

WILTON ZONING BOARD OF APPEALS - RESIDENTIAL VARIANCE APPLICATION - ZBA#
--

Please consult the Zoning Regulations when applying for a variance, particularly Section 29-13.

Please TYPE or print clearly... (See last 2 pages for brief explanation.)

<u>Tommy Mei</u>			<u>20 Fairview Lane</u>		
APPLICANT'S NAME			ADDRESS		
<u>Same</u>			<u>Wilton, CT 06897</u>		
OWNER'S NAME			ADDRESS		
<u>20 Fairview Lane</u>			<u>R-2</u>		
PROPERTY LOCATION			ZONING DISTRICT		
<u>1250</u>	<u>2525</u>	<u>743</u>	<u>35</u>	<u>15</u>	<u>1.00</u>
WLR MAP#	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE

VARIANCE DESCRIPTION: In the space below, please state concisely the section(s) of the Zoning Regulations proposed to be varied and the specific variance requested (i.e: Request a variance of Section 29-__ to allow ____ (an addition, a pool, average lot width, or whatever) with ____ in lieu of the required _____. For instance, a variance request for a building addition that encroaches into the required fifty foot rear setback area by 7 feet would read as follows: "Request a variance of Section 29-5.D to allow a building addition with a 43 foot rear yard setback in lieu of the required 50 feet." ATTACH SEPARATE SHEETS AS REQUIRED.

Request a variance of Section 29-5.D to allow building coverage of 10.5% and site coverage of 15% in lieu of the required building coverage of 7% and site coverage of 12%.

HARDSHIP DESCRIPTION: In the space below, state the specific conditions pertaining to the perceived "exceptional difficulty or unusual hardship" with respect to the parcel of land, not generally encountered within the zoning district, which would make development in full accordance with the existing Zoning Regulations extremely difficult. ATTACH SEPARATE SHEETS AS REQUIRED.

Our hardship is that we have 1 acre in a 2 acre zone. Our site coverage requirement meets pre-zoning regulations and our building coverage requirement is over by 0.5% of the pre-zoning regulations.

All submitted plans and documents shall bear the signature, seal and license number, as appropriate, of the professional responsible for preparing each item.

All plans shall be collated into sets (either clipped or stapled), with maps folded (not rolled).

SUBMIT TEN (10) **COLLATED** SETS (INCLUDING 1 ORIGINAL SET) OF THE FOLLOWING DOCUMENTS:

- ☒ APPLICATION FORM
- ☒ LIST OF OWNERS WITHIN 500' of the subject property as shown by Tax Map & Lot #.
- ☒ A-2 SURVEY of the subject property showing all existing building and site conditions.
- ☒ SITE DEVELOPMENT PLAN showing all proposed additions, amendments and/or site improvements, including building elevations, septic systems, wells, and all measurements pertaining to the application, such as location and distance(s) of proposed structures and/or improvements from the subject property lines.
- ☒ LOCATION MAP at a scale of 1"=800' or less. Said map shall identify the site location and shall show the surrounding area and streets.
- ☒ DIRECTIONS to subject property from Town Hall, 238 Danbury Road, Wilton, CT (e.g. hand-written, computer-generated or similar).
- ☐ n/a LIST OF PREVIOUS ZONING VARIANCES describing any variances and the action taken.
- ☒ PHOTOGRAPHS of property showing building and site conditions from all geographic perspectives.

ALSO SUBMIT:

- ☒ ONE COPY OF DEED INCLUDED WITH ORIGINAL SET ONLY (Obtain in Town Clerk's Office)
- ☒ ENVELOPES, addressed to each property owner within 500' (see "Envelopes Instructions" online)
- ☒ **ELECTRONIC EMAILED SUBMISSION of all materials (Consolidated into 1-2 PDFs Maximum)**
- ☒ TWO #10 (4"x 9.5") PLAIN ENVELOPES addressed to the applicant (No Return Address)
- ☒ \$310 FILING FEE payable to: Town of Wilton

IS THE SUBJECT PROPERTY LOCATED WITHIN 500 FEET OF THE MUNICIPAL BORDER? YES or ☒ NO

IS THE SUBJECT PROPERTY LOCATED WITHIN THE PUBLIC WATER SUPPLY WATERSHED BOUNDARY? YES or ☒ NO [If YES, contact Planning & Zoning Dept for DPH Addendum Form.]

