

THE FOLLOWING MATERIAL SHALL BE ATTACHED: (see last 2 pages for brief explanation)

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).
- ☒ 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 (check #9275 dated 10/25/21)

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? APRIL 2004

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1925 +/-

SITE COVERAGE PROPOSED: 7.4%
(AS PERCENTAGE OF SITE)

BUILDING COVERAGE PROPOSED: 3.9%
(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.

<u>AP Gaillard</u>	<u>11/21/21</u>	<u>apgaillard@gmail.com</u>	<u>203.257.9721</u>
APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
<u>AP Gaillard</u>	<u>11/21/21</u>		
OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE

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.)

ANDREW P. + KENDAL K. GAILLARD			274 CHESTNUT HILL RD WILTON, CT		
APPLICANT'S NAME			ADDRESS		
Same			Same		
OWNER'S NAME			ADDRESS		
274 CHESTNUT HILL RD WILTON, CT			R-2A		
PROPERTY LOCATION			ZONING DISTRICT		
386	1677	335	16	5	3.78
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 (1) placing an HVAC condenser with a 21'10" setback, (2) a raised porch with a 24'4" setback, and (3) a dormer/door entrance to the proposed porch with a 24'4" setback, all in lieu of the required 40 feet side setback.

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.

This garage building was built in the 1920's and the entire structure is located within the current 40 feet side setback requirement. We propose to renovate the dilapidated propane heating system and deck on the north side, and to relocate both to the rear of the structure. These renovations will significantly reduce the extent of the pre-existing encroachments on the side property line.

