean high tide line and the 100 foot distance to the board members. Comeau also discussed existing and proposed building elevations. The transcript and the record also indicate that additional documents, including a map outlining existing conditions recommended by Szymanski, were submitted to the board on the day of the hearing. Comeau also addressed some of the concerns raised in Szymanski's letter, such as building elevations, and specifically disputed the need for more information on the extent of the encroachment on the coastal resources. William Hescok, the only speaker at the hearing opposed to the variance, did not introduce any evidence related to the coastal site plan review.

The portion of the transcript documenting the board's decision-making process indicates that the board discussed Szymanski's letter. The board approved the defendants' application for coastal site plan review on June 13, 2006, but left blank the area provided for stipulations or reasons on the record of decision. The board approved the defendants' application for a variance on the same date and included the following reason on that record of decision: "as presented—will diminish existing non-conformity and will address and improve flood zone issues." The court, in its memorandum of decision, provided no separate analysis of whether the

board's approval of the defendants' application for coastal site plan review reasonably was supported by the record. The court did conclude, however, that the new construction would conform to the coastal zone regulations.

Our review of the board's approval of the defendants' application for the coastal site plan review is guided by *DeBeradinis v. Zoning Commission*, 228 Conn. 187, 635 A.2d 1220 (1994).¹¹ In that case, our Supreme Court held that "[c]onclusions reached by the commission must be upheld by the trial court if they are reasonably supported by the record. . . . The question is not whether the trial court would have reached the same conclusion, but whether the record before the agency supports the decision reached. . . . The action of the commission should be sustained if even one of the stated reasons is sufficient to support it. . . . The evidence, however, to support any such reason must be substantial This so-called substantial evidence rule is similar to the sufficiency of the evidence standard applied in judicial review of jury verdicts, and evidence is sufficient to sustain an agency finding if it affords a substantial basis of fact from which the fact in issue can be reasonably inferred." (Citations omitted; internal quotation marks omitted.) *Id.*, 198–201; see also *Pinchbeck v. Planning & Zoning Commission*, *supra*, 69 Conn. App. 800 (proper standard of trial court review of coastal site plan is whether decision supported by substantial evidence). When the zoning body fails to state reasons for its decision on the record, the reviewing court has a duty to search the entire record before it to find a basis for the board's decision. *Gagnon v. Inland Wetlands & Watercourses Commission*, 213 Conn. 604, 608, 569 A.2d 1094 (1990).

We conclude that the board's approval of the defendants' application for coastal site plan review is supported by substantial evidence in the record. First, we agree with the plaintiffs that the board was required to submit its findings on the application for coastal site plan review in writing. General Statutes § 22a-106 (e) provides in relevant part that "[i]n approving any activity proposed in a coastal site plan, the municipal board or commission shall make a written finding that the proposed activity . . . (1) [i]s consistent with all applicable goals and policies in section 22a-92; [and] (2) incorporates as conditions or modifications all reasonable measures which would mitigate the adverse impacts of the proposed activity on both coastal resources and future water-dependent development activities." The board's failure to state its reasons in writing is not fatal, however, because, when the board fails to make written findings, the reviewing court must search the record for sufficiency of evidence supporting the board's decision. See *Bishop v. Zoning Board of Appeals*, 92 Conn. App. 600, 606–607, 886 A.2d 470

Our search of the record reveals substantial support for the board's approval of the coastal site plan review application. The board was required to evaluate the coastal site plan application and to determine the extent and acceptability of any adverse impact. See Stonington Zoning Regs., § 7.3.4; General Statutes § 22a-106 (e). The plaintiffs argue that the board failed to do this because Szymanski's letter concluded that the application was incomplete and because the defendants did not submit a "coastal site plan" map as required by General Statutes § 22a-105 (c). We find that the record before the board contained sufficient information for it to evaluate the application and determine the extent and acceptability of potential adverse impacts, and, notwithstanding the sparse record on this issue, we see no reason to conclude that it failed to perform its duty. The transcript of the hearing indicates that the board reviewed the defendants' application and accompanying materials, as well as Szymanski's letter. The defendants' application evaluated land and water resources, stated that there were no adverse impacts on those resources and even proposed mitigating measures, such as the decreased coverage of impervious surfaces and best storm water management practices. See Stonington Zoning Regs., § 7.3.3 (information required in applications for coastal site plan review). No evidence was submitted at the hearing, by the plaintiffs or anyone else, contradicting the information contained in the defendants' application or suggesting that there were potential adverse impacts on coastal resources or opportunities for water dependent uses associated with the defendants' project. The only other evidence in the record, besides the defendants' application, was Szymanski's letter, which concluded that the application was incomplete for the purposes of determining the project's consistency with the act.

It is important to note that General Statutes § 22a-109 (d) provides that a zoning board must consider the recommendations or comments submitted by the commissioner of environmental protection, but there is no indication in the act or elsewhere that such recommendations or comments are binding on the board. It is undisputed that the board considered Szymanski's letter because it read it in its entirety at the hearing and discussed it during the deliberations. We cannot substitute our judgment for that of the board as to the weight of the evidence before it. *Vine v. Zoning Board of Appeals*, 281 Conn. 553, 560, 916 A.2d 5 (2007). The transcript of the hearing indicates that much of the missing information mentioned in Szymanski's letter was provided by the defendants and Comeau on the day of the hearing. Comeau showed the board members the location of the mean high tide line and the 100 foot distance from it and discussed the building elevations. A site plan outlining existing conditions was included in the record that was before the board. In light of the

record that was before the board, we conclude that its approval of the application for coastal site plan review was supported by substantial evidence.

We therefore conclude that the court properly determined that the board's approval of the defendants' application for a coastal site plan review was supported by substantial evidence in the record.

II

The plaintiffs next claim that the court failed to address their argument that the board did not comply with the requirements under § 7.7.9.3 of the zoning regulations and that the conclusion that the board complied with those requirements was unsupported by the record. We do not agree.

The following facts are relevant to our consideration of the plaintiffs' claim. The board approved the defendants' application for a variance and provided the following reasons for its approval: "as presented—will diminish existing non-conformity and will address and improve flood zone issues." The court's memorandum of decision primarily focuses on the requirement of unusual hardship, which we will address in part III. The court did conclude, however, that there was substantial evidence in the record that flood zone issues will be improved by granting the requested variance. The court stated that "[d]uring the deliberations . . . one of the members expressed the importance of compliance with the flood hazard regulations Considering the applicable law and the evidence in the record, it must be found that the reasons stated by the [board] for the granting of the variance are pertinent to the considerations which it was required to apply, and such reasons are amply supported by substantial evidence in the record. The plaintiffs have failed to prove that in granting the variance, action of the [board] was illegal, arbitrary or in abuse of discretion." The transcript of the hearing indicates that the defendants discussed the acceptability of alternative locations, compatibility with the existing development, potential flood damage and the overall increased compliance with flood district regulations. The defendants also stated that the new house would be as far from the water as possible and introduced evidence that more than 70 percent of their property lies within the 100 foot setback zone. The board, during its deliberations, noted that the new construction would be the only house standing when the next hurricane hits the area. Additionally, Comeau presented testimony that the existing house was damaged in a hurricane and that it does not comply with various building and habitability codes and requirements.

We do not agree with the plaintiffs' claim that the court failed to address the issue of whether the board complied with the requirements set forth in § 7.7.9.3 of the regulations.¹² We conclude that the court specifi-

cally found that the board complied with these regulations when it stated that the approval of the variance application was supported by evidence that flood zone issues will be improved.

We next turn to the plaintiffs' argument that the court improperly concluded that the board's approval of the variance application complied with the requirements set forth in §§ 7.7.9.3, 7.7.9.5 and 8.10.3 of the regulations. Section 7.7.9.3 provides that the board, in considering applications for a variance, must consider all technical evaluations, relevant factors, standards specified in other sections, a showing of good and sufficient cause, a determination that failure to grant a variance would result in exceptional hardship, as well as eleven specific factors that include danger that materials might be swept onto other lands to the injury of others, danger to life and property due to flooding or erosion damage, the susceptibility of the proposed facility and its contents to flood damage, the compatibility with existing and anticipated development and effects of wave action and flood waters at the site. Stonington Zoning Regs., § 7.7.9.3. Section 7.7.9.5 provides that variances should be issued upon a determination that the variance is the minimum necessary; *id.*; while § 8.10.3 requires a finding that the strict interpretation of the regulations is unreasonably limited for any and all permitted uses. *Id.*, § 8.10.3. The gist of the plaintiffs' argument is that the board acted arbitrarily when it approved the application without finding that the requested variance is the minimum necessary and that the existing house unreasonably limits the defendants' use of the property. See *id.*, §§ 7.7.9.5 and 8.10.3.

We note that when a zoning authority has stated the reasons for its action, a reviewing court may determine only if the reasons given are reasonably supported by the record and are pertinent to the considerations that the authority was required to apply. *Goldberg v. Zoning Commission*, 173 Conn. 23, 25-26, 376 A.2d 385 (1977). The decision of a zoning authority will be disturbed only if it is shown that it was arbitrary, illegal or an abuse of discretion. *Beit Havurah v. Zoning Board of Appeals*, 177 Conn. 440, 444, 418 A.2d 82 (1979). Furthermore, we have held that a "zoning board is comprised of laymen whose responsibility is to protect the interest of the individual property owner by granting a variance when the zoning regulations impose a hardship on the property owner of the nature described by the General Statutes. . . . In searching the record, the trial court may rely on any reason culled from the record which demonstrates a real or reasonable relationship with the general welfare of the community in concluding that the board's decision should be upheld." (Citation omitted.) *Stankiewicz v. Zoning Board of Appeals*, 15 Conn. App. 729, 732-33, 546 A.2d 919 (1988), *aff'd*, 211 Conn. 76, 556 A.2d 1024 (1989).

Our role therefore is to determine whether the board acted arbitrarily, illegally or in abuse of its discretion and not to indulge in a hypertechnical examination of whether the board complied with all the minute requirements of its regulations. "[C]ourts must be scrupulous not to hamper the legitimate activities of civic administrative boards by indulging in a microscopic search for technical infirmities in their action." (Internal quotation marks omitted.) *Frito-Lay, Inc. v. Planning & Zoning Commission*, 206 Conn. 554, 573, 538 A.2d 1039 (1988). We conclude that the board's conclusion that the new construction will address and improve flood zone issues is not arbitrary, illegal or an abuse of discretion. The record indicates that the requirements under § 7.7.9.3 were carefully considered. The board heard the defendants' arguments regarding the acceptability of alternative locations, compatibility with the existing development, potential flood damage and the overall increased compliance with flood district regulations. The record also shows that the board considered danger from hurricanes and flooding because it concluded in its deliberations that the new construction would be the only one standing when the next hurricane hits the area. Next, the board also fulfilled the requirement under § 7.7.9.5 that the granted variance be minimal when it considered the defendants' argument that the new house would be as far from the water as possible and the evidence that more than 70 percent of the defendants' property lies within the 100 foot setback zone. Finally, the board clearly evaluated whether the strict interpretation of the regulations unreasonably would limit the use of the defendants' property for all permitted uses, an inquiry required by § 8.10.3, when it heard Comeau's extensive testimony about the noncompliance of the existing house with various building and habitability codes and regulations. The board's failure to specifically state, orally or in writing, that it had made these findings does not amount to an exercise of discretion that is arbitrary, illegal or an abuse of discretion. See *Vaszauskas v. Zoning Board of Appeals*, 215 Conn. 58, 63-65, 574 A.2d 212 (1990) (zoning board of appeals abused discretion when it acted beyond its authority by granting variance subject to satisfaction of condition impossible to satisfy); *Frito-Lay, Inc. v. Planning & Zoning Commission*, supra, 568-74 (zoning commission abused discretion by holding public hearings after mandated time period); *Farrior v. Zoning Board of Appeals*, 70 Conn. App. 86, 95, 796 A.2d 1262 (2002) (zoning board abused discretion when it interpreted applicable regulatory language arbitrarily and unreasonably).