IS THE SUBJECT PROPERTY LOCATED IN THE FLOOD PLAIN? YES or ☒ NO

WHEN WAS THE SUBJECT PROPERTY PURCHASED? 01/26/2021

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1954

SITE COVERAGE PROPOSED: 15%
(AS PERCENTAGE OF SITE)

BUILDING COVERAGE PROPOSED: 10.5%
(AS PERCENTAGE OF SITE)

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Board have been submitted.
THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

Tommy Y. Mei 07/29/2021 tommymeig@gmail.com 718-415-7910
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

ZONING BOARD OF APPEALS
TOWN OF WILTON, CONNECTICUT
Town Hall Annex, 238 Danbury Road, Wilton, CT 06897

HELPFUL INFORMATION FOR VARIANCE APPLICATIONS

1. WHAT IS A VARIANCE? A VARIANCE is an exception granted by the Zoning Board of Appeals (ZBA) from the terms or standards of the Zoning Regulations for an individual property where, because of special conditions, a literal enforcement of the Regulations would result in exceptional difficulty or unusual hardship. However, a variance MUST still be in harmony with the general intent of the Town's Plan of Conservation and Development and not contrary to public welfare.
2. The granting of a VARIANCE is a fine balance between attempting to maintain the Town's Plan of Conservation and Development of uniformly regulated districts, and the need to provide relief from the terms or standards in individual circumstances. VARIANCES are granted only for individual parcels and for particular purposes.
3. It is the applicant's obligation to present and establish hardship. Financial impacts or self-created conditions or an inability to use a property at its maximum potential or reasons that the proposed change would not adversely affect the neighborhood are not considered a hardship in this context. Hardship is generally seen as a physical or restrictive imposition beyond the reasonable control of the owner.
4. The ZBA may attach conditions to a granted VARIANCE in order to make them more in harmony with the purpose of the Zoning Regulations. Typical conditions that could be attached to a setback variance might include the installation of a screen or buffer.
5. Prior to submitting an application for a residential or commercial variance, please consult with the office staff and become familiar with the current Zoning Regulations which apply towards the property or project in question. \ The office staff can help answer questions and guide you in finding the information required for a complete application. Professional land or Resource Planners and Land Use Attorneys may also be helpful.
6. Complete applications for either a RESIDENTIAL or COMMERCIAL PROPERTY VARIANCE are received in the ZBA Office, located within the Planning and Zoning (P&Z) Office in the Town Hall Annex, 238 Danbury Road, Wilton, CT, 06897. The office is open Monday through Friday, 8:00 A.M. to 4:00 P.M. Telephone: (203) 563-0185.
7. Please **TYPE** or print clearly all materials and application forms.
8. The deadline for receipt of a completed application is THE TWENTY FIFTH (25) of EACH MONTH; for eligibility for a PUBLIC HEARING the following month. Only a complete application can be accepted.
9. The ZBA has scheduled meetings on the third Monday of each month, excluding August. If the third Monday is a holiday, the meeting is held on Tuesday. A copy of the official meeting schedule may be obtained in the Town Clerk's Office or the P&Z Office.
10. Much of the required information may be found by researching the land records located within the P&Z Office, the Town Clerk's Office and the Assessor's Office. A public access computer is available in both the P&Z Office and the Assessor's Office.