16-1
MURPHY JONATHAN A & WENDY J
294 CHESTNUT HILL RD
WILTON CT 06897

16-3-1
LYNCH BRIAN E & ROBIN D MCQUEEN
288 CHESTNUT HILL RD
WILTON CT 06897

16-4
OVERBEEKE H DAVID & TRACY L
278 CHESTNUT HILL RD
WILTON CT 06897

16-7
OFFINGER DONALD A
250 CHESTNUT HILL RD
WILTON CT 06897

16-7-5
OGDEN JOHN MICHAEL &
21 PILGRIM TR
WILTON CT 06897

17-26
ABLE CONSTRUCTION, INC
CHESTNUT HILL RD
WILTON CT 06897

30-28
VONA NICOLA & ANTOINETTA
232 DUDLEY RD
WILTON CT 06897

30-29
OLIVERI FRANK & TARA
243 CHESTNUT HILL RD
WILTON CT 06897

30-32
COLLENDER RICHARD P &
229 DUDLEY RD
WILTON CT 06897

16-2
HAGE DANIEL & NALINI
282 CHESTNUT HILL RD
WILTON CT 06897

16-3-2
DONALD P. WINTERS &
286 CHESTNUT HILL RD
WILTON CT 06897

16-5
GAILLARD ANDREW P & KENDAL K
274 CHESTNUT HILL RD
WILTON CT 06897

16-7-3
CLIFFORD PHILIP F & SUZANNE S
22 PILGRIM TR
WILTON CT 06897

17-20
ENGLEBRIGHT MARK & NESSA TRUST
308 CHESTNUT HILL RD
WILTON CT 06897

17-26-1
SEIDMAN ERIC &
22D CROSS HIGHWAY
WESTPORT CT 06880

30-28-1
VILLATA JOSEPH & ARIANA
273 CHESTNUT HILL RD
WILTON CT 06897

30-30
ROTH ERIK A & KATE
249 CHESTNUT HILL RD
WILTON CT 06897

30-33
KAPUR SUNILA
223 DUDLEY RD
WILTON CT 06897

16-3
ADAMS INTA V
284 CHESTNUT HILL RD
WILTON CT 06897

16-3-3
MASTERSON RYAN C & TARALEIGH
280 CHESTNUT HILL RD
WILTON CT 06897

16-6
OFFINGER DONALD A
250 CHESTNUT HILL RD
WILTON CT 06897

16-7-4
HITCHINSON DEREK G & WHITNEY
24 PILGRIM TR
WILTON CT 06897

17-25
CHANG NEIL PING
296 CHESTNUT HILL RD
WILTON CT 06897

30-27-4
ANDRES ANDREA & DIMITRI
220 DUDLEY RD
WILTON CT 06897

30-28-2
BROKAW JOHN B JR & BEVERLY
226 DUDLEY RD
WILTON CT 06897

30-31
CAMPBELL JOHN J &
259 CHESTNUT HILL RD
WILTON CT 06897

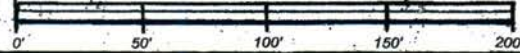
30-34
CHAN KEN W & EVA LEE
14 HEATHER LA
WILTON CT 06897

ZONING LOCATION SURVEY

Property surveyed for: **ANDREW P. AND KENDAL K. GAILLARD**

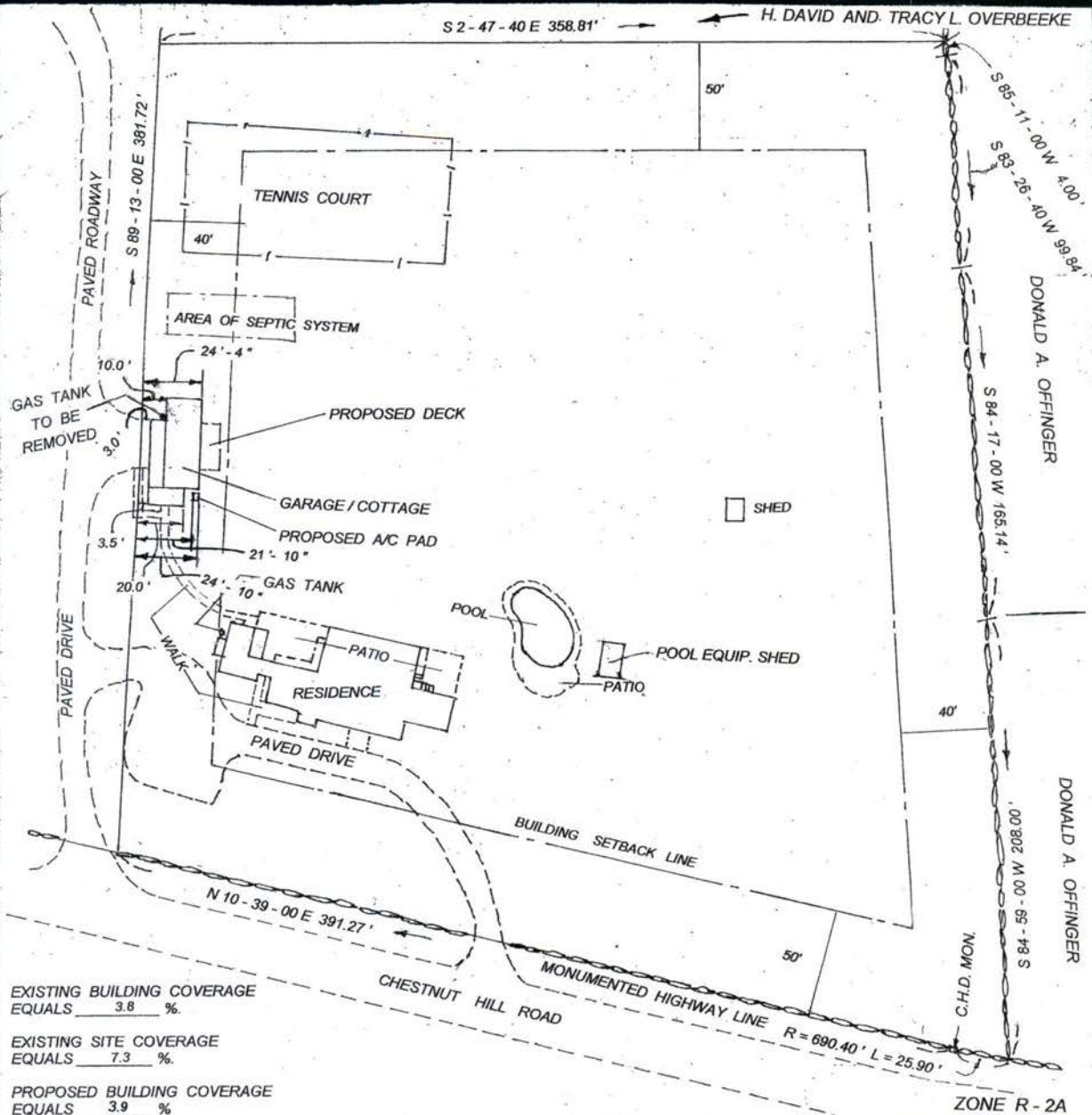
Location: **274 CHESTNUT HILL ROAD, WILTON, CONN. 06897**