We therefore conclude that the court properly concluded that the board complied with the requirements under the flood zone regulations.

The plaintiffs' final claim is that the court improperly concluded that the board approved the defendants' application for a variance without the finding of legal hardship. The plaintiffs argue that the board inaccurately estimated the extent of the diminishing nonconformities and that the court improperly concluded that the elimination of nonconformities was an independent basis for granting the variance in the present case. We disagree.

The following additional facts are relevant to our consideration of the plaintiffs' claim. In its memorandum of decision, the court concluded that the board did not abuse its discretion in granting the requested variance without having determined that the defendants had demonstrated unusual hardship.¹³ The court concluded that the elimination of nonconformities served as an independent basis for granting a variance; see *Vine v. Zoning Board of Appeals*, supra, 281 Conn. 559; *Adolphson v. Zoning Board of Appeals*, 205 Conn. 703, 708-10, 535 A.2d 799 (1988); *Stancuna v. Zoning Board of Appeals*, 66 Conn. App. 565, 572, 785 A.2d 601 (2001); and that compliance with flood zone regulations and increased compliance with the 100 foot setback requirement justified the granting of the variance in the absence of unusual hardship. The defendants submitted that the new house would comply with all flood zone regulations except the setback requirement. They presented evidence that the existing house did not comply with applicable building and habitability codes. The defendants also presented evidence that the new construction would be farther away from the water than any other house on that street. During the board's deliberations, a board member stated that the "FEMA improvements are far more important than anything, and I also believe that given time the entire neighborhood is going to be conforming to [regulations], so [they are] just on the cutting edge of what's [going to] happen in the years to come." The court emphasized the board's findings that the new structure, unlike the existing one, would be in conformance with flood district standards specified in § 7.7.8.2 and more compliant with the 100 foot setback requirement in § 7.7.8.3.1 than the existing one.

We set forth the standard governing our review of grants or denials of variances. General Statutes § 8-6¹⁴ provides zoning boards with power to grant variances from local zoning regulations. "One who seeks a variance must show that, because of some unusual characteristic of his property, a literal enforcement of the zoning regulations would result in unusual hardship to him. . . . The hardship complained of must arise directly out of the application of the ordinance to circumstances or conditions beyond the control of the party involved. . . . Where the condition which results

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zoning board is without power to grant a variance. . . . Where . . . the hardship arises as the result of a voluntary act by one other than the one whom the variance will benefit, the board may, in the sound exercise of its liberal discretion, grant the variance. . . . Disadvantage in property value or income, or both, to a single owner of property, resulting from application of zoning restrictions, does not, ordinarily, warrant relaxation in his favor on the ground of . . . unnecessary hardship. . . . Financial considerations are relevant only in those exceptional situations where a board could reasonably find that the application of the regulations to the property greatly decreases or practically destroys its value for any of the uses to which it could reasonably be put and where the regulations, as applied, bear so little relationship to the purposes of zoning that, as to particular premises, the regulations have a confiscatory or arbitrary effect. . . . Zoning regulations have such an effect in the extreme situation where the application of the regulations renders the property in question practically worthless." (Citations omitted; internal quotation marks omitted.) *Vine v. Zoning Board of Appeals*, supra, 281 Conn. 561-62.

"In cases in which an extreme hardship has not been established, [however], the reduction of a nonconforming use to a less offensive prohibited use may constitute an independent ground for granting a variance." *Id.*, 562. Consequently, our Supreme Court in *Vine* held that this court improperly reversed the trial court's judgment upholding the granting of a variance from the town's zoning regulation that required a minimum square footage on all lots. *Id.*, 556, 572. The court concluded that granting the variance would result in a development that more nearly conformed to the technical requirements of the town's zoning regulations and would not result in a more offensive use of the property. *Id.*, 570-71. The court stated that "it would elevate form over substance to insist on [the showing of exceptional hardship] when there is no claim or evidence that granting the variance could result in even minimal harm to the neighborhood or undermine in any way the overarching zoning scheme, especially when there is substantial evidence to support a conclusion that it would result in a more conforming use." *Id.*, 571.

The court in *Vine* relied on two other cases. In *Adolphson v. Zoning Board of Appeals*, supra, 205 Conn. 703, our Supreme Court affirmed the judgment of the trial court upholding the granting of a variance from a regulation prohibiting the operation of an automobile repair shop. *Id.*, 705-707. The defendants wanted to operate the repair shop instead of a nonconforming aluminum casting foundry. *Id.*, 705. The court recognized that "nonconforming uses should be abolished or reduced to conformity as quickly as the fair interest of the parties will permit [W]hile the alien use is

contemplated; thereupon, so far as is expedient, advantage is taken of this fact to compel a lessening or suppression of the nonconformity." (Citations omitted; internal quotation marks omitted.) *Id.*, 710. The Supreme Court also emphasized the finding of the trial court that the proposed use would be far less offensive to the neighborhood and surrounding residents than a foundry. *Id.* In *Stancuna v. Zoning Board of Appeals*, supra, 66 Conn. App. 565, this court affirmed the judgment of the trial court upholding the granting of a variance from regulations requiring certain side yard setback. *Id.*, 566. The court concluded that the variance would eliminate a nonconforming residential use of the property and allow a commercial use in a commercial zone. *Id.*, 572. The court also noted that the variance was in keeping with the town's comprehensive plan and that the changes appurtenant to the variance would conserve the public health, safety and welfare of the neighborhood. *Id.*

First, we dispose of the plaintiffs' arguments disputing the board's factual findings, such as the distance of the new construction from the mean high tide, or challenging the accuracy of the defendants' and Comeau's statements. There is no indication that the plaintiffs disputed those factual findings before the board or the trial court; see *Celentano v. Oaks Condominium Assn.*, 265 Conn. 579, 589 n.9, 830 A.2d 164 (2003); Practice Book § 60-5; and the credibility of the witnesses and the determination of issues of fact are matters solely within the province of the board. *Rural Water Co. v. Zoning Board of Appeals*, 287 Conn. 282, 294, 947 A.2d 944 (2008). The board's conclusion that the new construction would diminish nonconformities is furthermore substantially supported by the evidence presented at the hearing. The record reveals that the new construction will be set farther from the mean high tide than the existing one, thereby reducing the nonconformity with § 7.7.8.3.1 of the regulations. The record also reveals that the new construction will conform to all the other flood zone regulations, such as the specific standards in § 7.7.8.2 concerning base flood elevation levels and location of utility connections. Compare *Horace v. Zoning Board of Appeals*, 85 Conn. App. 162, 170-72, 855 A.2d 1044 (2004) (board's decision to grant variance on ground that less nonconforming use would result not supported by any evidence, including application, and therefore was improper).

Second, we conclude that the court in the present case properly concluded that the law developed in *Vine*, *Adolphson* and *Stancuna* was fully applicable to the present circumstances. The plaintiffs' key argument is that the increased conformance with flood zone regulations is not significant enough to justify the grant of a variance in the present case. We do not see any basis on which to distinguish the present case from *Vine*,

of a fifty-three foot variance is justified by a decrease in noncompliance with the 100 foot setback requirement set forth in § 7.7.8.3.1 and the elimination of non-compliance with all the remaining flood zone regulations. Compare *Vine v. Zoning Board of Appeals*, supra, 281 Conn. 570-72 (variance from square footage requirement justifies granting variance where it reduced nonconformity and did not cause even minimal harm to neighborhood); *Adolphson v. Zoning Board of Appeals*, supra, 205 Conn. 708-10 (nonconforming use of property to operate automobile repair shop justified because it is less offensive to neighborhood than nonconforming use to operate foundry); *Stancuna v. Zoning Board of Appeals*, supra, 66 Conn. App. 572 (variance from setback requirement justified where it eliminated nonconforming use, was consistent with town's comprehensive development plan and did not undermine health, safety and welfare of surrounding neighborhood). In the present case, there was substantial evidence that the new construction would reduce and eliminate existing nonconformities and present less of a hazard in case of a flood, and there was no evidence that replacing the existing house would result in even minimal harm to the neighborhood. It is important to also note that the board concluded that with time, all of the houses in the neighborhood would conform to the flood zone requirements and that the defendants were on the cutting edge of new development. *Adolphson v. Zoning Board of Appeals*, supra, 710 ("[t]he accepted method of accomplishing the ultimate object is that, while the alien use is permitted to continue until some change is made or contemplated, thereupon, so far as is expedient, advantage is taken of this fact to compel a lessening or suppression of a nonconformity").

We conclude that the court properly upheld the board's conclusion that the elimination and reduction of nonconformances in the present case presented an independent basis for granting a variance. We affirm the court's dismissal of the plaintiffs' appeal.

The judgment is affirmed.

In this opinion the other judges concurred.

¹ In this opinion, we refer to Holt and Wyper as the defendants.

² The plaintiffs therefore have standing as aggrieved persons under General Statutes § 8-8 (b).

³ See Stonington Zoning Regs., §§ 7.3, 7.7.

⁴ The application defines hardship, or a reason for requesting a variance, as a "peculiar or unique feature of a particular piece of property that prevents the landowner from making a reasonable use of the property in conformance with the existing zoning regulations. A hardship has nothing to do with the personal circumstances of the landowner. The fact that the owner might be able to make a more profitable use of the land if it were not for the zoning regulations does not equate to hardship. Proof of a true hardship is a legal requirement for a [z]oning [b]oard of [a]ppeals to issue a variance."

⁵ Section 7.7.9.1.2 of the Stonington zoning regulations provides that "[v]ariations may be issued . . . for new construction . . . on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level"

lacked jurisdiction to review the board's approval of the defendants' coastal site plan application because the court misread *Fort Trumbull Conservancy, LLC v. Planning & Zoning Commission*, 266 Conn. 338, 832 A.2d 611 (2003), and failed to distinguish the procedural circumstances of the present case. In its memorandum of decision, the court stated that "[b]y statute and regulation, [coastal site plan] review has been made another component of the zoning process. [It] does not result in an appealable decision separate from the variance approved. . . . The court has no jurisdiction to consider the [coastal site plan] review as a separate appealable decision."