BRIEF EXPLANATION OF REQUIRED APPLICATION MATERIALS

<u>WLR MAP #</u>	Wilton Land Record map number filed in the Town Clerk's Office.
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<u>VOLUME and PAGE</u>	Deed reference filed in the Town Clerk's Office.
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<u>TAX MAP #, LOT #</u>	Refers to Assessor map records.
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<u>ACREAGE</u>	Refers to the acreage of the subject parcel.
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<u>LOCATION MAP</u>	May be a photocopy of Town maps, indicating subject parcel.
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<u>CLASS A-2 SURVEY MAP</u>	Prepared by a licensed Connecticut Land Surveyor. Consult the Town Clerk's Office for filed surveys in the Wilton Land Records.
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<u>SITE DEVELOPMENT PLAN</u>	A map drawn to scale and in tandem with the above survey showing the existing and proposed conditions, including building elevations.
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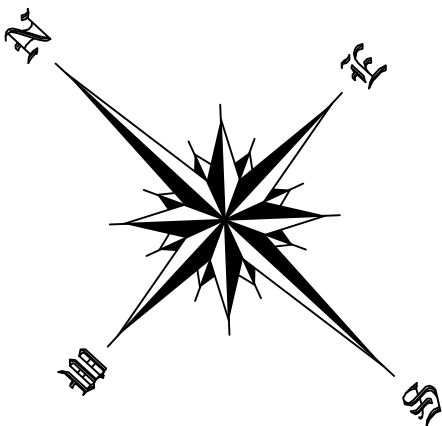
<u>LIST OF PREVIOUS ZONING VARIANCES</u>	Recorded in the Town Clerk's Office and with the P&Z Office.
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<u>LIST OF OWNERS WITHIN 500'</u>	Name and <u>mailing</u> address of the owners of properties within 500 feet of the subject property, including public and semi-public parcels.
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<u>ONE #10 ENVELOPE</u>	Based on the above list of owners, please leave the return address blank.
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35-1 PRESTA ANTHONY & SHANNON 37 SUGAR LOAF DR WILTON CT 06897	35-2 CAPPEL BRITA M EST OF 2161 CAPES COVE DR SHERRILLS FRD NC 28673-9	35-3 LUPINSKI ROBERT & ANNA 53 SUGAR LOAF DR WILTON CT 06897
35-4 CROWELL DAVID & SARAH SV 61 SUGAR LOAF DR WILTON CT 06897	35-11 MOTYKA ELENA L 58 SAUNDERS DR WILTON CT 06897	35-12 DAVIS JOHN S 46 SAUNDERS DR WILTON CT 06897
35-13 GORMLEY MARGARET WELZ 130 SAUNDERS DR FAIRFIELD CT 06824	35-14 GOLDBAS JAKE & 24 FAIRVIEW LA WILTON CT 06897	35-15 KANG JUDITH & MEI TOMMY & SV 20 FAIRVIEW LA WILTON CT 06897
35-16 OGRADY RICHARD MICHAEL & JENNIE 8 FAIRVIEW LA WILTON CT 06897	35-17 BRIAN LAPREZIOSA WC 25 FAIRVIEW LA WILTON CT 06897	35-18 CONNECTICUT STATE OF 2800 BERLIN TPKE NEWINGTON CT 06131
35-32 MARCONE SUE PO BOX 7146 WILTON CT 06897	35-33 O'DONNELL CHARLES C & GERALYNN M 576 ROSEMARY LA FORT MILL SC 29708	35-34 SANTARSIERO JOSEPH III 38 SUGAR LOAF DR WILTON CT 06897
35-35 ANDRIUK ALEXANDER 28 SUGAR LOAF DR WILTON CT 06897	35-36 OBRANSKI SEAN & DIANA 18 SUGAR LOAF DR WILTON CT 06897	35-39 ROBLAR LLC 465 DANBURY RD WILTON CT 06897
47-19 BOHRER MARK E & SARAH K 20 SAUNDERS DR WILTON CT 06897	47-20 UBALDO MAGDALENA L 372 OLMSTEAD HILL RD WILTON CT 06897	47-21 PAKTINAT CAMERON & AMANDA 380 OLMSTEAD HILL RD WILTON CT 06897
47-22 WARD MICHAEL Q 390 OLMSTEAD HILL RD WILTON CT 06897	47-23 GALARDI LORYN W & CHARLES C 11 SUGAR LOAF DR WILTON CT 06897	47-24 BUTLER ALFRED R & CHRISTINE T 9 FAIRVIEW LA WILTON CT 06897
47-25 PRIEST JOHN E & HEATHER L 19 FAIRVIEW LA WILTON CT 06897	48-50-1 CONNECTICUT STATE OF 2800 BERLIN TPKE NEWINGTON CT 06131	

STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	
Minimum Lot Area	2 Acres	1.003 Acres		
Minimum Frontage	25'	177.3'		
Minimum Square on Lot	200 SF.	172 SF.		
Minimum Setback From Street Line	50'	71.2'		
Minimum Setback from Side Line	40'	45.1'		
Minimum Setback from Rear Line	50'	118.7'		
Maximum Height & Number of Stories	35' & 2 1/2	12.9' & 1		
Maximum Building Coverage	7%	6.1%		
Maximum Site Coverage	12%	12.3%		



GENERAL NOTES:

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
- This Survey conforms to Class A-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.
- Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
- North Arrow is based on Map Reference # 1.
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- Property Lines Established According to Record Deeds as exist
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
- Lot served by septic system and well water supply.