Scale: 1 IN. = 50 FT.



Date: 10-15-21

REV. 10-25-21 REV. 10-29-21



EXISTING BUILDING COVERAGE
EQUALS 3.8 %

EXISTING SITE COVERAGE
EQUALS 7.3 %

PROPOSED BUILDING COVERAGE
EQUALS 3.9 %

PROPOSED SITE COVERAGE
EQUALS 7.4 %

NORTH

MAP NO. 3386

LOT AREA = 3.780 AC.

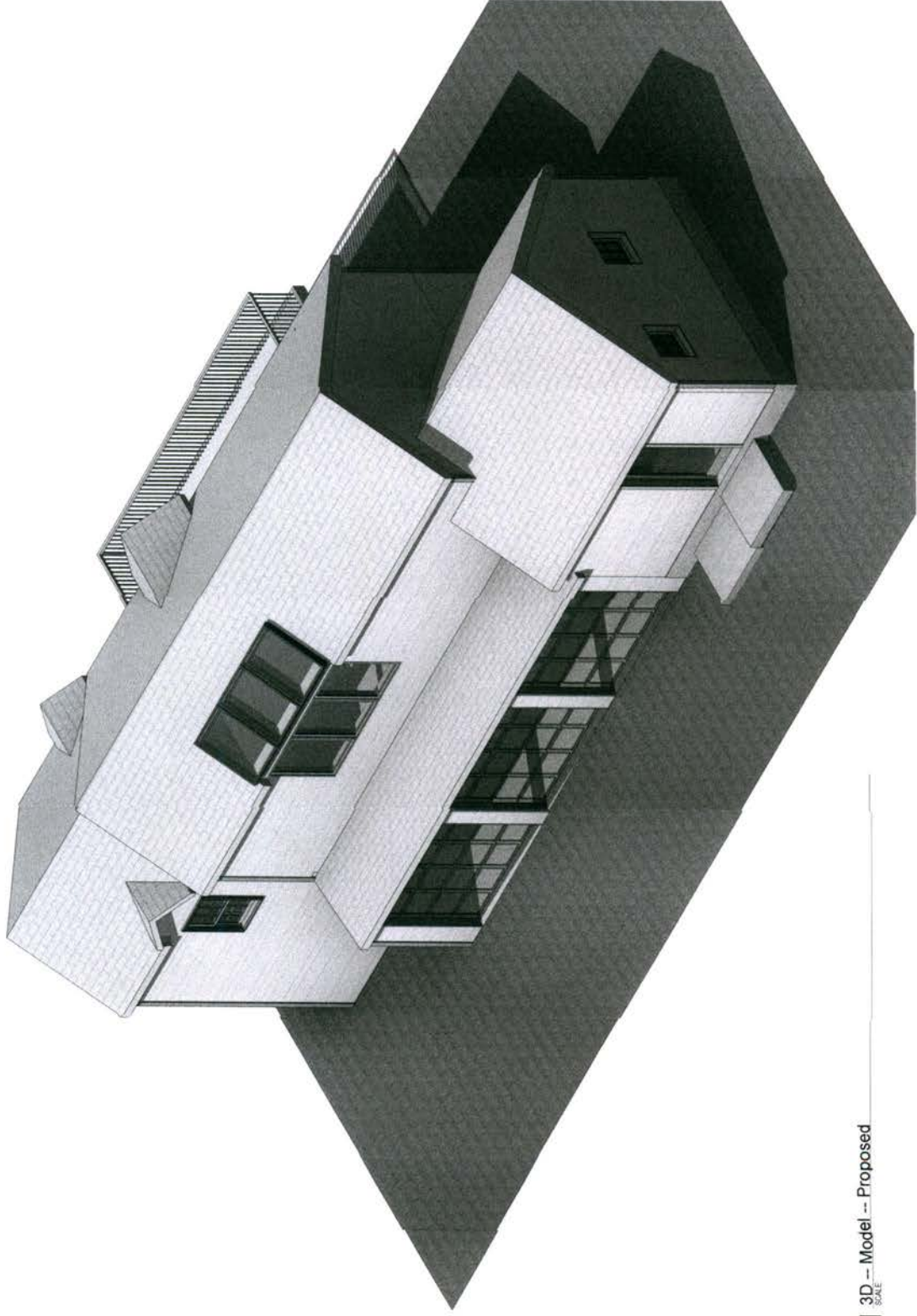
SURVEYOR'S EMBOSSED
SEAL REQUIRED TO
VALIDATE SURVEY.