Later in the memorandum, the court, however, concluded that "the new construction allowed by the variance will permit the erection of a building which is in conformance with the [coastal zone] requirements as set forth in the zoning regulations." The plaintiffs argue that the court's statement that it lacked jurisdiction to review the board's approval of the application for coastal site plan review means that it did not review it, despite the fact that the court subsequently seemed to have concluded that the board properly approved the coastal site plan application.

"It is a well established principle of appellate procedure that the appellant has the duty of providing this court with a record adequate to afford review. . . . Where the factual or legal basis of the trial court's ruling is unclear, the appellant should seek articulation pursuant to Practice Book § 66-5). . . . Accordingly, [w]hen the decision of the trial court does not make the factual predicates of its findings clear, we will, in the absence of a motion for articulation, assume that the trial court acted properly." (Internal quotation marks omitted.) *Berglass v. Berglass*, 71 Conn. App. 771, 789, 804 A.2d 889 (2002). We therefore construe the court's memorandum of decision to indicate that it reviewed the board's approval of the application for a coastal site plan review and upheld it without providing analysis. We consequently do not address the plaintiffs' claim that the court failed to review the approval of the coastal site plan application because it improperly concluded that it lacked jurisdiction.

The defendants identified the following coastal resources: general resources, beaches and dunes, bluffs and escarpments, coastal hazard area, coastal waters, estuarine embayments, near shore waters, offshore waters, developed shorefront, rocky shorefront, shellfish concentration areas, shore lands and tidal wetlands. See General Statutes § 22a-93 (7).

The following coastal use and activity policies and standards outlined in General Statutes § 22a-92 (a) and (b) were identified by the defendants as applicable to their project: "(a) . . . (1) [t]o insure that the development, preservation or use of the land and water resources of the coastal area proceeds in a manner consistent with the capability of the land and water resources to support development, preservation or use without significantly disrupting either the natural environment or sound economic growth; (2) [t]o preserve and enhance coastal resources in accordance with the policies established by chapters 439, 440, 446i, 446k, 447, 474 and 477; (3) [t]o give high priority and preference to uses and facilities which are dependent upon proximity to the water or the shorelands immediately adjacent to marine and tidal waters . . . (9) [t]o coordinate planning and regulatory activities of public agencies at all levels of government to insure maximum protection of coastal resources while minimizing conflicts and disruption of economic development . . . (b) . . . [t]o manage uses in the coastal boundary through existing municipal planning, zoning and other local regulatory authorities and through existing state structures, dredging, wetlands, and other state siting and regulatory authorities, giving highest priority and preference to water-dependent uses and facilities in shorefront areas." General Statutes § 22a-92 (a) (1), (2), (3) and (9), and 22a-92 (b) (1) (A).

General Statutes § 22a-93 (15) defines potential adverse impacts as including but not limited to "(A) [d]egrading water quality . . . (B) degrading existing circulation patterns of coastal waters . . . (C) degrading natural erosion patterns . . . (D) degrading natural or existing drainage patterns . . . (E) increasing the hazard of coastal flooding . . . (F) degrading visual quality through significant alteration of the natural features of vistas and view points; (G) degrading or destroying essential wildlife, finfish or shellfish habitat . . . and (H) degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or function."

¹⁰ "Water-dependant uses" are defined in General Statutes § 22a-93 (16).

¹¹ We note here that our Supreme Court recently held in *Fort Trumbull Conservancy, LLC v. Planning & Zoning Commission*, supra, 266 Conn.

intended to be part and parcel of the planning or zoning application or referral that triggers the coastal site plan review " The court in *Fort Trumbull Conservancy, LLC*, also stated, however, that its decision was consistent with *DeBeradinis v. Zoning Commission*, supra, 228 Conn. 187; see *Fort Trumbull Conservancy, LLC v. Planning & Zoning Commission*, supra, 358-59; and did not provide any new guidance concerning the judicial review of coastal site plans. We conclude that *DeBeradinis* provides a proper standard of review of a coastal site plan approval and provides a separate analysis of whether there is substantial evidence in the record to support the board's approval of the application for a coastal site plan review. See *DeBeradinis v. Zoning Commission*, supra, 198.

"Section 7.7.9.3 outlines considerations for granting of variances from the regulations contained in § 7.7. See *Stonington Zoning Regs.*, § 7.7.9.3. Section 7.7 applies "special regulations to the use of the land in the flood plains of . . . bodies of water . . . which have or tend to have flooded or overflowed their banks." *Id.*, § 7.7. The 100 foot setback requirement is a part of § 7.7. See *id.*, § 7.7.8.3.1. The board was therefore required to consider the standards set forth in § 7.7.9.3 when it reviewed the defendants' application for a variance from the 100 foot setback requirement.

"It should be noted here that the strict enforcement of § 7.7.8.3.1 appears to mandate that the defendants must continue residing in the existing house until it is destroyed or demolished or be confined to building on only 24 percent of their property.

"General Statute § 8-6 (a) provides in relevant part that "[t]he zoning board of appeals shall have the following powers and duties . . . (3) to determine and vary the application of the zoning bylaws, ordinances or regulations in harmony with their general purpose and intent and with due consideration for conserving the public health, safety, convenience, welfare and property values solely with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of such bylaws, ordinances or regulations would result in exceptional difficulty or unusual hardship so that substantial justice will be done and the public safety and welfare secured, provided that the zoning regulations may specify the extent to which uses shall not be permitted by variance in districts in which such uses are not otherwise allowed. . . ."

Christian Edmonds
P.O. Box 807
Branford, CT 06405

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Ms. Brenda Cristillo
239 Reynolds Bridge Road
Thomaston, CT 06787

Re: App 12-536 – Christian Edmonds – Side yard variances for the re-construction of an existing non-conforming structure to comply with flood plain requirements – Section 25 – Lake Residential District – 48 Brunetto Grove.

To abutting property owners and neighbors of 48 Brunetto Grove.


The Morris Zoning Board of Appeals will hold a public hearing on my above-referenced application on Tuesday, February 19th, 2013 commencing at 7:30PM in the Morris Town Hall.

I am seeking side yard variances to replace the existing non-conforming residential structure with a failing foundation. The current location does not comply with flood elevations. The side yard variance being requested on the northerly side is from 15' to 9.03' and the side yard variance being requested on the southerly side is from 15' to 11.95'. The proposed variance to 9.03' on the northerly side would reduce the existing nonconformity which has a setback of 6.79' and the proposed variance to 11.95' on the southerly side would reduce the existing nonconformity which has a setback of 10.6'.

The change in the location of the structure on the property will not only result in compliance with current flood plain elevations but the design as prepared will result in more overall conformity with current regulations in terms of setbacks. The proposed elevations will not exceed the maximum floor area ratio or the lot coverage ratio. The site design as prepared by a professional engineer also will not result in any negative impact to the surrounding properties in terms of storm water run-off during or after construction.

A copy of my file is available for review in the Town Clerk's Office. I would welcome any questions or concerns that you may have and can be reached at 203 488-1000.

Respectfully,


Christian Edmonds

Christian Edmonds
P.O. Box 807
Branford, CT 06405

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Mr. Kenneth Henrich &
Judith Henrich Trust
Box 254
Bantam, CT 06750

Re: App 12-536 – Christian Edmonds – Side yard variances for the re-construction of an existing non-conforming structure to comply with flood plain requirements – Section 25 – Lake Residential District – 48 Brunetto Grove.

To abutting property owners and neighbors of 48 Brunetto Grove.

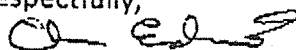
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The change in the location of the structure on the property will not only result in compliance with current flood plain elevations but the design as prepared will result in more overall conformity with current regulations in terms of setbacks. The proposed elevations will not exceed the maximum floor area ratio or the lot coverage ratio. The site design as prepared by a professional engineer also will not result in any negative impact to the surrounding properties in terms of storm water run-off during or after construction.

A copy of my file is available for review in the Town Clerk's Office. I would welcome any questions or concerns that you may have and can be reached at 203 488-1000.

Respectfully,



Christian Edmonds

Christian Edmonds
P.O. Box 807
Branford, CT 06405

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Mr. Joseph Cricco
Mr. John Cricco
214 Falls Road
Bethany, CT 06524

Re: App 12-536 – Christian Edmonds – Side yard variances for the re-construction of an existing non-conforming structure to comply with flood plain requirements – Section 25 – Lake Residential District – 48 Brunetto Grove.

To abutting property owners and neighbors of 48 Brunetto Grove.


The Morris Zoning Board of Appeals will hold a public hearing on my above-referenced application on Tuesday, February 19th, 2013 commencing at 7:30PM in the Morris Town Hall.

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Mr. & Mrs. John J. Edmonds
34 Parkway Terrace
Milford, CT 06460

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To abutting property owners and neighbors of 48 Brunetto Grove.

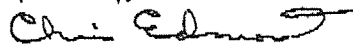
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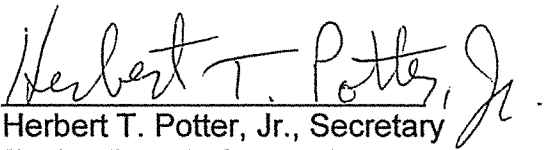
**Zoning Board of Appeals
Morris, CT 06763**

Carolyn W. Phillips - Assistant Town Clerk

**Certificate
Of
Variance granted**

This is to certify that pursuant to Section #23 of the Morris Zoning Regulations, at a meeting held on March 12, 2013, at the Morris Community Hall, the Zoning Board of Appeals voted as follows:

To grant a variance to Christian Edmonds at 48 Brunetto Grove in Morris CT to build the structure with the sideline variances requested as specified. Applicant is proposing to rebuild an existing nonconforming structure which has a failing foundation and which does not comply with flood elevations. For the proposed structure with a sideline variance from 15' to 9.03' on the northerly side and a sideline variance from 15' to 11.95' on the southerly side. The proposed variance to 9.03' on the northerly side would reduce the existing nonconformity from the current setback of 6.79' to the proposed 9.03' and the proposed variance to 11.95' on the southerly side would reduce the existing nonconformity from the current setback of 10.6' to the proposed 11.95'. The proposed structure would comply with flood regulations.

