

MORRIS Zoning Board of Appeals  
COMMUNITY HALL • 3 EAST STREET • MORRIS, CONNECTICUT 06763

Special Meeting Morris Town Hall and Live on Zoom

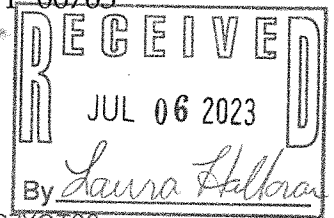
July 5<sup>th</sup> 2023 at 5:30 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/2374621036?pwd=Q0puT0taVVFyYittVHBxd2pGN0ZYQT09>

Meeting ID: 237 462 1036

Passcode: 239114



Regular Members:

Allen Bernardini

James Wheeler

Giles Giovinazzi

Mark Conlon

Margaret Palumbo

Alternates:

Lewis Pulliam

Derick Galinski F.

Nancy Skilton

Staff: ZEO Tony Adili

**Special Meeting Agenda Minutes**

**1. Call to Order**

The meeting was called to order at 5:33 pm. Members present were Mark Conlon, Margaret Palumbo, Allan Bernardini, Nancy Skilton who was seated for James Wheeler and Lewis Pulliam who was seated for Giles Giovinazzi.

**2. Approval of Minutes**

**a. June 14th Special Meeting Minutes**

Allen Bernardini made a motion to approve the June 14th Special Meeting Minutes. Mark Conlon seconded the motion. The motion passed unanimously with Margaret Palumbo abstaining.

**3. Old Business**

**a. Application for a Variance ZBA 23-01**

The public hearing was opened at 5:38 pm.

Mark Conlon made a motion to request that the ZEO issue a cease and desist to 122 Thomaston Rd for the trailer on the property that is in violation of Section 64 of the Planning and Zoning Regulations. Margaret Palumbo seconded the motion. Nancy Skilton, Mark Conlon, Lewis Pulliam, and Margaret Palumbo all voted in favor of the motion. Allen Bernardini did not vote because Allen left before the hearing and meeting closed. The motion passed.

**4. ZBA Communications and Bills**

**5. Adjourn**

**MORRIS Zoning Board of Appeals**  
**COMMUNITY HALL • 3 EAST STREET • MORRIS, CONNECTICUT 06763**

Public Hearing Morris Town Hall and Live on Zoom

July 5th, 2023 at 5:30 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/2374621036?pwd=Q0puT0taVVFyYittVHBxd2pGN0ZYQT09>

Meeting ID: 237 462 1036

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**Regular Members:**

Allen Bernardini

James Wheeler

Giles Giovinazzi

Mark Conlon

Margaret Palumbo

**Alternates:**

Lewis Pulliam

Derick Galinski F.

Nancy Skilton

Staff: ZEO Tony Adili

**Public Hearing Agenda Minutes**

**1. Call to Order**

**The public hearing was called to order at 5:33 pm. Members present were Mark Conlon, Margaret Palumbo, Allan Bernardini, Nancy Skilton who was seated for James Wheeler and Lewis Pulliam who was seated for Giles Giovinazzi.**

**Allan Bernardini left at 6:00 pm.**

**2. Application for a Variance ZBA 23-01**

**The Applicant Cliff Wheeler spoke.**

**3. Close or Continue Public Hearing**

**The public hearing was closed at 6:17 pm.**

**ZONING BOARD OF APPEALS APPLICATIONS**  
**TOWN OF MORRIS**  
3 East Street, P.O. Box 66, Morris, CT 06763

<b>Date:</b> June 1, 2023	<b>Permit #:</b> 23-1
<b>Billing Name:</b> CLIFFORD M. WHEELER	
<b>Billing Address:</b> SAME	
<b>Property Location in Morris:</b> 321 THOMASTON RD.	
<b>Contact Phone Number</b> 860 2838492	
<b>Contact Cell Number</b>	

Fees listed are the minimum required and are to be paid upon receipt.

.....