MAP REFERENCES:

- RECORD MAP #1057
- RECORD MAP #1250

BUILDING ZONE: R-2

N/F
MARGARET GORMLEY
VOL.1019 ,PAGE 0195

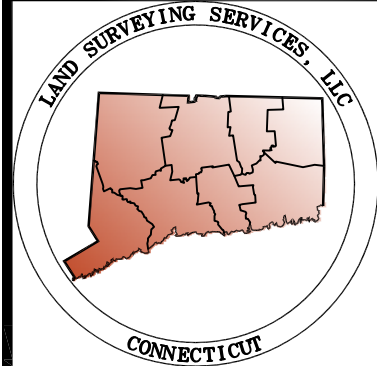
N/F
BRITA CAPPEL
VOL.2257 ,PAGE 0014

N/F
ANTHONY & SHANNON PRESTA
VOL.2478 ,PAGE 0202

N/F
FAITH SCRIBNER
VOL.2529 ,PAGE 0004

N/F
RICHARD & JENNIE OGRADY
VOL.0066 ,PAGE 0360

FAIRVIEW LANE



**LAND SURVEYING
SERVICES, LLC**
1275 POST ROAD, SUITE A-20
FAIRFIELD, CONNECTICUT 06824
TEL. (203) 522-4177
FAX. (203) 615-0123
EMAIL: info@a2survey.com

RES|KK|SKT|AB|PL|NJ|MAP|AB|DWG: 21270

TITLE BLOCK

ASSESSORS MAP # 35 , PARCEL # 15 ZONE: r-2
APPLICANT: SAME AS OWNER

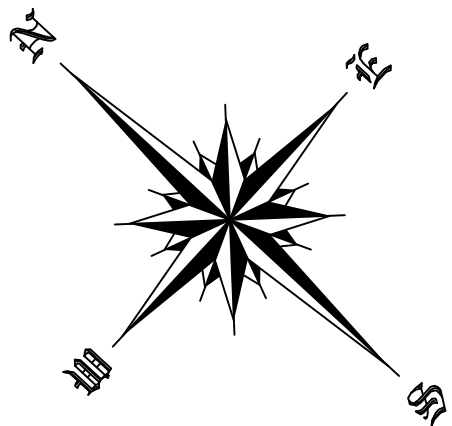
DESCRIPTIVE TITLE: CLASS A-2 SURVEY
To the best of my knowledge and belief this
map is substantially correct as noted hereon

NEAL K. JAIN L.S. # 18139

DATE:	DESCRIPTION
	REVISIONS

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
TOMMY MEI
20 FAIRVIEW LANE, WILTON, CONNECTICUT
-20 0 20 40
SCALE: 1"= 20'
DATE: MAY 28, 2021

STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	
Minimum Lot Area	2 Acres	1.003 Acres	1.003 Acres	
Minimum Frontage	25'	177.3'	177.3'	
Minimum Square on Lot	200 SQ.	172 SQ.	172 SQ.	
Minimum Setback From Street Line	50'	71.2'	71.2'	
Minimum Setback from Side Line	40'	45.1'	44.6%	
Minimum Setback from Rear Line	50'	118.7'	104.3'	
Maximum Height & Number of Stories	35' & 2 1/2	12.9' & 1	12.9' & 1	
Maximum Building Coverage	7%	6.1%	10.5%	
Maximum Site Coverage	12%	12.3%	15.0%	



GENERAL NOTES:

1. This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
2. This Survey conforms to Class A-2.
3. The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.
4. Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
5. North Arrow is based on Map Reference # 1.
6. This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
7. This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
8. Property Lines Established According to Record Deeds as exist
9. Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
10. Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
11. Lot served by septic system and well water supply.

MAP REFERENCES:

1. RECORD MAP #1057
2. RECORD MAP #1250

BUILDING ZONE: R-2

N/F
MARGARET GORMLEY
VOL.1019 , PAGE 0195

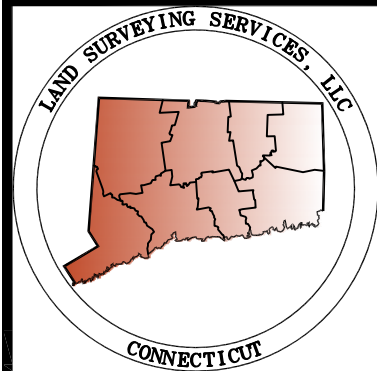
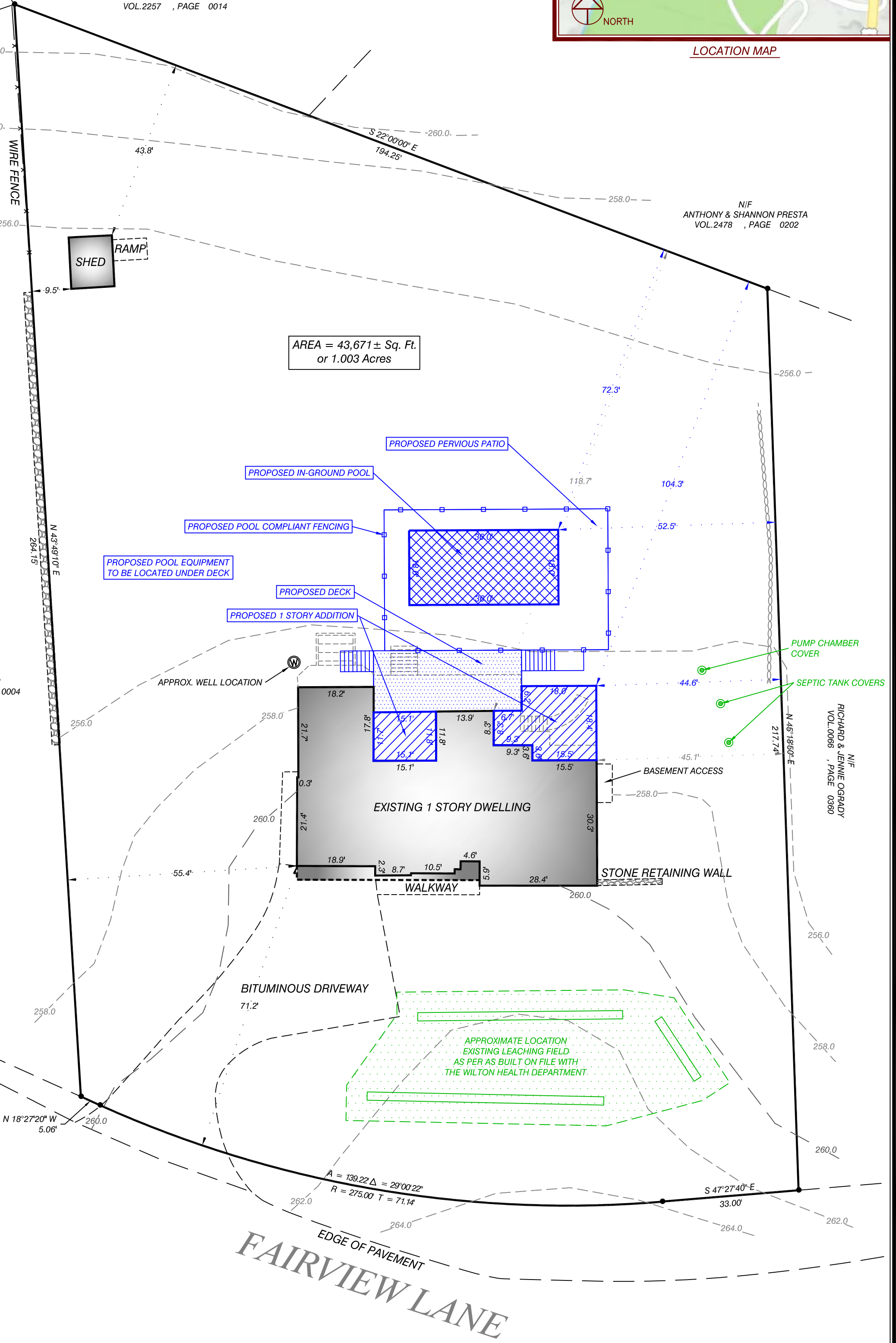
N/F
BRITA CAPPEL
VOL.2257 , PAGE 0014

N/F
ANTHONY & SHANNON PRESTA
VOL.2478 , PAGE 0202

N/F
FAITH SCRIBNER
VOL.2529 , PAGE 0004

N/F
RICHARD & JENNIE OGRADY
VOL.0066 , PAGE 0360

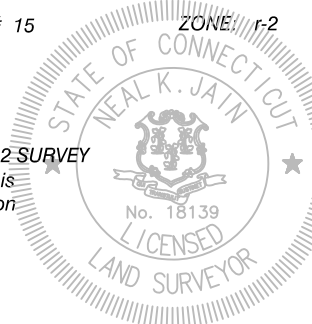
AREA = 43,671 ± Sq. Ft.
or 1.003 Acres



LAND SURVEYING
SERVICES, LLC
1275 POST ROAD, SUITE A-20
FAIRFIELD, CONNECTICUT 06824
TEL. (203) 522-4177
FAX. (203) 615-0123
EMAIL: info@a2survey.com

RES/KK SKT/AB PL/NU MAP/AB DWG: 21270

TITLE BLOCK
ASSESSORS MAP # 35 , PARCEL # 15
APPLICANT: SAME AS OWNER
DESCRIPTIVE TITLE: CLASS A-2 SURVEY
To the best of my knowledge and belief this map is substantially correct as noted hereon
NEAL K. JAIN L.S. # 18139