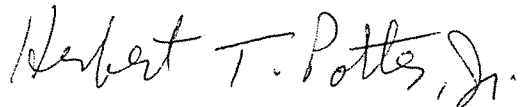

Herbert T. Potter, Jr., Secretary
Zoning Board of Appeals
Morris, CT 06763

VARIANCE

Ann E. Carr - Town Clerk

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Zoning Board of Appeals
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Mass *7/24/13*
Karin
- on file -
Sent copy to Edmonds.
Please file original in
your file.
Carolyn

Herbert T. Potter, Jr.
Herbert T. Potter, Jr., Secretary
Zoning Board of Appeals
Morris, CT 06763

**MORRIS INLAND WETLANDS COMMISSION
COMMUNITY HALL
MORRIS, Conn. 06763**

**PERMIT FOR ACTIVITY
In Inland Wetlands and Watercourses, and Regulated Upland Areas**

No. 13-469

Issued to Owner: Chris Edmonds
Agent: Berkshire Engineering

Location: 48 Brunetto Grove

Plan: Berkshire Eng rev 8-5-2013

Area altered: .05 acres

Proposed Activity

Replace lake wall; replace cottage plus garage
Driveway. Future well location

Date Sept 8, 2013
Signed W. Doyle

Permit valid for a period of two years

ALL ENVIRONMENTAL MANAGEMENT PRACTICES ARE TO BE FOLLOWED

Silt fences are to be in place before other work begins.

Schedule the project with the Wetlands Enforcement Officer before beginning

MORRIS INLAND WETLANDS COMMISSION
COMMUNITY HALL
MORRIS, Conn. 06763

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2025-01-05 12:59:12

Property Location: 48 BRUNELLO GROVE
Vision ID: 331

ATAP ID: 40123014811

Account #00030100 Bldg #:

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Code	Description	Element	Code	Description	Percentage
05	Cottage		1-1	RES LAND	100
01	Residential				
03	Average				
1	1 Story				
1	Occupancy				
11	Exterior Wall 1				
11	Exterior Wall 2				
03	Roof Structure				
03	Roof Cover				
05	Interior Wall 1				
	Interior Wall 2				
08	Interior Flr 1				
	Interior Flr 2				
05	Heat Fuel				
01	Heat Type				
01	AC Type				
02	Total Bedrooms				
1	Total Bthrms				
0	Total Half Baths				
	Total Xtra Fixtrs				
4	Total Rooms				
02	Bath Style				
02	Kitchen Style				

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)									
Code	Description	Sub	Sub Description	Y/B	Units	Unit Price	Yr	Gde	Dp
FPL	FIREPLACE	B	1	3,000.00	1970	06	1	100	2,100

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undrprg	Value		
BAS	First Floor	624	624	624			44,776		
FEP	Porch, Enclosed, Finished	0	0	128			6,458		
UBM	Basement, Unfinished	0	0	624			8,970		
WDK	Deck, Wood	0	0	80			574		

624 sq ft
624 sq ft



need metland permit
need 0-2 survey
AS-Built
need to AS-Built
for new Found.
Before concrete
can be poured.

7222 610-3872

2008 10-8

Property Location: 48 BRUNETT GROVE
Vision ID: 331

Account #00030100

MAP ID: 401 2301 4811

Bldg Name: 1 of 1
Site #: 1 of 1
Card: 1 of 1

State Use: 1
Print Date: 01/26/2005 11:06

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Code	Description	Percentage
Style	05	Cottage	
Model	01	Residential	
Grade	03	Average	
Stories	1	1 Story	
Occupancy	1	Clapboard	
Exterior Wall 1	11		100
Exterior Wall 2			
Roof Structure	03	Cable/Hip	
Roof Cover	03	Asph/F Gls/Cmp	
Interior Wall 1	05	Drywall/Sheet	
Interior Wall 2			
Interior Flr 1	08	Average	71.76
Interior Flr 2			60.778
Heat Fuel	05	NONE	0.00
Heat Type	01	None	60.778
AC Type	01	None	1955
Total Bedrooms	02	2 Bedrooms	
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	4	4 Rooms	30
Bath Style	02	Average	0
Kitchen Style	02	Average	0
COST/MARKET VALUATION			
Adj Base Rate			71.76
Section RCN			60.778
Net Other Adj			0.00
Replace Cost			60.778
AYB			1955
Dep Code			
Remodel Rating			
Year Remodeled			
Dep %			30
Funcl Obslnc			0
Econ Obslnc			0
Cost Trend Factor			1
Status			
% Complete			70
Overall % Cond			42.540
Apprais Val			0
Dep % Ovr			0
Dep Ovr Comment			
Misc Imp Ovr			0
Misc Imp Ovr Comment			
Cost to Cure Ovr			0
Cost to Cure Ovr Comment			

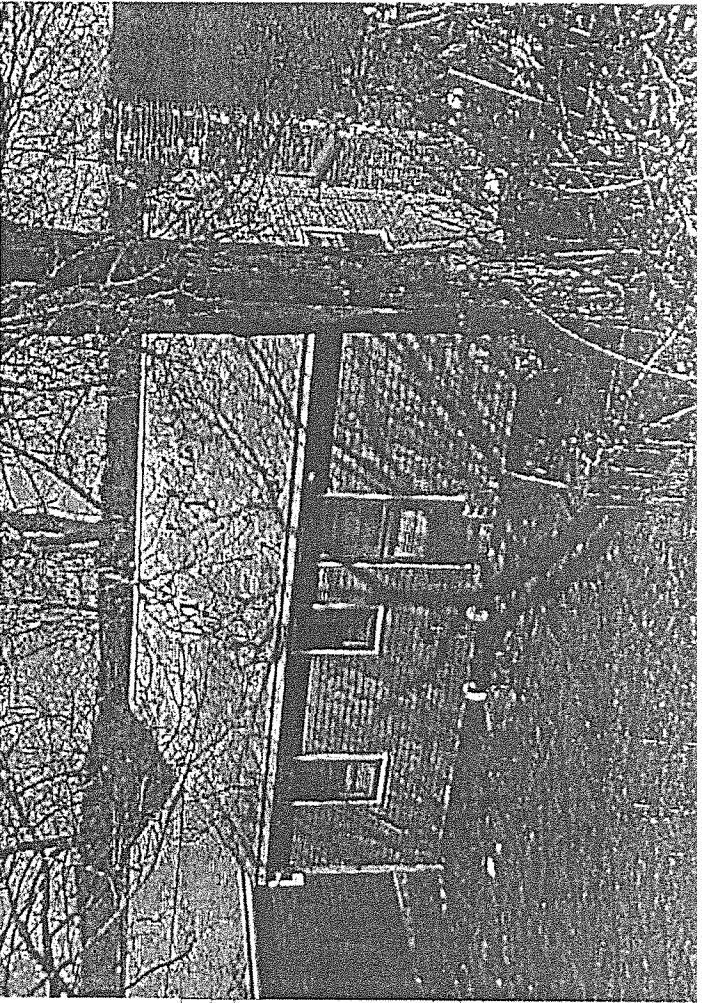
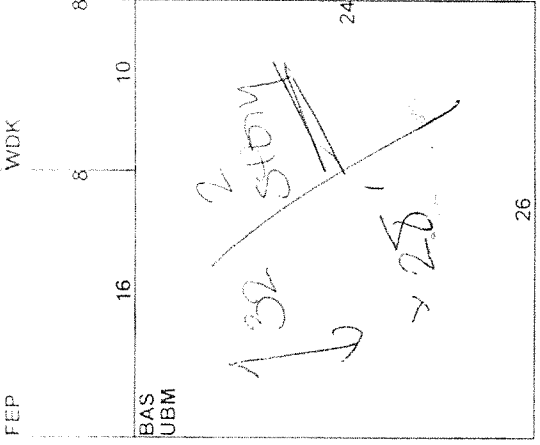
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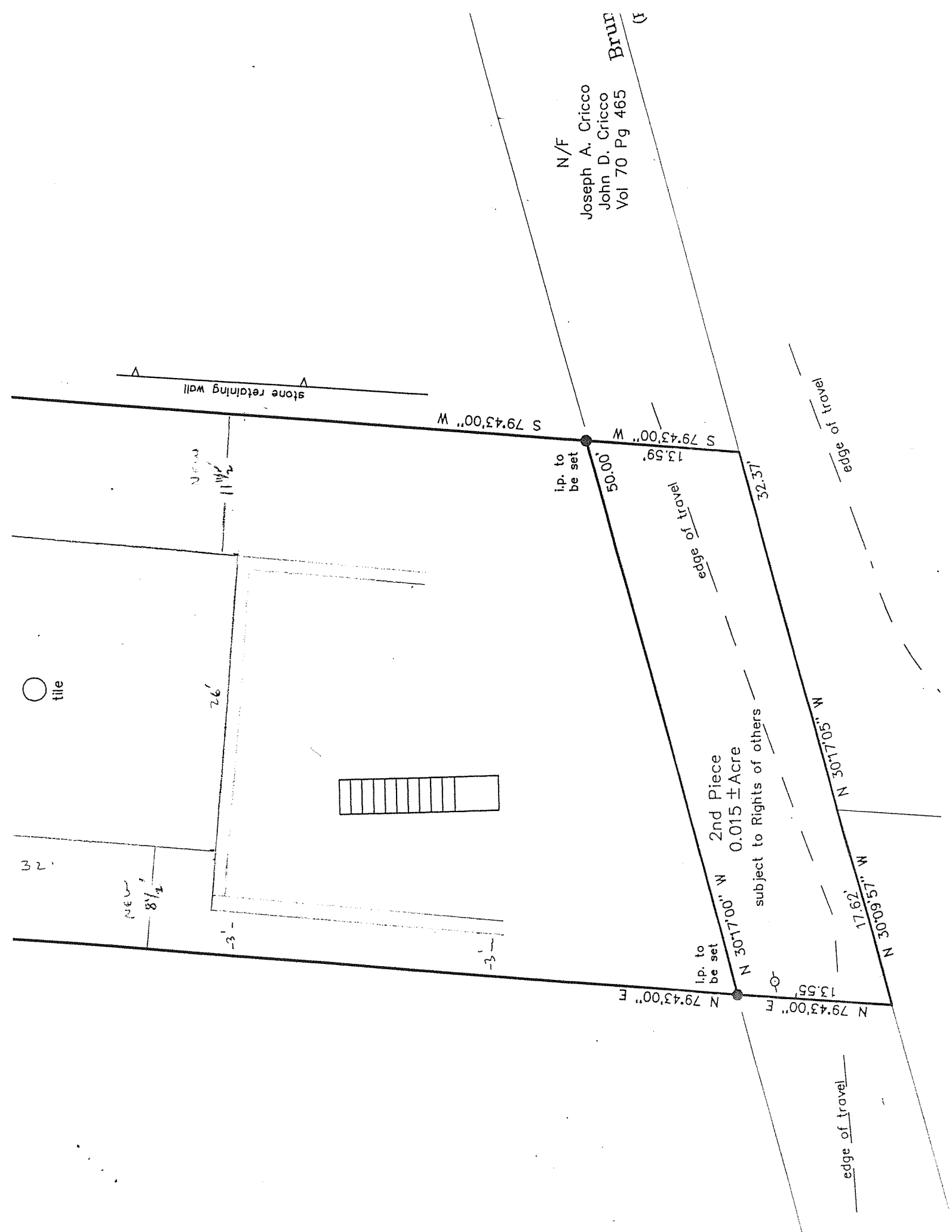
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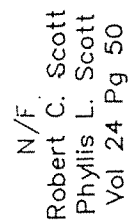
62459 Sq Ft livable



all good
center driveway
basement
to be built
weathered
plumbing



N/F.
Robert C. Scott
Phyllis L. Scott
Vol 24 Pg 50



Christian Edmonds
48 Brunetto Grove
Morris, CT

Re: App 12-536 – Christian Edmonds – Side yard variances for the re-construction of an existing non-conforming structure to comply with flood plain requirements – Section 25 – Lake Residential District – 48 Brunetto Grove.