**SECTION I: ZONING BOARD OF APPEALS**

Zoning Board of Appeals Variance (4500-468-0)	\$ 240.00	240 —
ZBA Surcharge (4502-475-0)	\$ 60.00	60 —

<b>GRAND TOTAL:</b>	\$ 300.00
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Print 3 Copies.

Original to Treasurer with Check or Cash

1 copy to Client, 1 copy to P&Z, I/W, or ZBA

TOWN OF MORRIS  
ZONING BOARD OF APPEALS  
APPLICATION FOR VARIANCE

Applicant CLIFFORD M. WHEELER Date \_\_\_\_\_  
Location 321 THOMASTON RD. Mailing Address SAME  
Phone # 800-2838492 \_\_\_\_\_  
Property Owner (if not applicant) \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Phone # \_\_\_\_\_

STATE CLEARLY VARIANCE REQUESTED

I AM NOT SEEKING A VARIANCE, BUT A  
REQUEST FOR RECIEF FROM THE UNANIMOUS  
ACTION OF THE ZONING BOARD AT THIER MAY 3RD  
2023 MEETING TO REMOVE FROM THE AGENDA  
A TRAILER IN VIOLATION FOR THE PAST MANY  
MONTHS AT 122 THOMASTON RD. ALLOWING IT  
TO REMAIN IN VIOLATION.

MY REQUEST IS TO SIMPLY UPHOLD THE  
TRAILER REGULATIONS AS STATED AND APPROVED  
BY THE ELECTORATE OF THE TOWN OF MORRIS.

\*\*\*\*\*OVER\*\*\*\*\*

\* Transcript of the Record of Hearing may be made available upon formal request at the prevailing price. \*

- A Plot Plan 24" X 36" showing grade elevations drawn up by a registered surveyor with a photograph of the property and the land in question should be attached to this application.
- Request for postponement of Hearing shall be treated as a new application including all costs.

**ZONING BOARD OF APPEALS**  
**APPLICATION FOR VARIANCE**

DATE \_\_\_\_\_

APPLICANT \_\_\_\_\_

Location \_\_\_\_\_

Hearing Held \_\_\_\_\_

Action Taken \_\_\_\_\_

**FEE SCHEDULE**

All Applications to the Zoning Board of Appeals shall include a receipt from the Town Clerk that appropriate fee has been paid as follows:

Fees: \$240.00 Town plus \$60.00 State

\* **Total Fees are: \$300.00**

\*1 Appeal from Decision of Zoning Officer

\*2 Application for Variance

695759

DATE: 6/1/23

NAME: <u>Clifford Wheeler</u>	
ADDRESS: <u>321 Thomaston Rd</u>	
SOLD BY:	CASH
C.O.D.	CHARGE
ON ACCT.	MDSE RTD.
PAID OUT	

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	ZBA		
2	Application		300.00
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

CUSTOMERS ORDER NO. \_\_\_\_\_ RECEIVED BY: Kara Galloran

KEEP THIS COPY FOR YOUR RECORDS

©REDIFORM® 5L527

CLIFFORD M WHEELER  
OR REBECCA C WHEELER  
321 THOMASTON RD  
MORRIS, CT 06763

6052

51-70102111

105

CHECK AMOUNT

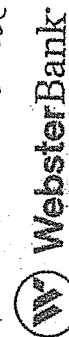
Date

6-1-23

\$ 300.00

Dollars

Pay to the Order of TOWN OF MORRIS  
Rebecca Wheeler



Clifford M. Wheeler

For ZBA

121170101110 08096104011 6052

GREEN SHEET

Variances\V

MORRIS PLANNING & ZONING COMMISSION  
COMMUNITY HALL • 3 EAST STREET • MORRIS, CONNECTICUT 06763

Regular Meeting Morris Town Hall and Live on Zoom

May 3rd, 2023 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/83261225058?pwd=OTIld3NqVDR0TWVBUjlkUj1U3ZtQT09>

Meeting ID: 832 6122 5058

Passcode: 723581

Barbara Bongolotti	David Wiig Chairman	
Helen White	Dylan Hovey	Alternates:
Veronica Florio	William Ayles Jr. (Vice-Chairman)	Chris Ciaffaglione
Douglas Barnes (Secretary)	David Geremia Jr.	Geoff Paletsky
	Kim Dore	Erika Leone
	Staff: ZEO Tony Adili	
	Planner Janell Mullen	

Minutes

1. Call to Order

The meeting was called to order at 7:01 with David Wiig, Douglas Barnes, Veronica Florio, William Ayles Jr, Kim Dore, and Erika Leone who was seated for Barbara Bongolotti present.