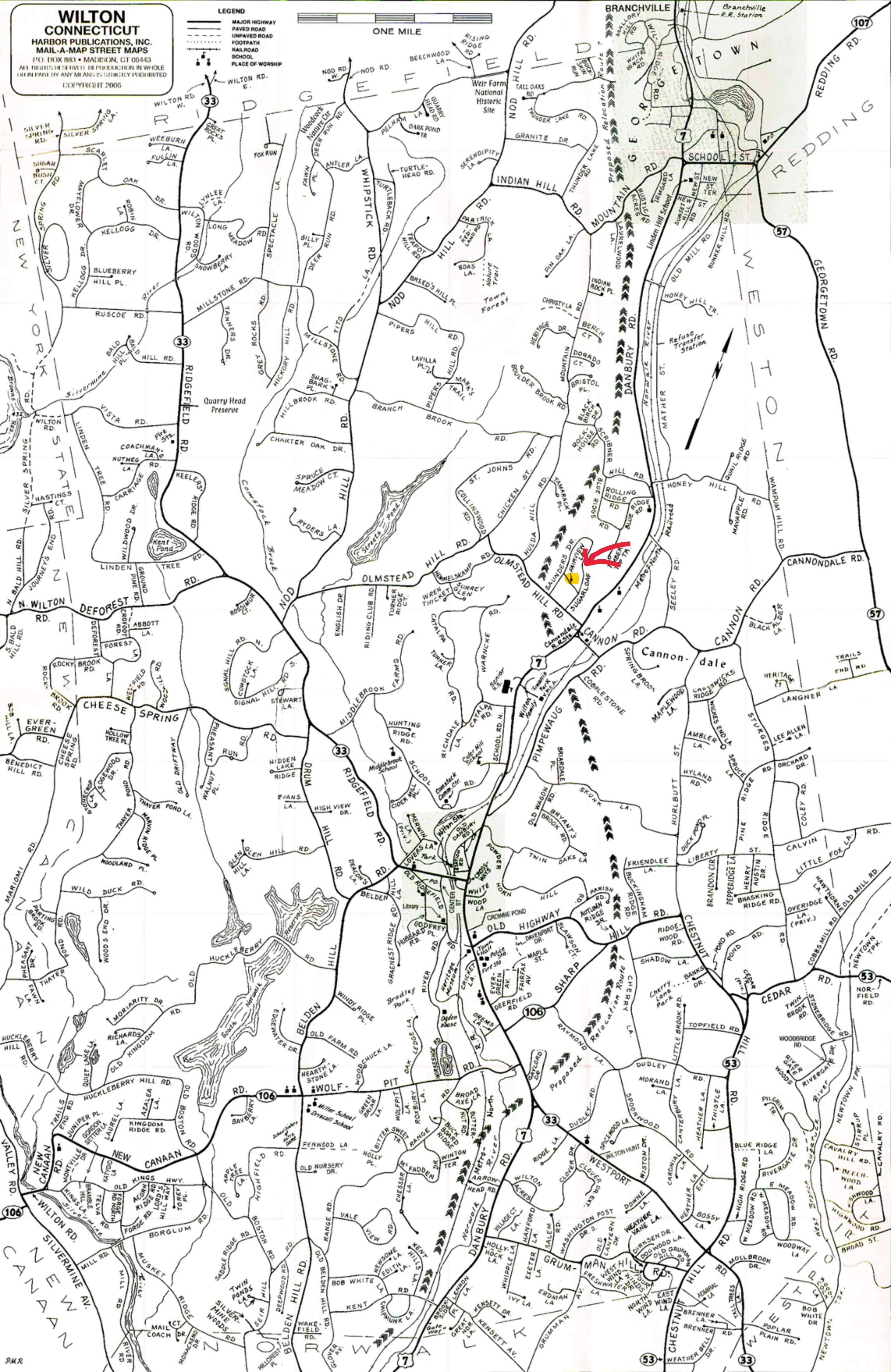
DATE	DESCRIPTION
07-20-2021	PROPOSED ADD. & POOL
	REVISIONS

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
TOMMY MEI
20 FAIRVIEW LANE, WILTON, CONNECTICUT
SCALE: 1" = 20'
DATE: MAY 28, 2021

WILTON CONNECTICUT
HARBOR PUBLICATIONS, INC.
MAIL-A-MAP STREET MAPS
P.O. BOX 883 • MADISON, CT 06443
ALL RIGHTS RESERVED. THE PRODUCTION IN WHOLE OR IN PART BY ANY MEANS IS STRICTLY PROHIBITED.
COPYRIGHT 2008