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONN. STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONN." AS ENDORSED BY THE CONN. ASSOCIATION OF LAND SURVEYORS, INC. THIS SURVEY IS A ZONING LOCATION AND IS BASED UPON A DEPENDENT RESURVEY BOUNDARY DETERMINATION CONFORMING TO A HORIZONTAL ACCURACY OF A CLASS A-2 SURVEY.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Roland H. Gardner, Jr.
ROLAND H. GARDNER, JR. 203-762-3248
CT. LAND SURVEYOR LIC. NO. 12876

Gaillard Residence



1 3D -- Model -- Proposed
SCALE



GAILLARD RESIDENCE
274 CHESTNUT HILL ROAD
WILTON, CT 06897
PROJECT NO. 1010
DATE: 10/10/10
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
APPROVED BY: J. H. HARRIS

THE GOLDEN MEAN GROUP, LLC
ARCHITECTURAL DESIGN
FAMILY CONSULTING
STRATEGIC PLANNING
1010 MAIN STREET
WILTON, CT 06897
TEL: 203.438.1010
WWW.GOLDENMEAN.COM

1 Mercia Lane, 2nd Floor
Greenwich, CT 06830

Gaillard Residence
274 Chestnut Hill Road
Wilton, CT

PROJECT NO. 1010
DATE: 10/10/10
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
APPROVED BY: J. H. HARRIS

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A black and white photograph of a two-story house with a gabled roof, surrounded by trees and a stone wall in the foreground. The house has multiple windows and a chimney. The foreground is filled with a large, irregular stone wall and dense foliage. The background shows more trees and a clear sky.

[illegible]

Use Group:	Residential - 2A
Construction Type:	Type III-B, Unprotected
Occupant Load:	Residential: 1 Family

	Status
Stories Above Grade	Complex
Area Per Floor	Complex
Water Closet	Complex
Lavatory	Complex
Tub/Shower	Complex
Kitchen Sink/Washer Hook-Up	Complex
Parking	Complex

Soil Capacity:	3,000 p.s.i.
Concrete Fc:	3,000 / 4,000 p.s.i.
Reinforcing Steel:	A 5 T M. Grade 60
Framing Lumber:	Douglas Fir, Fb = 1,340 p.s.i., E = 1.7e6 p.s.i.