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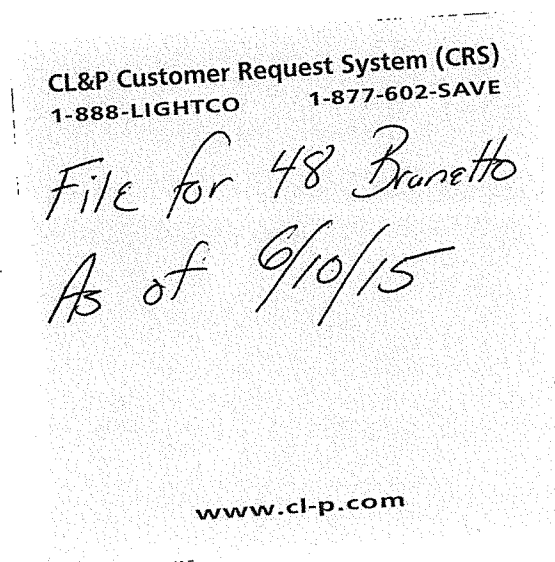
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I am seeking side yard variances to replace the existing non-conforming residential structure with a failing foundation. The current location does not comply with flood elevations. The side yard variances being requested are from the 15 foot minimum setback for principal building from all property lines. The change in the location of the structure overall on the property will result not only in compliance with current flood plain elevations but the design as prepared will result in more overall conformity with current regulations in terms of setbacks. The proposed elevations to include a second floor will not exceed the maximum floor areas ratio and the lot coverage ratio. The site design as prepared by a professional engineer also will not result in any negative impact to the surrounding properties in terms of storm water run-off during or after construction.

A copy of my file is available for review in the Town Clerk's Office. I would welcome any questions or concerns that you may have and can be reached at

Respectfully yours,

Christian Edmonds



nskilton@snet.net

From: Brenda Cristillo [brendacristillo@att.net]
Sent: Tuesday, May 19, 2015 7:11 PM
To: planningandzoning@townofmorrisct.com; 1stselectman@townofmorrisct.com; nskilton@snet.net; markdmalley@snet.net; Building Official
Subject: Re: 50 & 48 Brunetto Grove, Morris
Attachments: The wall 10.JPG; The wall 8.JPG; The wall 4.JPG; The wall.JPG

*now, does this garage have the
necessary permits?*

5/20/15

Hello,

It has been almost 2 weeks and No One (except the building office) has even responded to my request from the Town of Morris, CT.

At this point, I am asking/demanding that an "AS BUILT SITE PLAN" be required before a CO is granted.

I have already verified with the ZBA that there is NO VARIANCE for the CEMENT WALL at/on my property line. See the photos below.

I would like a response from the PLANNING AND ZONING OFFICE on Wednesday, May 20th, that you received this email.

I want to know what options there are since a variance was granted for the HOUSE foundation (I knew that and actually supported it) but NO VARIANCE was granted for the 101" retaining wall that is truly the foundation for the garage. Construction of that garage started today and I do NOT want that wall on my property line. What action is the town taking since I started questioning this in November of 2013??

Someone from the town needs to respond.

I am also copying my local attorney in the event we do decide to take legal action.

Thank you.

Brenda Cristillo

On Thursday, May 7, 2015 3:02 PM, Brenda Cristillo <brendacristillo@att.net> wrote:

Hello,

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I own 50 Brunetto Grove. I attended a meeting for a variance for 48 Brunetto Grove in January, 2013. I came to support my neighbor's plan to build a house. I was sent a legal notice to support his

plan because his foundation is 6 inches closer to (or 9 feet away from) my property line. Then, in November 2013 I arrived on crutches to find a CEMENT WALL being built on my property line (for a garage I was told). I started to contact the town offices, with no luck and no answers as to why a cement wall over 8 feet tall was being built on my property line. One person (who will remain nameless at this point), actually said to me "well it's too late now, the wall is built - you will have to pursue this legally".

Today, I am seeking from ALL of you, an answer, in writing. I know you CANNOT built a (previously 8 feet and is now a) 101 inch tall cement (& wood) wall on anyone's property line without a variance, so I am asking for a response in writing as to WHO SIGNED OFF on this cement structure that will be a retaining wall for the GARAGE (that was also not on the original plan submitted to the town in January of 2013 - which was the plan hand delivered to all the neighbors in the neighborhood).

Also, there is a FOOTING under the wall which is approximately 20 inches wide, which puts those FOOTINGS ON MY PROPERTY.

I am not going to do the town's job. Someone, from the town, needs to inspect, and be sure a variance was obtained for this wall, so I can be sure the cement wall is legal. I am fully aware of the variance for the house. I have no knowledge of a variance for this retaining wall. I actually have a good relationship with my neighbor. I was told to work it out with my neighbor. I am not a town employee. I am a tax payer and I am asking someone at the town to do their job, and I am asking the town to provide answers to me so that I can continue and maintain a friendly relationship with my neighbor. I like my neighbor. I do not like the fact that there is a 101 inch tall cement wall on my property line.

I am going to end here with a request for the TAPES from the meeting in January, 2013 where the original variance was discussed for the house, and, since the 9 foot wall and garage were added in July or August of 2013 and NO ONE in the neighborhood knew about them, I need a copy of WHO at the town approved this wall, and garage, and, I need in writing an answer as to why I was not notified via a legal notice for these structures.

My property was surveyed just before the neighbor's construction and I had 7 markers placed on the property line, but unfortunately when the neighbor's site work was being done, every single property marker was pulled up from the ground and thrown into my flower beds. BUT, I do know where the markers were. We did this to get ready to get a well.

I can be reached at anytime on my cell at 860-307-4440. My home number is 860-283-8660.

Can someone PLEASE reply back just so that I know someone did receive this email. Thank you.

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Brenda Cristillo

05-12-15

Brenda Cristillo
 cell # 860-307-4440
 Bantam Lake

at 9:44 AM

4 Total # Pages 1

ant Town Clerk

This is
 meeting
 Appeal

- spoke w/ Scott
- Scott said to go to ZBA. She did. She spoke w/ Nancy Skilton. Nancy said there is no variance for the wall.

, at a
 yard of

- Went to Scott - said it was Bldg Dept. Spoke w/ Vince he said it is P & Z. (Vince - today - offered to review her plans.)

in Morris
 s
 orming
 ply with
 ance from
 5' to 11.95'
 ortherly
 setback of
 ' on the
 e current
 e would

- Did meet w/ Scott last week and he

Herbert T. Potter, Jr.
 Herbert T. Potter, Jr., Secretary
 Zoning Board of Appeals
 Morris, CT 06763

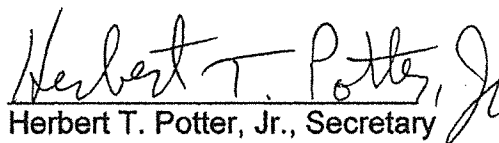
**Zoning Board of Appeals
Morris, CT 06763**

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Herbert T. Potter, Jr., Secretary
Zoning Board of Appeals
Morris, CT 06763

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Ann E. Carr - Town Clerk

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To grant a variance to Christian Edmonds at 48 Brunetto Grove in Morris, CT to build the structure with the sideline variances requested as specified. Applicant is proposing to rebuild an existing nonconforming structure which has a failing foundation and which does not comply with flood elevations. For the proposed structure with a sideline variance from 15' to 9.03' on the northerly side and a sideline variance from 15' to 11.95' on the southerly side. The proposed variance to 9.03' on the northerly side would reduce the existing nonconformity from the current setback of 6.79' to the proposed 9.03' and the proposed variance to 11.95' on the southerly side would reduce the existing nonconformity from the current setback of 10.6' to the proposed 11.95'. The proposed structure would comply with flood regulations.

Herbert T. Potter, Jr.

Herbert T. Potter, Jr., Secretary
Zoning Board of Appeals
Morris, CT 06763

Vol 55 Page 388
QUIT-CLAIM DEED

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

KNOW YE, Laura E. Edmonds, of the City of Milford, County of New Haven, State of Connecticut, (hereinafter referred to as the "Releasor") in consideration of love and affection received to Releasor's full satisfaction from John J. Edmonds, Jr. of the City of Milford, County of New Haven and State of Connecticut, and Christian P. Edmonds, of the Town of Branford, County of New Haven and State of Connecticut, (hereinafter referred to as the "Releasees"), does by these presents remise, release and forever Quit-Claim unto the Releasees as Tenants in Common and to the Releasees' heirs, executors, administrators and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Releasor has or ought to have in or to the following described real property:

Two certain pieces or parcels of land together with all the buildings and all other improvements thereon, lying Easterly from Connecticut State Highway Route 109, in the Town of Morris, County of Litchfield, and State of Connecticut, bounded and described as follows:

FIRST PIECE: Beginning as a point in the Westerly shore of Bantam Lake, said point being the Northeasterly corner of the First Piece described in warranty deed of Michael Brunetto to Roland C. and Dorothy May Soucy; running thence Southerly 79o 43' West 117 feet, more or less, to the Easterly line of the Second Piece hereinafter described; running thence Northerly along the Easterly line of said Second Piece 50 feet; running thence Northerly 79o 43' East 125 feet more or less, to the Westerly shore of Bantam Lake; running thence Southerly along the Westerly shore of Bantam Lake 48 feet, more or less, to the point and place of beginning. Bounded:

Northerly: by other land of Michael Brunetto;
Easterly: by Bantam Lake;
Southerly: by land of said Soucys; and
Westerly: by Second Piece.

SECOND PIECE: Beginning at the Northwesterly corner of land conveyed to Roland C. and Dorothy May Soucy by Michael A. Brunetto; running thence Southerly 79o 43' West 13.30 feet to the center line of a roadway running north and south as shown on map hereinafter referred to; running thence Northerly along center line of said roadway 50 feet; running thence Northerly 79o 43' East 13.30 feet to the Northwesterly corner of the First Piece hereinbefore described; running thence Southerly along the Westerly line of said First Piece 50 feet to the point and place of beginning, bounded:

Northerly: by other land of Michael A. Brunetto;
Easterly: by First Piece;

"No Conveyance Tax collected"

"No Conveyance Tax collected"

edmonds.qcd

Town Clerk of Morris

Town Clerk of Morris

Vol 55 Page 389

Southerly: by Second Piece described in said deed to said Soucys;
Westerly: by other land of Michael A. Brunetto and by land of one Johnston.