2. Agenda Review

Douglas Barnes made a motion to add number 9. Executive Session for a personnel matter to the agenda. Veronica Florio seconded the motion and the motion passed unanimously.

3. New Business

4. Old Business

5. Complaints

a. 136 Stoddard Rd

Remove from List

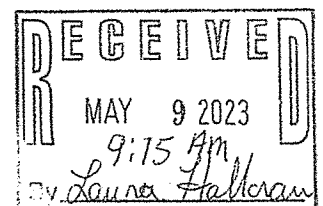
b. 95 Thomaston Rd

Douglas Barnes made a motion to take enforcement action on 95 Thomaston Rd for too many unregistered vehicles. Veronica Florio seconded the motion. The motion passed unanimously.

c. 120 Burgess Rd

No action taken, will be on June 7<sup>th</sup> agenda.

d. 9 Town Garage Rd



Remove from list.  
e. 296 West Street

Remove from list.  
f. 302 East Shore Rd

Remove from list.

g. 122 Thomaston Rd

Veronica Florio made a motion to remove 122 Thomaston Rd from the agenda. Kim Dore seconded the motion. The motion passed unanimously.

#### **6. Other Business**

a. February 1<sup>st</sup> meeting minutes

Veronica Florio made a motion to approve. Helen White seconded the motion. The motion passed unanimously. Erika Leone abstained.

b. February 1<sup>st</sup> Public Hearing Minutes

Veronica Florio made a motion to approve. Helen White seconded the motion. The motion passed unanimously. Erika Leone abstained.

c. February 15<sup>th</sup> meeting minutes

Item needs to be removed because the February 15<sup>th</sup> regular meeting was canceled.

d. February 15<sup>th</sup> public meeting minutes

Veronica Florio made a motion to approve. Kim Dore seconded the motion. The motion passed unanimously. Erika Leone abstained.

e. March 1<sup>st</sup> meeting minutes

Veronica Florio made a motion to approve. Helen White seconded the motion. The motion passed unanimously. Erika Leone abstained.

f. March 1<sup>st</sup> public hearing minutes

Veronica Florio made a motion to approve. Helen White seconded the motion. The motion passed unanimously. Erika Leone abstained.

g. April 5<sup>th</sup> meeting minutes

Veronica Florio made a motion to approve. Helen White seconded the motion. The motion passed unanimously.

h. April 19<sup>th</sup> meeting minutes

Veronica Florio made a motion to approve. Helen White seconded the motion. The motion passed unanimously. Erika Leone abstained.

i. April 19<sup>th</sup> Public Hearing Minutes

Veronica Florio made a motion to approve. Helen White seconded the motion. The motion passed unanimously. Erika Leone abstained.

7. Communications and Bills

a. ZEO Report

8. Executive Session for Personnel Matter

Veronica Florio made a motion to enter Executive Session. Kim Dore seconded the motion. The motion passed unanimously.

Veronica Florio made a motion to end the Executive Session. Kim Dore seconded the motion. The motion passed unanimously.

9. Adjourn

Veronica Florio made a motion to adjourn at 9:00 pm. Douglas Barnes seconded the motion. The motion passed unanimously.



## SECTION 71 -- ZONING BOARD OF APPEALS

### Powers and Duties

The Zoning Board of Appeals shall have all of the powers and duties prescribed by these Regulations and the General Statutes of the State of Connecticut and may adopt rules and procedures necessary to exercise its authority.

The powers and duties of the Board of Appeals include the following:

1. To hear and decide appeals where it is alleged that there is an error in any order, requirement, or decision made by the Zoning Enforcement Officer.
2. To hear and decide all matters upon which it is required to pass by the specific terms of these Regulations; and
3. To determine and vary the application of these 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 these Regulations would result in exceptional difficulty or unusual hardship, so that substantial justice will be done and the public safety and welfare secured.