Ground Snow Load	30 p.s.f.	Wind Speed	110 m.p.h.
Exposure Factor	0.7	Roof Exposure Factor	II
Importance Factor	1.0	Importance Factor	I.00
Seismic Coefficient	See 6.5.1.2.1	Building Category	I

Component	Status
Interior Walls	Provided
Fire Walls/Party Walls	Provided
Fire Enclosure of Roofs	Provided
Roofs	Provided
Mixed Use Regulations	Provided
Interior Load Bearing Partitions	Provided
Structural Members Supporting Walls	Provided
Floor Construction	Provided
Roof Construction	Provided

Parcel ID: 671
Book/Page: 16-5
Map:
Zone: 2A - Single Family Residence

Lot Area (Min.)	12,301 s.f.	Complete
Lot Frontage (Min.)		YES
Front Yard (Min.)	25 ft.	YES
Side Yard (Min.)	0 ft. w/notice	YES
Rear Yard (Min.)		NA
Lot Shape (Min.)		Corner
Building Height (Max.)	25 ft. / 75 ft.	YES
Building Footprint (Max.)	27.5%	YES

The 2018 International Rules Building Code is made up of the following Code Sections and is organized into the International Code family (International Building Code, International Fire Code, International Mechanical Code, International Plumbing Code, International Electrical Code, and International Energy Conservation Code):

- 2018 International Building Code
- 2018 International Fire Code
- 2018 International Mechanical Code
- 2018 International Plumbing Code
- 2018 International Electrical Code
- 2018 International Energy Conservation Code

Architect	Engineer	Plumbing	Electrical	Permitting	Contractor
The Gustin Mann Group, LLC 11 Morris Lane, 2nd Floor Lawrence, CT 06450 P: 414-16-8768 gmg@the-gustin-mann.com CT 1 license #03290-1	TBD	TBD	TBD	TBD	TBD

Sheet Number	Sheet Name
A-001.00	Overall Sheet
A-001.01	Title Sheet
A-002.00	General Conditions
A-003.00	Particulars & Details
A-004.00	Site Plan
A-005.00	Site Plan by Google Maps
A-006.00	Area Plan w/lot Model
A-004.03	Building Plan - Survey
A-004.04	Basement - Existing
A-100.03	Foundation - Proposed
A-101.21	First Floor Plan - Existing
A-101.22	First Floor Plan - Demolition
A-101.23	First Floor Plan - Proposed
A-102.01	Second Floor Plan - Existing
A-102.02	Second Floor Plan - Demolition
A-102.03	Second Floor Plan - Proposed
A-103.02	Roof Plan - Demolition
A-103.03	Roof Plan - Proposed
A-103.04	Basement - Proposed
A-104.02	First Floor - RCP
A-104.03	Second Floor - RCP
A-104.04	Existing Elevations
A-202.01	Proposed Elevations
A-202.02	Proposed Sections
A-202.03	Proposed Sections
A-202.04	Proposed Sections
A-202.05	Proposed Sections
A-202.06	Proposed Sections
A-202.07	Proposed Sections
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A-202.97	Proposed Sections
A-202.98	Proposed Sections
A-202.99	Proposed Sections
A-203.00	Proposed Sections

The Golden Mean Group

Which One Built Car-Like Tires That Stay Round Forever?

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By
Francis & Ryan, J. A. A.
and
The Southern Near Group, LLC

The drawings
and all the ideas, arrangements, designs, and
plans included herein, represented the
ideas, concepts and intent of the property, ©
Francis & Ryan, J. A. A. Accepted
and to be part thereof to be utilized by any
person, for cooperation, grants, for an
in-house practice or except not the express
written consent of

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NOTES

114 JOURNAL OF DOCUMENTATION

11

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GOLDEN MEAN
GROUP LLC[illegible]