Being Lot #20 and the Easterly one-half (1/2) of said roadway adjoining said Lot #20 on the west as shown on map entitled, "Proposed Subdivision Property of Michael Brunetto, Bantam Lake, Bantam, Connecticut, Scale 1" = 40'. Class A-2, May, 1952, Craig Belcher, C. N., Manchester, Connecticut."

Together with the pipe line rights, a right of way in common with others and a right to take water from a well for drinking purposes, as set forth in a deed from Michael A. Brunetto to Robert Martinson et ux, dated July 21, 1952, and recorded in the Morris Land Records, Volume 24, Pages 407-8.

Said premises are conveyed subject to the following reservations and restrictions: (1) A right of way from the State Highway to the Beach, as shown on said map, over the Second Piece above described; (2) Pipe line rights of other over the southerly eight feet of said Second Piece.

Subject to the Ordinances of the Town of Morris, regulations of the Morris Planning Commission, and the following restrictions: (1) That no dwelling house shall be erected on said premises within 25 feet of the northerly line of the First Piece; (2) No dwelling house shall be erected on said First Piece, the dimensions of which shall be less than 16' x 24'; (3) No outside toilet shall be erected on said premises, all created in the aforementioned deed from said Brunetto to Martinson, et ux, Morris Land Records, Volume 24, Pages 407-8.

Said premises are conveyed subject to a power line easement as created in an instrument from Michael A. Brunetto to The Connecticut Light and Power Company, dated July 5, 1952, and recorded in the Morris Land Records, Volume 24, Page 36.

Being the same premises described in Probate Certificate of Distribution, Estate of Frederick Newsome to George Newsome, dated June 11, 1963, and recorded in the Morris Land Records, Volume 29, Page 171.

Said property is subject to building lines, if established, all laws, ordinances or governmental regulations including building and zoning ordinances affecting said premises.

TO HAVE AND TO HOLD the premises hereby remised, released and quit-claimed together with all the appurtenances thereto unto the said Releasees and to the Releasees' heirs, executors, administrators and assigns forever, so that neither the Releasor nor the Releasor's heirs, executors, administrators or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by

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Vol 55 PAGE 390

these presents, forever barred and excluded.

In all references herein to any parties, persons, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Releasor have signed and sealed this instrument this 30th day of August, 1991.

Signed, Sealed and Delivered
in the presence of:

Donna Miles
Nancy Martin *Laura E. Edmonds*

STATE OF CONNECTICUT)

) ss: M: 12-1

August 30, 1991

COUNTY OF NEW HAVEN)

Personally appeared before me, Laura E. Edmonds, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed.

William J. Menser
Commissioner of the Superior Court
~~Notary Public~~

Received for record October 2, 1991 at 9:01AM

Recorded by *Ann E. Carr* Ann E. Carr, Town Clerk

edmonds.qcd

1st selectman

From: Brenda Cristillo <brendacristillo@att.net>
Sent: Friday, May 08, 2015 11:26 AM
To: 1st selectman; Building Official
Subject: 48 Brunetto Grove

Hello,

I am the property owner of 50 Brunetto Grove. I have a question that I would like answered, in writing.

I would like to know IF there is a building permit for the "garage & retaining wall" for 48 Brunetto Grove.

If there is, I would like to know WHO signed the permit?

I would also like to know WHO approved the 9 foot cement wall that is ON my property line, and, I would like to know if this wall is in compliance with the building/planning/zoning codes?

Another question is: how wide is a footing for a 9 foot cement wall (it's actually a 101 inch wall)? If the footing is approximately 20 inches, then that would put the footing IN my yard. I would like clarification on this.

I know of the variance for the HOUSE, but I do not know of any existing variance for the retaining wall. Is there a variance on file for the retaining wall?

I also need to know WHO approved the SITE plan, and, was the SITE inspected, and when? The site plan should include the house, the garage, and the 9 foot cement wall, correct? If there is a site plan on file, I would also like a copy, because the copy I have is the one that was submitted at the January 2013 meeting that I attended, and supported, but that plan did NOT include a garage and a wall.

I have been trying to get answers for 1 and 1/2 years, and I need an answer as quickly as possible.

And, most important of all, please respond back so that I know you received this email.

Please feel free to reach me at 860-307-4440, or at my home, 860-283-8660.

Thank you.

Brenda Cristillo

1st selectman

From: Brenda Cristillo <brendacristillo@att.net>
Sent: Thursday, May 07, 2015 3:02 PM
To: nskilton@snet.net; 1st selectman; Planning & Zoning
Subject: 50 & 48 Brunetto Grove, Morris

Hello,

I will try to make this as short as possible. I have looking for answers for 1 & 1/2 years, I have been to the town offices on 5 or 6 different occasions, and I still have no answers, but, I will try again.

I own 50 Brunetto Grove. I attended a meeting for a variance for 48 Brunetto Grove in January, 2013. I came to support my neighbor's plan to build a house. I was sent a legal notice to support his plan because his foundation is 6 inches closer to (or 9 feet away from) my property line. Then, in November 2013 I arrived on crutches to find a CEMENT WALL being built on my property line (for a garage I was told). I started to contact the town offices, with no luck and no answers as to why a cement wall over 8 feet tall was being built on my property line. One person (who will remain nameless at this point), actually said to me "well it's too late now, the wall is built - you will have to pursue this legally".

Today, I am seeking from ALL of you, an answer, in writing. I know you CANNOT built a (previously 8 feet and is now a) 101 inch tall cement (& wood) wall on anyone's property line without a variance, so I am asking for a response in writing as to WHO SIGNED OFF on this cement structure that will be a retaining wall for the GARAGE (that was also not on the original plan submitted to the town in January of 2013 - which was the plan hand delivered to all the neighbors in the neighborhood).

Also, there is a FOOTING under the wall which is approximately 20 inches wide, which puts those FOOTINGS ON MY PROPERTY.

I am not going to do the town's job. Someone, from the town, needs to inspect, and be sure a variance was obtained for this wall, so I can be sure the cement wall is legal. I am fully aware of the variance for the house. I have no knowledge of a variance for this retaining wall. I actually have a good relationship with my neighbor. I was told to work it out with my neighbor. I am not a town employee. I am a tax payer and I am asking someone at the town to do their job, and I am asking the town to provide answers to me so that I can continue and maintain a friendly relationship with my neighbor. I like my neighbor. I do not like the fact that there is a 101 inch tall cement wall on my property line.

I am going to end here with a request for the TAPES from the meeting in January, 2013 where the original variance was discussed for the house, and, since the 9 foot wall and garage were added in July or August of 2013 and NO ONE in the neighborhood knew about them, I need a copy of WHO at the town approved this wall, and garage, and, I need in writing an answer as to why I was not notified via a legal notice for these structures.

My property was surveyed just before the neighbor's construction and I had 7 markers placed on the property line, but unfortunately when the neighbor's site work was being done, every single property marker was pulled up from the ground and thrown into my flower beds. BUT, I do know where the markers were. We did this to get ready to get a well.

I can be reached at anytime on my cell at 860-307-4440. My home number is 860-283-8660.

Can someone PLEASE reply back just so that I know someone did receive this email. Thank you.

Respectfully,

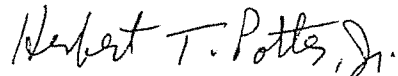
Brenda Cristillo

VARIANCE

Ann E. Carr - Town Clerk

This is to certify that pursuant to Section #23 of the Morris Zoning Regulations, at a meeting held on March 12, 2013, at the Morris Community Hall, the Zoning board of Appeals voted as follows:

To grant a variance to Christian Edmonds at 48 Brunetto Grove in Morris, CT to build the structure with the sideline variances requested as specified. Applicant is proposing to rebuild an existing nonconforming structure which has a failing foundation and which does not comply with flood elevations. For the proposed structure with a sideline variance from 15' to 9.03' on the northerly side and a sideline variance from 15' to 11.95' on the southerly side. The proposed variance to 9.03' on the northerly side would reduce the existing nonconformity from the current setback of 6.79' to the proposed 9.03' and the proposed variance to 11.95' on the southerly side would reduce the existing nonconformity from the current setback of 10.6' to the proposed 11.95'. The proposed structure would comply with flood regulations.



Herbert T. Potter, Jr., Secretary
Zoning Board of Appeals
Morris, CT 06763

Property Location: 50 BRUNETTO GROVE
Vision ID: 1000

Account # 00095000

MAP ID: 40/ 230/ 50/ /

Bldg #: 1 of 1

Bldg Name: 1 Card 1 of 1

State Use: 1-1
Print Date: 05/10/2012 17:17

CURRENT OWNER
CRISTILLO BRENDA

239 REYNOLDS BRIDGE RD
THOMASTON, CT 06787

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

Other ID:
District
Card No
Census
Sub Div
Frontage
GIS ID:

0
R-22
3031/00
WATERFRONT

ASSOC PID#

RECORD OF OWNERSHIP
CRISTILLO BRENDA
SCOTT ROBERT C & PHYLLIS L

BK-VOL/PAGE
0091/0395
0024/0398

SALE DATE
11/09/2006
10/22/1987

Q

SALE PRICE
250,000
0

V.C.

Code

Description

Number

Amount

Comm. Int.

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2010

1-1

171,740

2008

1-1

171,740

2007

1-1

171,740

2010

1-2

26,250

2008

1-2

26,250

2007

1-2

26,250

2010

1-3

33,690

2008

1-3

33,690

2007

1-3

33,690

Total:

231,680

Total:

231,680

Total:

231,680

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Other ID:
District
Card No
Census
Sub Div
Frontage
GIS ID:

0
R-22
3031/00
WATERFRONT

ASSOC PID#

0091/0395
0024/0398

11/09/2006
10/22/1987

Q

250,000
0

V.C.

Code

Description

Number

Amount

Comm. Int.

2010

1-1

171,740

2008

1-1

171,740

2007

1-1

171,740

2010

1-2

26,250

2008

1-2

26,250

2007

1-2

26,250

2010

1-3

33,690

2008

1-3

33,690

2007

1-3

33,690

Total:

231,680

Total:

231,680

Total:

231,680

ASSESSING NEIGHBORHOOD

NBHD/ SUB

STREET INDEX NAME

TRACING

BATCH

F/A

NOTES

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

6279

09/10/2007

PL

Plumbing

1,897

0

LAND LINE VALUATION SECTION

B

Use

Code

Zone

D

Frontage

Depth

Units

Unit Price

Factor

S.A.

Acre

Disc

Factor

C

ST.

Idx

Adj.

Notes- Adj

Special Pricing

Adj.