### Variance Procedure

Before any variance is granted, the Board must make a written finding in its minutes as part of the record in the case. Said finding shall state the following:

1. A detailed description of the unusual circumstances, which apply to the subject property, which circumstance do not generally apply to other property in the neighborhood and a finding that these conditions under the Zoning Regulations constitute the hardship, which hardship is not self imposed.
2. That relief can be granted without detriment to the public welfare or impairment to the integrity of these regulations.

### General Procedures

1. The board shall hold a public hearing on all application and appeals and shall publish a notice of said hearing in a newspaper of general circulation within the Town in accordance with the Connecticut General Statutes and the procedures for the public hearing as set forth in Section 53.
2. All determinations of the Board shall be made in accordance with the comprehensive plan set forth in these Regulations and shall be in harmony with the purpose and intent expressed in Article I, Section 1.
3. Every appeal taken under this section and every application for variance shall be made on forms especially provided, which shall include all the data necessary for a clear understanding and intelligent action by the Board. Such forms shall be filed with the Board in triplicate.
4. The application fees to be paid by applicants or petitioners shall be as set by the Town "Ordinance Concerning Land Use Application Fees".

## SECTION 72 -- ADMINISTRATION

Zoning Enforcement Officer: The Commission shall appoint a Zoning Enforcement Officer who shall have the responsibility and authority to enforce the provisions of these Regulations. The Commission may appoint Deputy Zoning Enforcement Officer(s) to assist and act for him/her.

Applications: All applications for a Zoning Permit shall be submitted to the Zoning Enforcement Officer and shall be accompanied by three (3) copies of a plan, drawing, or drawings, drawn to scale, and showing the following:

1. Area of the lot, and the dimensions and angles or bearing of all lot lines;
2. The height, dimensions, use, floor area, ground coverage, and location of all buildings and other structures, whether existing or proposed;
3. The location, area, and dimensions of off-street parking and loading spaces, any construction required in connection therewith and the access to such spaces;
4. The location of any existing or proposed wells and private sewage disposal system;
5. The location, area, and dimensions of any signs, outside storage areas, site development and landscaping that are subject to the provisions of these Regulations; and
6. Such additional information as may be necessary to determine compliance with the provisions of these Regulations.

Additional Applications, Plans and Reports: Where required by these Regulations certain uses shall require a Site Plan or Special Permit application prior to issuance of a Zoning Permit. These applications may also require submission of architectural drawings, a landscape plan, a traffic plan or other specific plans as needed to determine compliance with these Regulations.

Fees: Each application for a Zoning Permit shall be accompanied by fees as specified in the Town "Ordinance Concerning Land Use Application Fees".

Staking: No application for a Zoning Permit shall be approved by the Zoning Enforcement Officer for any new construction until the applicant has accurately placed stakes or markers on the lot indicating the location of proposed construction.

The Zoning Enforcement Officer may require the applicant to place stakes or markers on the lot indicating the location of lot lines.

A-2 Survey Required for Zoning Application Where the Zoning Enforcement Officer determines it is necessary to determine compliance with the requirements of these Regulations the ZEO may require submission of an A-2 property boundary survey and/or setback distances and/or building coverage calculations certified by a Registered Land Surveyor with an application for a Zoning Permit.

Property owners in the Deer Island District, Lake Commercial District and the Lake Residential District should take notice of this provision because lots in these districts are typically small and many buildings are close to the building setback and building coverage requirements of these Regulations. Accordingly in these districts the ZEO is likely to require an A-2 survey with Zoning Permit applications for new

building or other structure involved, to determine that the use and/or the buildings or other structures conform to these Regulations.

Orders: The Zoning Enforcement Officer is authorized to issue a Cease and Desist Order if, in the ZEO's judgment, the use of land, buildings and other structures or the construction, reconstruction, enlargement, extension, moving or structural alteration of a building or other structure are not being carried out in compliance with these Regulations. Such Order shall be withdrawn when the ZEO determines that there is compliance with these Regulations. The Zoning Enforcement Officer is authorized to order in writing the remedying of any condition found to be in violation of these Regulations.