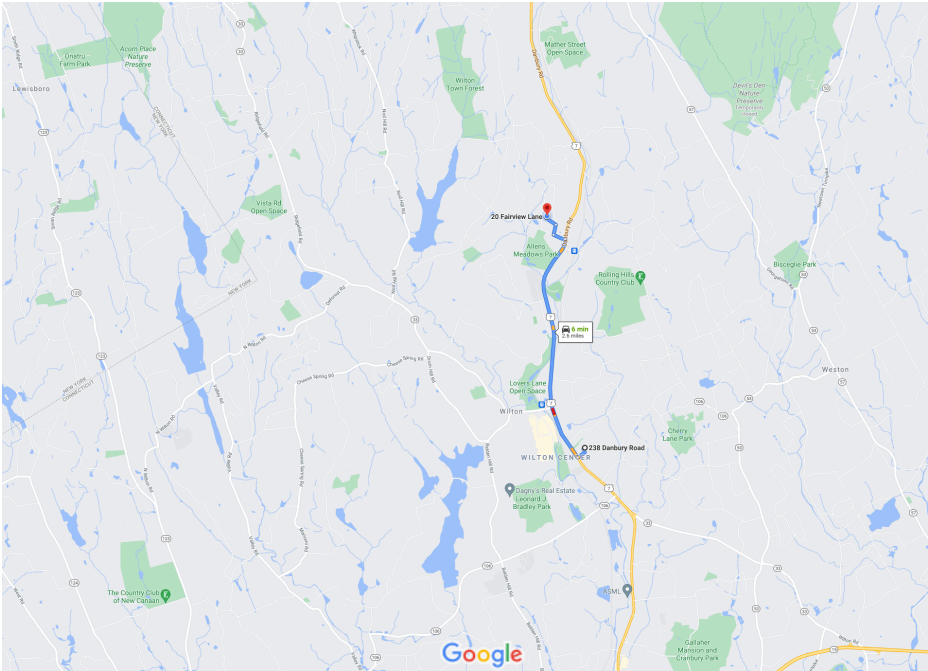
LEGEND
MAJOR HIGHWAY
PAVED ROAD
UNPAVED ROAD
FOOTPATH
RAILROAD
SCHOOL
PLACE OF WORSHIP

ONE MILE





238 Danbury Rd, Wilton, CT 06897 to 20 Fairview Lane, Wilton, CT Drive 2.6 miles, 6 min



Map data ©2021 2000 ft

238 Danbury Rd
Wilton, CT 06897

- 1. Head southwest toward US-7 N 89 ft
- 2. Turn left toward US-7 N 72 ft
- 3. Turn right toward US-7 N 0.1 mi
- 4. Turn right onto US-7 N 2.1 mi
- 5. Turn left onto Olmstead Hill Rd 0.1 mi
- 6. Turn right onto Sugarloaf Dr 0.1 mi

- 7. Turn left onto Fairview Ln Destination will be on the right

0.1 mi

20 Fairview Ln
Wilton, CT 06897

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.









RECORD & RETURN TO:
Attorney Nathaniel W. Shipp
23 Hubbard Road
Wilton, Connecticut 06897

Doc ID: 001230820002 Type: LAN
BK 2525 PG 743-744

WARRANTY DEED - STATUTORY FORM

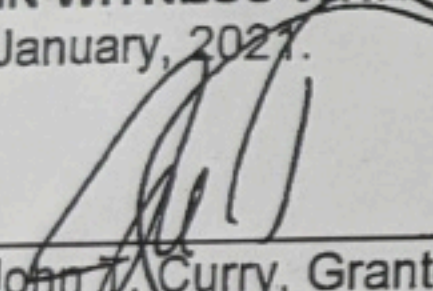
TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT John T. Curry and Eileen O. Curry both of 20 Fairview Lane, Wilton, Connecticut 06897, for consideration of SIX HUNDRED SEVENTY FIVE THOUSAND & 00/100 DOLLARS (\$675,000.00), grant to Judith Kang and Tommy Mei both of 99 John Street, Apt 325, New York, New York 10038 AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, with WARRANTY COVENANTS, all that certain real property known as 20 Fairview Lane, Wilton, Connecticut 06897, being more particularly described in Schedule A attached hereto and made a part hereof.

