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ESTABLISHED 1964

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J. CASEY HEALY
OF COUNSEL

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

PLEASE REPLY TO SENDER:
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jhealy@gregoryandadams.com

January 31, 2024

To be delivered electronically and by hand delivery

Zoning Board of Appeals
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Attention: Mr. Michael Wrinn – Director of Planning and Land Use Management

Re: Mambarambath – Application for Variance
Premises: 6 Pine Ridge Road, Wilton, Connecticut

Dear Members of the Board:

As attorney for Mr. Sreejith Mambarambath, I enclose copies of the following deeds:

1. Warranty Deed by which title was acquired to the Premises by Sreejith Mambarambath and Savita Sreejith, which Deed bears evidence of having been recorded on August 2, 2017 in Volume 2478 of the Wilton Land Records at Page 87; and
2. Quitclaim Deed which corrected the misspelling of Mr. Mambarambath's last name on the 2017 Warranty Deed, which Quitclaim Deed bears evidence of having been recorded on June 29, 2022 in Volume 2552 of the Wilton Land Records at Page 589.

Respectfully submitted,
Gregory and Adams, P.C.

/s/ J. Casey Healy

By: _____
J. Casey Healy

JCH/ko
Enclosures

cc: Mr. Sreejith Mambarambath



Return to:
Andrew G. Gale, Esq.
6 Edgewood Avenue, Suite 301
Greenwich, CT 06830

SREEJITH MAMMAAMBATH
6 PINE RIDGE RD
WILTON, CT 06817

WARRANTY DEED
(Statutory Form)

Jayanti Seshan and Shri Seshan [Grantor], for the consideration of Six Hundred Thousand (\$600,000.00) Dollars paid, grant to Sreejith Mammambath and Savita Sreejith [Grantee], **AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, all that certain property situated in the Town of Wilton, County of Fairfield and State of Connecticut, known as 6 Pine Ridge Road, Wilton, Connecticut, with WARRANTY COVENANTS, more particularly described as follows:

ALL THAT CERTAIN piece or parcel of land, together with all buildings and improvements thereon standing, situated in the Town of Wilton, County of Fairfield, and State of Connecticut, shown and designated as "Tract B, Area = 2.154 Acres" on a certain map entitled, "Map of Properties Prepared For Lisette Burdick Located on Liberty Street, Wilton, Conn.", Scale 1 inch = 40 feet, surveyed May 1951, Certified Substantially Correct Clinton C. Hubbell, Civil Engineer and Surveyor, Perry Avenue, Norwalk, Connecticut, which map is on file in the Office of the Wilton Town Clerk as Map No. 1111, excepting therefrom a strip on the Westerly side thereof taken in the laying out of Pine Ridge Road. Said premises are bounded:


NORTHERLY:	334.42 feet by land now or formerly of Robert K. Doorly and Patricia Hastings Doorly, being Tract A, as shown on said map;
EASTERLY:	290.18 feet by land now or formerly of Paul Barbero;
SOUTHERLY:	317.96 feet by Liberty Street, so-called;
SOUTHWESTERLY:	24.79 feet by arc of intersection of Liberty Street and 8 foot private right of way, as shown on said map;
WESTERLY:	by 8 foot private right of way, as shown on said map.

The premises are conveyed subject to the following:

1. Any restrictions or limitations imposed by governmental authority, including the zoning and planning rules and regulations of the Town of Wilton.
2. Taxes of the Town of Wilton next becoming due and payable.
3. Easement in favor of The Connecticut Light and Power Company dated April 23, 1951 and recorded in Volume 59 at Page 271 of the Wilton Land Records.
4. Right of way set forth in a deed dated June 14, 1951 and recorded in Volume 59 at Page 363 of the Wilton Land Records.
5. Notes, facts, conditions, and right of way shown on Map No. 1111 on file in the Wilton Town Clerk's Office.

Signed this 28 day of July, 2017.

Witnesses:

Witnesses:

[witness] Harvey Melzer


Jayanti Seshan L.S.

Sandra L. Purdy
[witness] Sandra L. Purdy

Shri Soshan L.S.

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) ss. New Canaan

The foregoing instrument was acknowledged before me this 28 day of July, 2017, by Jayanti Soshan and Shri Soshan (Grantor), personally known to me.