Records: The Zoning Enforcement Officer shall keep records of all fees, all Zoning Permits and Certificates, all identifiable complaints of any violations of these Regulations, all inspections made under these Regulations and all notices of violation served by him/her and the action taken thereon.

Procedures: The Commission may, from time to time, by resolution, adopt administrative rules and procedures for the enforcement of these Regulations.

## SECTION 73 -- PENALTIES AND REMEDIES

Penalties: Any person, firm, or corporation who shall violate any provisions of these Regulations shall be subject to penalties in accordance with the General Statutes of the State of Connecticut pertaining to zoning.

Remedies: The proper authorities of the Town, or any person, firm, or corporation, may institute any appropriate action or proceedings to enforce the provisions of these Regulations or to prevent, restrain, enjoin, correct, or abate any violations of these Regulations, as may be authorized by law.

TOM BURNE - HELPED DEVELOPE REGS. 18

STEVE BURNE - DEFENDED - FOOD TRUCK MT. TOM  
+ INLAND WETLAND REGS. BTM. LAKE

FARM STATUS - NO MENTION - NOT ALLOWED  
FILE SCH F FEES (RIGHT AROUND)  
\$2,500

STATE REQUIRES FOR FARM PLATES

PAST ENFORCEMENT - CORNER 109 + EAST SHORE  
COMPLAINT MADE - TRAILER GONE

WASTE OF TIME + EFFORT (DARK SKY INITIATIVE)!  
TRYING TO LEGISLATE  
RATHER THAN ENFORCE

## SECTION 64 -- TRAILERS

General: The use, occupancy, parking and storage of trailers constituting camping and recreational equipment, utility trailers, commercial trailers and mobile homes on any lot shall conform to the provisions hereinafter specified.

Definitions: Certain words used in this Section are defined as follows:

1. "Trailers constituting camping and recreational equipment" are defined and described as follows:
  - a. A "travel trailer" is a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, camping, recreational and vacation uses, and when equipped for the road shall have a body width not exceeding eight (8) feet and which shall be eligible to be licensed/registered and insured for highway use.
  - b. A "pick-up coach" or "pick-up camper" is a structure designed primarily to be mounted on a pick-up or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for travel, camping, recreational and vacation uses only, and which shall be eligible to be licensed/registered and insured for highway use.
  - c. A "motorized camper" is a portable dwelling designed and constructed as an integral part of a self-propelled vehicle to be used as a temporary dwelling for travel, camping, recreational and vacation uses, and which shall be eligible to be licensed/registered and insured for highway use.
  - d. A "tent trailer" is a canvas, folding structure, mounted on wheels, to be used as a temporary dwelling for travel, camping, recreational and vacation uses, and which is eligible to be licensed/registered and insured for highway use.
2. A "utility trailer" is a small box, boat, horse, or flat trailer designed to be towed by a vehicle using a ball and socket connection.
3. A "commercial trailer" is of a larger and heavier type trailer using a ring and pin, fifth wheel, or similar connection, and shall include mobile office trailers.
4. A "mobile home" is a moveable or portable dwelling built on a chassis, and which is, has been, or may be mounted or moved on wheels, connected to utilities, and designed without a permanent foundation for year-round occupancy and exceeding thirty (30) feet in length.

Use, Parking, and Storage: Any owner of a trailer constituting camping and recreational equipment or a utility trailer as defined in these Regulations, which trailer is thirty (30) feet or less in length, may park or store such trailer on private residential property, subject to the following conditions:

1. At no time shall such parked or stored trailers be occupied or used for living, sleeping, or housekeeping purposes. There shall be no connections to any utility service, including electrical, heat, water, and sewage disposal service.
2. If such trailer is parked or stored outside a garage, it shall be parked or stored to the rear of the principal building or other major building in a neat and orderly manner, and generally not visible from any street. It shall conform to the setback from side and rear property lines as required for buildings and other structures.