Unit Price

Land Value

1

1-1

RES LAND

LR

0.17 AC

50.00 FF

81,600.00

3.76

2

1.0000

1.00

1.00

1.00

F

4.70

0.00

245,340

1

1-2

EX ACRES

LR

750.00

1.00

0

1.0000

1.00

37,500

Total Card Land Units:

0.17 AC

Parcel Total Land Area: 0.17 AC

Total Land Value:

282,840

CURRENT ASSESSMENT

Code

Appraised Value

Assessed Value

1-1

245,340

171,740

1-2

37,500

26,250

1-3

48,130

33,690

Total

330,970

231,680

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2010

1-1

171,740

2008

1-1

171,740

2007

1-1

171,740

2010

1-2

26,250

2008

1-2

26,250

2007

1-2

26,250

2010

1-3

33,690

2008

1-3

33,690

2007

1-3

33,690

Total:

231,680

Total:

231,680

Total:

231,680

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

48,130

0

0

282,840

0

330,970

C

0

330,970

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

4/22/2004

BB

01

meas ext + part int

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential				
Grade	02		Below Average				
Stories	1		1 Story				
Occupancy	1						
Exterior Wall 1	26		Aluminum Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	08		Average				
Interior Flr 2							
Heat Fuel	05		NONE				
Heat Type	01		None				
AC Type	01		None				
Total Bedrooms	02		2 Bedrooms				
Total Bthrms	1						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms	4		4 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Average				

PLANNING & ZONING APPLICATIONS
TOWN OF MORRIS
3 East Street, P.O. Box 66, Morris, CT 06763

JUL 14 2014

Date: 10-16-13 Permit #: ~~SE~~ 990

Billing Name: CHRIS EDMONDS

Billing Address: P.O. Box 801 BRANFORD, CT 06405

Property Location In Morris: 48 BRUNETTE GROVE

Contact Phone Number 203 488-1000

Contact Cell Number 203 615-5823

FEES LISTED ARE THE MINIMUM REQUIRED AND ARE TO BE PAID UPON RECEIPT OF APPLICATION

Zoning Permit (4500-469-0)	\$ 45.00	45.00
Site Plan (4502-473-0)	\$ 70.00	
Special Exception Application Section 52 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below)	\$ 140.00	
Special Exception Application Section 53 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below)	\$ 140.00	
Special Exception Application Section 63 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below)	\$ 150.00	
Special Exception Application (TOWERS) (acct#1-0000-992-0) (for any tower with a top elevation in excess of 50' feet above grade) \$10,000 (Note: Upon final determination of any such Special Exception Tower Application by the Planning & Zoning Comm. Or, if applicable, by final judgment of a court of competent jurisdiction, the remaining balance, if any, of the application fee shall be refunded to the applicant.	\$10,000.00	
Zoning Change Application (4500-476-0) \$150.00	\$ 150.00	
Subdivision or Re-subdivision (4500-457-0) \$150/lot	\$ \$150/lot	
Zoning Surcharge (State Fee) (4502-474-0)	\$ 60.00	\$60.00
Consultation Receipts & Engineering Fees * Cost to be estimated and paid in advance of public hearing or meeting (1-0000-0)	\$	

Print 3 Copies.

Original to Treasurer with Check or Cash

1 copy to Client, 1 copy to P&Z

GRAND TOTAL: \$ 10500

TOWN OF MORRIS

APPLICATION FOR ZONING PERMIT

Date: 10-16-13

Permit #: SE-990

Owner (of Property): CHRISTIAN P. EDMONDS

Address: P.O. Box 807 BRANFORD, CT 06405 Phone Number: 203 488-1000

Cell Number: 203 675-5823 Email Address: cpedmonds@sbcglobal.net

The undersigned hereby makes application for a zoning permit under the provisions of the Morris Zoning Regulations of the Town of Morris, Connecticut.

owner's signature

date

CATEGORY OF APPLICATION

A: Application is made for one or more of the following:

- ☐ use of land
- ☐ change of use of existing building or structure
- ☐ proposed building or structure and use thereof
- ☐ sign
- ☐ certificate for a lawful nonconformity

B: The proposal involves one or more of the following under the requirements of the Zoning Regulations:

- ☐ outside storage area
- ☐ landscaping
- ☐ parking area
- ☐ driveway access
- ☐ loading space
- ☐ flood plain district (see Sec. 53)
- ☐ site sewerage and/or water supply

C: The proposal is authorized by the Regulations (under one or more of the following):

- ☐ as a matter of right in the appropriate district
- ☐ subject to approval of a SITE PLAN (see Sec. 51)
- ☐ subject to approval of a SPECIAL EXCEPTION (see Sec. 52)
- ☐ as an extension of use _____ excavation and grading (see Sec. 64)
- ☐ subject to Certificate of Approval of Location from Zoning Board of Appeals
- ☐ other: _____

Location/Address of Property: 48 BRUNETTO GROVE

Map: 40

Block: 230

Lot: 48

There are / are not (circle one) existing buildings and structures on the lot as indicated below:
(if there are more than 2 existing structures, please provide this information for all additional structures on a separate sheet of paper and attach to this application.)

1. Type/Use _____ Ground Coverage _____ Total Floor Area _____

2. Type/Use _____ Ground Coverage _____ Total Floor Area _____

The lot has frontage of _____ (feet) on one or more of the following:

☐ state highway

☐ accepted town road

☐ in a filed subdivision approved by the Planning Commission with a completion bond in effect

☒ in a filed subdivision approved by the Planning Commission with no completion bond in effect

☐ other, please describe _____

Zoning District: LR Existing Use of Property/Structure: SINGLE FAMILY

Area of Footprint(sq. ft.): _____ No. of Stories: _____ Height: _____ Area of Lot: _____

Purpose of Building/Use Is: SINGLE FAMILY

proposed rebuild of existing

Proposed Use (Cite Appropriate Paragraph #): residential

Description: rebuild as per plans supplied

Type/Use: _____

Ground Coverage: _____ Total Floor Area: _____ Stories: 2 Max. Height: 34'

ADDITIONAL DATA

This application is accompanied by one or more of the following as required by the Zoning Regulations.

☒ Plan Drawing (entitled: _____)

☒ Site Plan

☐ Application for Special Exception Use

☐ Application for Excavation and Grading

☐ Application for Certificate of Approval of Location

Site plan
prepared for Chris
Edmonds/48 Brunetto
Berkshire Engineer
7/15/2013

I hereby agree to conform to all requirements of the Laws of the State of Connecticut and the Ordinances and Zoning Regulations of the Town of Morris, and to notify the Zoning Officer and the Commission of any alteration in the plans for which this Zoning Permit is being sought.

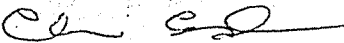
I furthermore agree the above described structure/use is to be located at the proper distance from all street lines as required by the Zoning Regulations or any other applicable local and state ordinances and regulations. It is also understood that the proposed structure/use, upon completion, will be used in compliance with the Zoning Regulations of the Town of Morris.

I hereby apply for Certificate of Use and Compliance for the use of the property as described in the above application. I also understand that the structure/use cannot be used or occupied until a Certificate of Occupancy has been issued by the Morris Building Official.

Furthermore, I hereby note that it is the responsibility of the applicant to notify the Zoning Officer and Commission and arrange an on-site inspection as soon as the foundation is poured for the site plan and placement verification. This notification must take place prior to any construction or framing activity on the foundation.

The undersigned states that he is aware of the applicable provisions of the Zoning Regulations of the Town of Morris, including but not limited to requirements pertaining to performance standards (sec. 61), signs (sec. 63), off-street parking and loading (sec. 62) and earth removal (sec. 64), that if the proposal is authorized under a special exception, site plan, or other action of the Zoning Commission or Zoning Board of Appeals he is aware of any applicable conditions, limitations and stipulations and that approval of this application or issuance of a certificate shall not be considered to constitute compliance with any other regulations, ordinance, or law nor relieve the undersigned from responsibility to obtain any permit thereunder.

10-16-13
date


applicant's signature

date

authorized agent for applicant

This application was received by the Zoning Office on _____ by _____.

This application was:

____ approved
____ denied

by the:

____ Zoning Enforcement Officer
____ Planning and Zoning Commission (Meeting Date: _____)

Explanation: _____

If your Zoning Permit application has been denied by the Zoning Enforcement Officer or the Zoning Commission, the Connecticut General Statutes provides you with the right to appeal the decision of the Zoning Office to the Morris Zoning Board of Appeals. You have thirty (30) days from the denial date to start the appeals process.

TOWN OF MORRIS ZONING PERMIT

Date _____

Permission Is Granted To: _____

To Erect: _____ Building On (address): _____

As Follows

size _____ type _____ stairs _____ roof _____
foundations _____ foundation _____ exterior _____

Distance From:

Street Line _____
Side Line _____
Side Line _____
Rear Line _____

Zoning Permit	_____
FEE Certificate of Occupancy	_____
Total	_____

Application No: _____

Cert. of Occ. No: _____

Zoning Official's Signature

TOWN OF MORRIS BUILDING DEPARTMENT

SIGN OFF REQUIREMENTS FOR BUILDING PERMIT

Prior to receiving a building permit, all information requested on this form must be submitted. A building permit will not be issued before the appropriate signatures are obtained. Other plans to be submitted as directed by Building Official (ie; house, deck, addition, etc.). Please consult with department officials prior to sign off. See Instruction Sheet.

NAME OF APPLICANT CHRIS EDMONDS DATE 10-30-13
 MAILING ADDRESS P.O. BOX 807 BRANFORD CT 06405 PHONE 203 675-5823
 PROPOSED IMPROVEMENT 26' x 32' COTTAGE
 OWNER OF RECORD CHRIS EDMONDS ZONE _____ DEVELOPER LOT _____
 PROPERTY LOCATION 48 BRUNETTO GROVE MAP _____ BLOCK _____ LOT _____
 PLANNING & ZONING APPLICATION # SE990

APPROVALS:

DEPARTMENT	SIGNATURE	DATE	REMARKS
INLAND WETLANDS 860-567-6098	<i>Scott Eisenlohr</i>	10-30-13	Permit attached.
PLANNING & ZONING 860-567-6097	<i>Scott Eisenlohr</i>	10-30-13	Permit ZBA attached
TORRINGTON AREA HEALTH (Well or Septic) 860-489-0436	<i>Scott Eisenlohr</i>	10-30-13	Per Dennis McMorris 10-30-13
SELECTMAN'S OFFICE 860-567-0698 Before driveway work is started			
TAX COLLECTOR 860-567-7435			
FIRE MARSHAL 203-509-1780			
W.P.C.A. (SEWER) 860-567-7433			
OTHER			

FOR BUILDING OFFICIAL USE ONLY:

BLDG. PERMIT # _____

March 21, 2013
80 East Shore Road
Morris, CT 06763

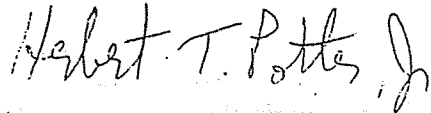
Mr. Christian Edmonds
P. O. Box 807
Branford, CT 06405

Dear Mr. Edmonds:

Enclosed please find a copy of the Legal Notice that appeared in today's Register Citizen (Torrington, CT) which reports ZBA's action at our meeting on March 12, 2013.