Harvey Melzor
Commissioner of the Superior Court

Conveyance Tax Received
Doni A. Kobrick
 Town Clerk of Willton
 State \$ 4500.00
 Town \$ 1500.00

Received for Record at Willon, CT
On 08/02/2017 At 12:05:00 pm

Alvin A. Karpov



AFTER RECORDING RETURN TO:

Visionet Systems Inc.
111 Technology Dr
Pittsburgh, PA 15275

16213304

Op-236 tracking number is:
22X9200094001

QUITCLAIM DEED

THIS DEED made and entered into on this 26th day of January, 2021, by and between Sreejith Mamarambath who erroneously acquired title as Sreejith Mamarambath and Savita Sreejith, as joint tenants with rights of survivorship, a mailing address of 6 Pine Ridge Road, Wilton, CT 06897, hereinafter referred to as Grantor(s) and Sreejith Mamarambath and Savita Sreejith, as joint tenants with rights of survivorship, a mailing address of 6 Pine Ridge Road, Wilton, CT 06897, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in the Town of Wilton, in the County of Fairfield, State of Connecticut:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property commonly known as: 6 Pine Ridge Road, Wilton, CT 06897


Prior instrument reference: Book: 2478, Page: 87-88, Recorded: 08/02/2017

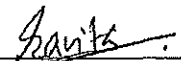
This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

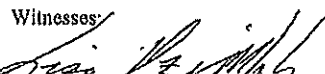
Subject to the provisions of any municipal ordinance or regulations, public or private law, including the planning, zoning and inland wetlands and water course regulation of the City/Town of the property described herein.

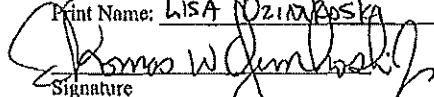
IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.


Sreejith Mamarambath who erroneously acquired title as Sreejith Mamarambath


Savita Sreejith


Signed, sealed and delivered in the presence of:

Witnesses:

Signature

Print Name: LISA OZIMKOSKA

Signature

Print Name: THOMAS W. OZIMKOSKI JR.

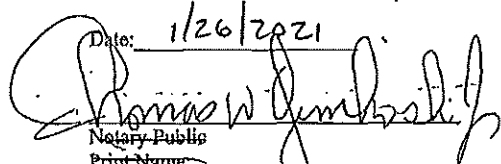
NO CONVEYANCE TAX COLLECTED


WILTON, CT TOWN CLERK

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

On this the 26TH day of JANUARY, 2021, before me, a Notary Public, personally appeared Sreejith Mamarambath who erroneously acquired title as Sreejith Mamarambath and Savita Sreejith, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

Date: 1/26/2021

Notary Public
Print Name: _____
My Commission Expires: _____

THOMAS W. OZIMKOSKI JR.
COMMISSIONER OF THE SUPERIOR COURT

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON STANDING, SITUATED IN THE TOWN OF WILTON, COUNTY OF FAIRFIELD, AND STATE OF CONNECTICUT, SHOWN AND DESIGNATED AS "TRACT B, AREA = 2.154 ACRES" ON A CERTAIN MAP ENTITLED, "MAP OF PROPERTIES PREPARED FOR LISETTE BURDICK LOCATED ON LIBERTY STREET, WILTON, CONN", SCALE 1 INCH = 40 FEET, SURVEYED MAY 1951, CERTIFIED SUBSTANTIALLY CORRECT CLINTON C. HUBBELL, CIVIL ENGINEER AND SURVEYOR, PERRY AVENUE, NORWALK, CONNECTICUT, WHICH MAP IS ON FILE IN THE OFFICE OF THE WILTON TOWN CLERK AS MAP NO. ILL I, EXCEPTING THEREFROM A STRIP ON THE WESTERLY SIDE THEREOF TAKEN IN THE LAYING OUT OF PINE RIDGE ROAD, SAID PREMISES ARE BOUNDED:

NORTHERLY: 334.42 FEET BY LAND NOW OR FORMERLY OF ROBERT K. DOORLY AND PATRICIA HASTINGS DOORLY, BEING TRACT A, AS SHOWN ON SAID MAP;

EASTERLY: 290.18 FEET BY LAND NOW OR FORMERLY OF PAUL BARBERE;

SOUTHERLY: 317.96 FEET BY LIBERTY STREET, SO-CALLED;

SOUTHWESTERLY: 24.79 FEET BY ARC OF INTERSECTION OF LIBERTY STREET AND 8 FOOT PRIVATE RIGHT OF WAY, AS SHOWN ON SAID MAP;

WESTERLY: BY 8 FOOT PRIVATE RIGHT OF WAY, AS SHOWN ON SAID MAP.

SITUATE IN THE COUNTY OF FAIRFIELD, STATE OF CONNECTICUT.

PARCEL ID: WILT M:0018 B:058 L:00

PROPERTY COMMONLY KNOWN AS: 6 Pine Ridge Road, Wilton, CT 06897

Received for Record at Wilton, CT
On 03/29/2022 At 9:49:00 am

Olivia A. Sabatini