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CONSTRUCTION DETAIL

Element	Cd	Description	Element	Cd	Description
Style: 63		Antique			
Model: 01		Residential			
Grade: 07		B+			
Stories: 2		2 Stories			
Occupancy: 1					
Exterior Wall 1	11	Clapboard			
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	12	Hardwood			
Interior Flr 2					
Heat Fuel: 02		Oil			
Heat Type: 04		Forced Air-Duc			
AC Type: 03		Central			
Total Bedrooms: 04		4 Bedrooms			
Total Bthrms: 2					
Total Half Baths: 1					
Total Xtra Fixtrs: 4					
Total Rooms: 9					
Bath Style: 02		Average			
Kitchen Style: 02		Average			
NL Nhbd					

CONSTRUCTION DETAIL (CONTINUED)

Code	1-1	Residential	Percentage
			100
			0

COST / MARKET VALUATION

RCN	676,744
Year Built	1766
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	22
Depreciation %	0
Functional Obsol	0
External Obsol	1
Trend Factor	
Condition	
Condition %	78
Percent Good	527,860
Cns Sect Rcndd	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
BRN4	1 STY LFT&BS	L	1,792	29.00	1985			68		0.00	35,340
LNT	LEAN-TO	L	620	7.70	1960			43		0.00	2,050
SHD1	SHED FRAME	L	408	10.00	1960			43		0.00	1,750
SHD1	SHED FRAME	L	340	10.00	1960			43		0.00	1,460
FR5	W/LOFT GOOD	L	720	23.00	2001			84		0.00	13,910
SHD1	SHED FRAME	L	480	10.00	1960			43		0.00	2,060
FPL	FIREPLACE	B	2	4000.00	2000			78		0.00	6,240
GZB	GAZEBO	L	1	2500.00	1960			100		0.00	2,500

BUILDING SUB-AREA SUMMARY SECTION

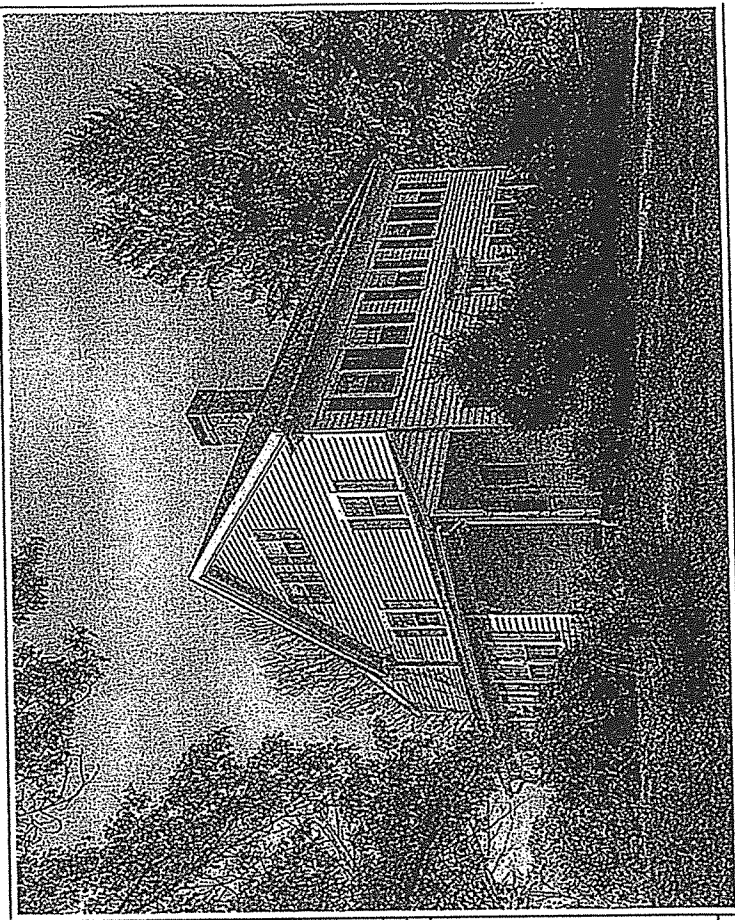
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,524	1,524	1,524	204.70	311,966
DKK	Deck	0	408	408	20.57	8,393
FOP	Porch, Open	0	78	78	41.99	3,275
FUS	Upper Story	1,350	1,350	1,350	204.70	276,347
UAT	Attic	0	952	952	20.43	19,447
UBM	Basement	0	1,398	1,398	41.00	57,317
Ttl Gross Liv / Lease Area		2,874		5,710		676,745