Our Board was most impressed with your preparation for and presentation at the hearing. The variance approved will allow for structural improvements to benefit your family and compliance with the flood regulations will benefit our town

Sincerely yours,

A handwritten signature in cursive script that reads "Herbert T. Potter, Jr.".

Herbert T. Potter, Jr., Secretary
Morris Zoning Board of Appeals

enclosure

Legal Notice

Zoning Board of Appeals Morris, Ct 06763

This is to certify that pursuant to Section #23 of the Morris Zoning Regulations, at a meeting held on March 12, 2013, at the Morris Community Hall, the Zoning Board of Appeals voted as follows:

To uphold Douglas and Julie Swan's appeal of the correct and abate order issued on September 17, 2011 at 26 Brunetto Grove, Morris, CT.

To grant a variance to Christian Edmonds at 48 Brunetto Grove in Morris CT to build the structure with the sideline variances requested as specified. Applicant is proposing to rebuild an existing nonconforming structure which has a failing foundation and which does not comply with flood elevations. For the proposed structure with a sideline variance from 15' to 9.03' on the northerly side and a sideline variance from 15' to 11.95' on the southerly side. The proposed variance to 9.03' on the northerly side would reduce the existing nonconformity from the current setback of 6.79' to the proposed 9.03' and the proposed variance to 11.95' on the southerly side would reduce the existing nonconformity from the current setback of 10.6' to the proposed 11.95'. The proposed structure would comply with flood regulations.

Zoning Board of Appeals
Herb Potter, Secretary

Register Citizen
Account Number: 7240693
Attention: Legal:

September 14, 2015

I have made repeated visits and calls to all departments at the Town of Morris including, but not limited to:
The First Selectman's Office
The First Selectman's Admin
Planning and Zoning
Planning and Zoning Commission
Building Department
Zoning Board of Appeals
Town Clerk

I have made OVER 20 attempts via emails, personal visits, and phone calls to get to the bottom as to WHY I have a "STRUCTURE" either on or within inches of my property line located at 50 Brunetto Grove in Morris with NO variance on file for this structure. The variance on file is for the foundation of the home, but not the structure - that is referred to as a retaining wall. I have asked many times and was even told by Planning and Zoning that I CANNOT be placed on the Commission's agenda, and that the Commission would not entertain my questions, and I was also told via email to direct all of my questions to the Town Attorney, to which I replied "who is the town attorney and what is the phone number" and not one person responded. EVER.

To date, NO ONE, has been willing to answer any questions (except for the Building Department with regard to building), and NO ONE gets back to me with answers.

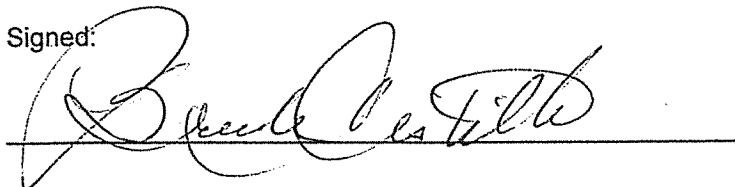
As a tax payer of the Town of Morris, CT, I am now officially requesting answers, in writing, within 30 days of this notice, or, no later than October 15th, 2015.

1. I am asking WHO will be the person RESPONSIBLE, or, IN CHARGE of answering all of the questions/comments/concerns below.
2. I am requesting an AS BUILT PLOT PLAN for 48 Brunetto Grove, Morris, the property adjacent to mine, prior to a CO being issued, complete with new surveys and survey markers, to determine the property boundaries since my property markers were pulled out of the ground during the construction of the new home at 48 Brunetto Grove.
3. I want written documentation of the location of the **footings** of the "structure" or wall that was built on/within inches of my property line.
4. I am requesting the Town of Morris provide me with the **MORRIS** regulation that allows such a "structure" to be built on/within inches of the property line, and, not within the set back regulations, without a variance. I am not asking what other towns may or may not have done; I am requesting the exact regulation number that allows such a structure to be built within inches of a property line in the town of Morris Connecticut.
5. I am asking WHO approved this "structure" which is for an added parking space, since it is NOT a retaining wall, as there was NOTHING to RETAIN. It was added and filled with stone, but originally, there was nothing there to retain.
6. And, finally, I am asking for the Town of Morris to do whatever need be to have this STRUCTURE that was built to add one parking space be removed, since it does not meet the zoning regulations and requirements, and since there is NO VARIANCE on file for this structure, or supply me with the proper documentation that this "structure" is in compliance with the Town of Morris's rules and regulations.

I am easy to reach. I can be reached via mail, email, phone, or cell phone. I am asking for the same consideration from the Town of Morris.

Brenda Cristillo, property owner of 50 Brunetto Grove, Morris.
My mailing address is: 239 Reynolds Bridge Road, Thomaston, CT 06787
My email address is: brendacristillo@att.net
My home telephone number is: 860-283-8660
My cell phone number is: 860-307-4440

Signed:



I am personally hand delivering this letter to EVERY department listed above on 9/14/15 and 9/15/15.

Subject: RE: 50 & 48 Brunetto Grove, Morris
From: Planning & Zoning (planningandzoning@townofmorrisct.com)
To: brendacristillo@att.net;
Date: Thursday, May 21, 2015 5:40 PM

Yes, Scott E. from the Planning and Zoning office has received your email.

From: Brenda Cristillo [mailto:brendacristillo@att.net]
Sent: Tuesday, May 19, 2015 7:11 PM
To: Planning & Zoning; 1st selectman; nskilton@snet.net; markdmalley@snet.net; Building Official
Subject: Re: 50 & 48 Brunetto Grove, Morris

Hello,

It has been almost 2 weeks and No One (except the building office) has even responded to my request from the Town of Morris, CT.

At this point, I am asking/demanding that an "AS BUILT SITE PLAN" be required before a CO is granted.

I have already verified with the ZBA that there is NO VARIANCE for the CEMENT WALL at/on my property line. See the photos below.

I would like a response from the PLANNING AND ZONING OFFICE on Wednesday, May 20th, that you received this email.

I want to know what options there are since a variance was granted for the HOUSE foundation (I knew that and actually supported it) but NO VARIANCE was granted for the 101" retaining wall that is truly the foundation for the garage. Construction of that garage started today and I do NOT want that wall on my property line. What action is the town taking since I started questioning this in November of 2013??

Someone from the town needs to respond.

I am also copying my local attorney in the event we do decide to take legal action.

Thank you.

Brenda Cristillo

On Thursday, May 7, 2015 3:02 PM, Brenda Cristillo <brendacristillo@att.net> wrote:

Hello,

I will try to make this as short as possible. I have been looking for answers for 1 & 1/2 years, I have been to the town offices on 5 or 6 different occasions, and I still have no answers, but, I will try again.

I own 50 Brunetto Grove. I attended a meeting for a variance for 48 Brunetto Grove in January, 2013. I came to support my neighbor's plan to build a house. I was sent a legal notice to support his plan because his foundation is 6 inches closer to (or 9 feet away from) my property line. Then, in November 2013 I arrived on crutches to find CEMENT WALL being built on my property line (for a garage I was told). I started to contact the town offices, with no luck and no answers as to why a cement wall over 8 feet tall was being built on my property line. One person (who will remain nameless at this point), actually said to me "well it's too late now, the wall is built - you will have to pursue this legally".

Today, I am seeking from ALL of you, an answer, in writing. I know you CANNOT build a (previously 8 feet and now a) 101 inch tall cement (& wood) wall on anyone's property line without a variance, so I am asking for a response in writing as to WHO SIGNED OFF on this cement structure that will be a retaining wall for the GARAGE (that was also not on the original plan submitted to the town in January of 2013 - which was the plan hand delivered to all the neighbors in the neighborhood).

Also, there is a FOOTING under the wall which is approximately 20 inches wide, which puts those FOOTINGS ON MY PROPERTY.

I am not going to do the town's job. Someone, from the town, needs to inspect, and be sure a variance was obtained for this wall, so I can be sure the cement wall is legal. I am fully aware of the variance for the house. I have no knowledge of a variance for this retaining wall. I actually have a good relationship with my neighbor. I was told to work it out with my neighbor. I am not a town employee. I am a tax payer and I am asking someone at the town to do their job, and I am asking the town to provide answers to me so that I can continue and maintain a friendly relationship with my neighbor. I like my neighbor. I do not like the fact that there is a 101 inch tall cement wall on my property line.

I am going to end here with a request for the TAPES from the meeting in January, 2013 where the original variance was discussed for the house, and, since the 9 foot wall and garage were added in July or August of 2013 and NO ONE in the neighborhood knew about them, I need a copy of WHO at the town approved this wall, and garage, and I need in writing an answer as to why I was not notified via a legal notice for these structures.

My property was surveyed just before the neighbor's construction and I had 7 markers placed on the property line

he ground and thrown into my flower beds. BUT, I do know where the markers were. We did this to get ready to get a well.

I can be reached at anytime on my cell at 860-307-4440. My home number is 860-283-8660.

Can someone PLEASE reply back just so that I know someone did receive this email. Thank you.

Respectfully,

Brenda Cristillo

Subject: RE: 48 Brunetto Grove
From: Building Official (buildingofficial@townofmorrisct.com)
To: brendacristillo@att.net;
Date: Tuesday, May 12, 2015 9:28 AM

Hello Mrs. Cristillo,

There is a building permit for both the new house and the garage.

The new home permit included retaining walls as per approved site plan.

I also have on file structural drawing for the retaining walls.

The location of the garage and walls is shown on the site plan.

Please feel free to come in to the office to review.

Yours truly,

Vincent D'Andrea

Building Official

Town of Morris

From: Brenda Cristillo [mailto:brendacristillo@att.net]
Sent: Friday, May 08, 2015 11:26 AM
To: 1st selectman; Building Official
Subject: 48 Brunetto Grove

Hello,

I am the property owner of 50 Brunetto Grove. I have a question that I would like answered, in writing.

I would like to know IF there is a building permit for the "garage & retaining wall" for 48 Brunetto Grove.

If there is, I would like to know WHO signed the permit?

I would also like to know WHO approved the 9 foot cement wall that is ON my property line, and, I would like to know if this wall is in compliance with the building/planning/zoning codes?

Another question is: how wide is a footing for a 9 foot cement wall (it's actually a 101 inch wall)? If the footing is approximately 20 inches, then that would put the footing IN my yard. I would like clarification on this.

I know of the variance for the HOUSE, but I do not know of any existing variance for the retaining wall. Is there a variance on file for the retaining wall?

I also need to know WHO approved the SITE plan, and, was the SITE inspected, and when? The site plan should include the house, the garage, and the 9 foot cement wall, correct? If there is a site plan on file, I would also like a copy, because the copy I have is the one that was submitted at the January 2013 meeting that I attended, and supported, but that plan did NOT include a garage and a wall.

I have been trying to get answers for 1 and 1/2 years, and I need an answer as quickly as possible.

Please feel free to reach me at 860-307-4440, or at my home, 860-283-8660.

Thank you.

Brenda Cristillo