Said Premises are conveyed subject to:

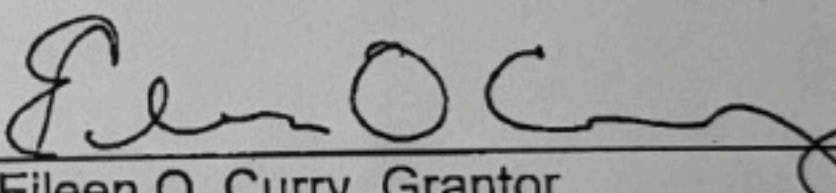
1. Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.
2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.
3. Such additional encumbrances, if any, as more particularly set forth in Schedule A attached hereto.

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 Grantors have caused these presents to be executed on this 22nd day of January, 2021.

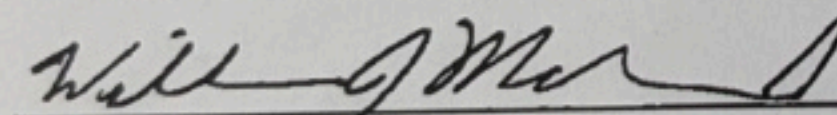


John T. Curry, Grantor

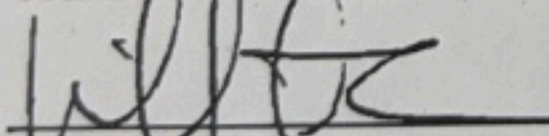


Eileen O. Curry, Grantor

Signed, sealed and delivered in the presence of or attested by:

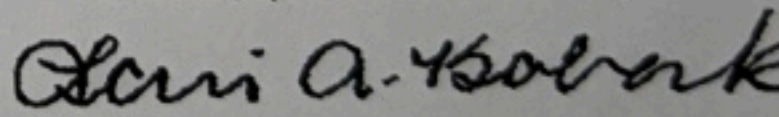
Witness: 

William J. McMorris, Jr.

Witness: 

William A. Meehan

CONVEYANCE TAX RECEIVED
TOWN: \$1,687.50 STATE: \$5,062.50



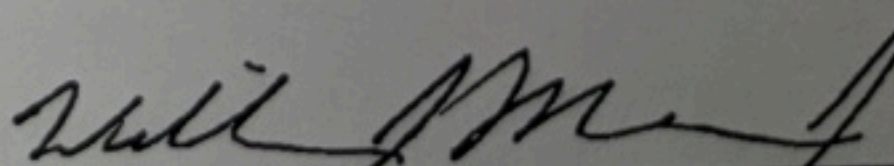
WILTON, CT TOWN CLERK

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

}
} ss. Wilton
}

Personally appeared John T. Curry and Eileen O. Curry, signers and sealers of the foregoing instrument, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained in the capacity therein stated, before me, on this 22nd day of January, 2021.



William J. McMorris, Jr.
Commissioner of the Superior Court

SCHEDULE A

ALL THAT CERTAIN tract, piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, and being shown and designated as Lot 14 on a certain map entitled "Map of Section I of Sugarloaf Acres, Wilton, Connecticut, Scale 1" = 100 feet Sept. 1952" certified "Substantially Correct" by Harry E. Bryan, Pres. Civil Engineer & Surveyor Samuel W. Hoyt, Jr., Co., Inc. So. Norwalk, Conn., which map is on file in the Office of the Town Clerk of the said Town of Wilton and bears Map No. 1250, reference thereto being made.

Said premises are bounded:

- NORTHWESTERLY: 264.15 feet by Lot No. 15 as shown on said map and being land now or formerly of Alan F. Scribner;
- NORTHEASTERLY: 194.25 feet by Lot No. 19 as shown on said map and being land now or formerly of Erwin F.C. Schulze and Joyce I. Schulze in part, and in part by Lot No. 17 as shown on said map and being land now or formerly of Edward G. Saunders, et als, in part;
- EASTERLY and SOUTHEASTERLY: by Lot No. 13 as shown on said map and being land now or formerly of Edward G. Saunders, et als, 217.74 feet;
- SOUTHERLY: by the public highway known as Fairview Lane 177.28 feet.

SAID PREMISES are conveyed subject to:

1. Zoning, building and planning laws, rules and regulations as established in and for the Town of Wilton, and any other restrictions or regulations of use, if any, imposed or to be imposed by public authority.
2. Taxes of the Town of Wilton hereafter due and payable.
3. Covenants and agreements contained in a Warranty Deed from Edward G. Saunders et als to Warren E. Hartmeyer, which Deed is dated March 27, 1953, and recorded on March 31, 1953, in Volume 63 at Page 137 of the Wilton Land Records.
4. Notes, notations and conditions as shown on Map No. 1250.

Received for Record at Wilton, CT
On 01/26/2021 At 11:04:00 am

Alan A. Salank