Architectural Drawing





CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style: 63 Model: 01 Grade: 07 Stories: 2 Occupancy 1 Exterior Wall 1 Exterior Wall 2 Roof Structure: 03 Roof Cover 03 Interior Wall 1 Interior Wall 2 Interior Flr 1 Interior Flr 2 Heat Fuel: 02 Heat Type: 04 AC Type: 03 Total Bedrooms 04 Total Bthrms: 2 Total Half Baths 1 Total Xtra Fixtrs 4 Total Rooms: 9 Bath Style: 02 Kitchen Style: 02 NL Nhbnd	Antique Residential B+ 2 Stories Clapboard Gable/Hip Asph/F Gls/Cmp Drywall/Sheet Hardwood Oil Forced Air-Duc Central 4 Bedrooms Average Average						
				MIXED USE			
				Code 1-1	Residential	Percentage 100	0
				COST / MARKET VALUATION			
				RCN		676,744	
				Year Built		1766	
				Effective Year Built			
				Depreciation Code			
				Remodel Rating		22	
				Year Remodeled		0	
				Depreciation %		0	
				Functional Obsol		0	
				External Obsol		1	
				Trend Factor			
				Condition		78	
				Percent Good		527,860	
				Cns Sect Rcld			
				Dep % Ovr			
				Dep Ovr Comment			
				Misc Imp Ovr			
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			
				Cost to Cure Ovr Comment			
				OB - OUTBUILDING & YARD ITEMS (L) / XF - BUILDING EXTRA FEATURES (B)			
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond.	Cd
BRN4	1 STY LFT&BS	L	1,792	29.00	1985		68
LNT	LEAN-TO	L	620	7.70	1960		43
SHD1	SHED FRAME	L	408	10.00	1960		43
SHD1	SHED FRAME	L	340	10.00	1960		43
FGR5	WLOFT GOOD	L	720	23.00	2001		84
SHD1	SHED FRAME	L	480	10.00	1960		43
FPL	FIREPLACE	B	2	4000.00	2000		78
GZB	GAZEBO	L	1	2500.00	1960		100
							0.00
							0.00
							2,500
							6,240
							2,060
							13,910
							1,460
							1,750
							2,050
							35,340
				BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,524	1,524	1,524	204.70	311,966	
DKK	Deck	0	0	408	20.57	8,393	
FOP	Porch, Open	0	0	78	41.99	3,275	
FUS	Upper Story	1,350	1,350	1,350	204.70	276,347	
UAT	Attic	0	0	952	20.43	19,447	
UBM	Basement	0	0	1,398	41.00	57,317	
				Ttl Gross Liv / Lease Area	2,874	5,710	676,745



CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				6087	
DIRT CAPITAL PARTNERS 2018 LLC				6 Septic						Description		Code		Assessed	
122 THOMASTON RD				5 Well						RES LAND		1-1		66,360	
MORRIS CT 06763										RES LAND		1-2		94,800	
										RESIDENTL		1-3		58,920	
										RESIDENTL		1-4		534,100	
										RESIDENTL		6-2		373,870	
										RES LAND				41,360	
										RES LAND				13,380	
MORRIS CT 06763		0		Ask		WHITE									
District		R-5													
Card No		3031/00													
Census		MAP 316,317,405 BK 3 PG													
Sub Div		Frontage													
GIS ID															
Assoc Pld#															
Total														1,040,890	
536,210														536,210	
PREVIOUS ASSESSMENTS (HISTORY)														Assessed	
DIRT CAPITAL PARTNERS 2018 LLC														58,800	
HICKORY HURST LLC														38,670	
EL-HACHEM ABDALLAH														221,750	
Total														41,360	
536,210														369,160	
346,390														Total	
EXEMPTIONS														Code	
Description														Amount	
Total														0.00	
ASSESSING NEIGHBORHOOD														Batch	
Nbhd														Tracing	
5															
NOTES															
ADDED .92 ACRES FROM BIRDIE VOL 120															
PG 924 11/15/2021															
APPRaised VALUE SUMMARY														Assessed	
Appraised Bldg. Value (Card)														527,860	
Appraised Xf (B) Value (Bldg)														6,240	
Appraised Ob (B) Value (Bldg)														59,070	
Appraised Land Value (Bldg)														447,720	
Special Land Value														0	
Total Appraised Parcel Value														1,040,890	
Valuation Method														C	
Total Appraised Parcel Value														1,040,890	
VISIT / CHANGE HISTORY														Purpost/Result	
Date														Cd	
10-13-2022														92	
12-18-2017														92	
04-15-2004														00	
05-17-2001														04	
COMPLETE REVAL														COMPLETE REVAL	
full meas exterior														full meas exterior	
view -list obg/addn														view -list obg/addn	
LAND LINE VALUATION SECTION														Location Adjustment	
Notes														Adj Unit P	
Nbhd. Adj														Land Value	
Nbhd. 5														94,800	
Cond. 1.00														58,920	
Site Index 1														294,000	
Size Adj 0.75324															
Unit Price 76,000.00															
Land Units 1.380 AC															
Land Type R60															
Zone R60															
Description Residential															
Excess Ac															
FOREST LD															
Total Land Value														447,720	

[illegible]

CONSTRUCTION-DETAIL		CONSTRUCTION-DETAIL (CONTINUED)	
Element	Cd	Element	Cd
Style:	63	Antique	
Model	01	Residential	
Grade:	07	B+	
Stories:	2	2 Stories	
Occupancy	1	Clapboard	
Exterior Wall 1	11		
Exterior Wall 2			
Roof Structure:	03	Gable/Hip	
Roof Cover	03	Asph/F Glis/Cmp	
Interior Wall 1	05	Drywall/Sheet	
Interior Wall 2			
Interior Flr 1	12	Hardwood	
Interior Flr 2			
Heat Fuel	02	Oil	
Heat Type:	04	Forced Air-Duc	
AC Type:	03	Central	
Total Bedrooms	04	4 Bedrooms	
Total Bthrms:	2		
Total Half Baths	1		
Total Xtra Fixtrs	4		
Total Rooms:	9		
Bath Style:	02	Average	
Kitchen Style:	02	Average	
NL Nhbd			

A detailed black and white illustration of a large, multi-story wooden building, likely a school or institutional structure, surrounded by trees and a fence. The building features a prominent gabled roof, numerous windows, and a chimney. It is situated in a wooded area with a fence in the foreground.

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
BRN4	1 STY LFT&B	L	1,792	29.00	1985			68		0.00	35,340.00
LNT	LEAN-TO	L	620	7.70	1960			43		0.00	2,050.00
SHD1	SHED FRAME	L	408	10.00	1960			43		0.00	1,750.00
SHD1	SHED FRAME	L	340	10.00	1960			43		0.00	1,460.00
FGR5	WILOFT GOO	L	720	23.00	2001			84		0.00	13,910.00
SHD1	SHED FRAME	L	480	10.00	1960			43		0.00	2,060.00
FPL	FIREPLACE	B	2	4000.00	2000			78		0.00	6,240.00
GZB	GAZEBO	L	1	2500.00	1960			100		0.00	2,500.00
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value					
BAS	First Floor	1,524	1,524		204.70	311,966.00					
DKK	Deck	0	408		20.57	8,395.00					
FOP	Porch, Open	0	78		41.99	3,275.00					
FUS	Upper Story	1,350	1,350		204.70	276,347.00					
UAT	Attic	0	952		20.43	19,447.00					
UBM	Basement	0	1,398		41.00	57,311.00					
Totl Gross Liv / Lease Area						676,744.00					