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Greenwich, CT 06830

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10/10/2010

Gaillard Residence
274 Chestnut Hill Road

11/11/2016

ICR#	19-0000	20
Case #	190	21
Project number	21-418	22
Invest #	10000000	23

Page 10 of 10



DRWG TITLE
Title Sheet

42



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WWW.GOLDENMEAN.COM



A-004.00
Site Plan

ZONING LOCATION SURVEY

Property surveyed for: ANDREW P. AND KENDAL K. GAILLARD

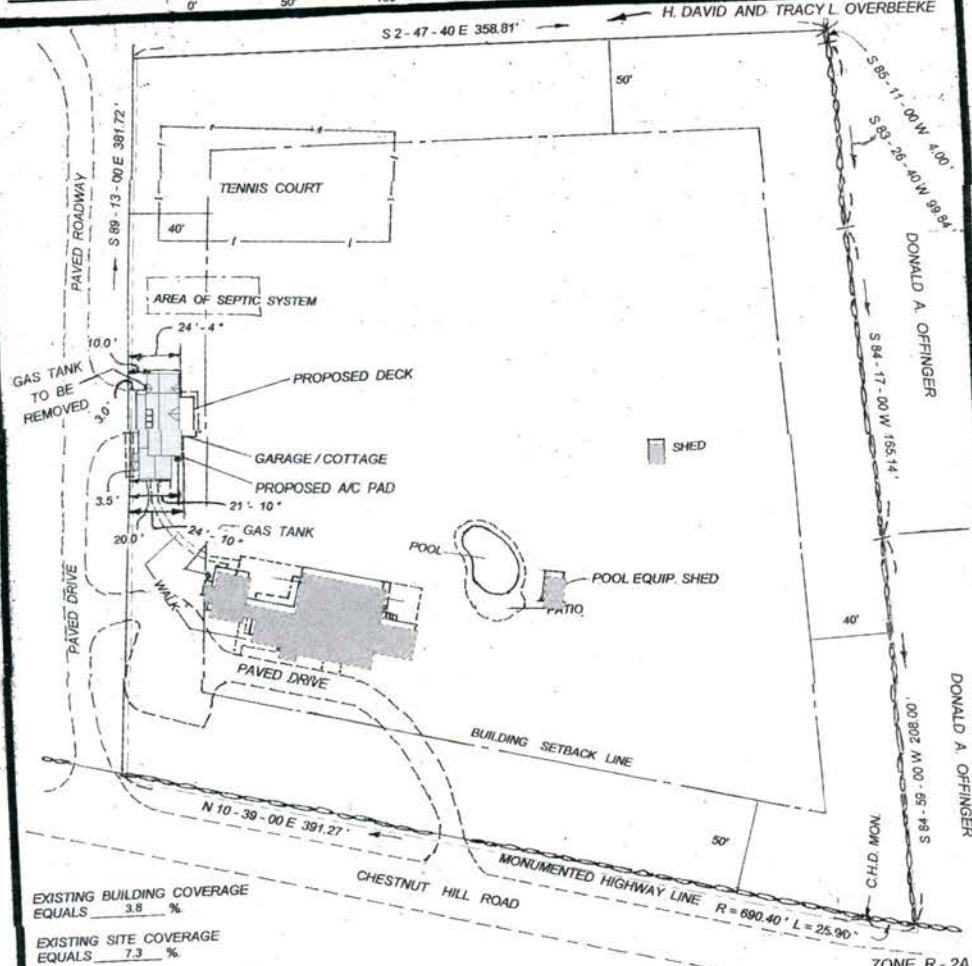
Location: 274 CHESTNUT HILL ROAD, WILTON, CONN. 06897

Scale: 1 IN. = 50 FT.



Date: 10-15-21

REV. 10-25-21 REV. 10-29-21



EXISTING BUILDING COVERAGE
EQUALS 3.8 %

EXISTING SITE COVERAGE
EQUALS 7.3 %

PROPOSED BUILDING COVERAGE
EQUALS 3.9 %

PROPOSED SITE COVERAGE
EQUALS 7.4 %

NORTH MAP NO. 3386

LOT AREA = 3.780 AC.

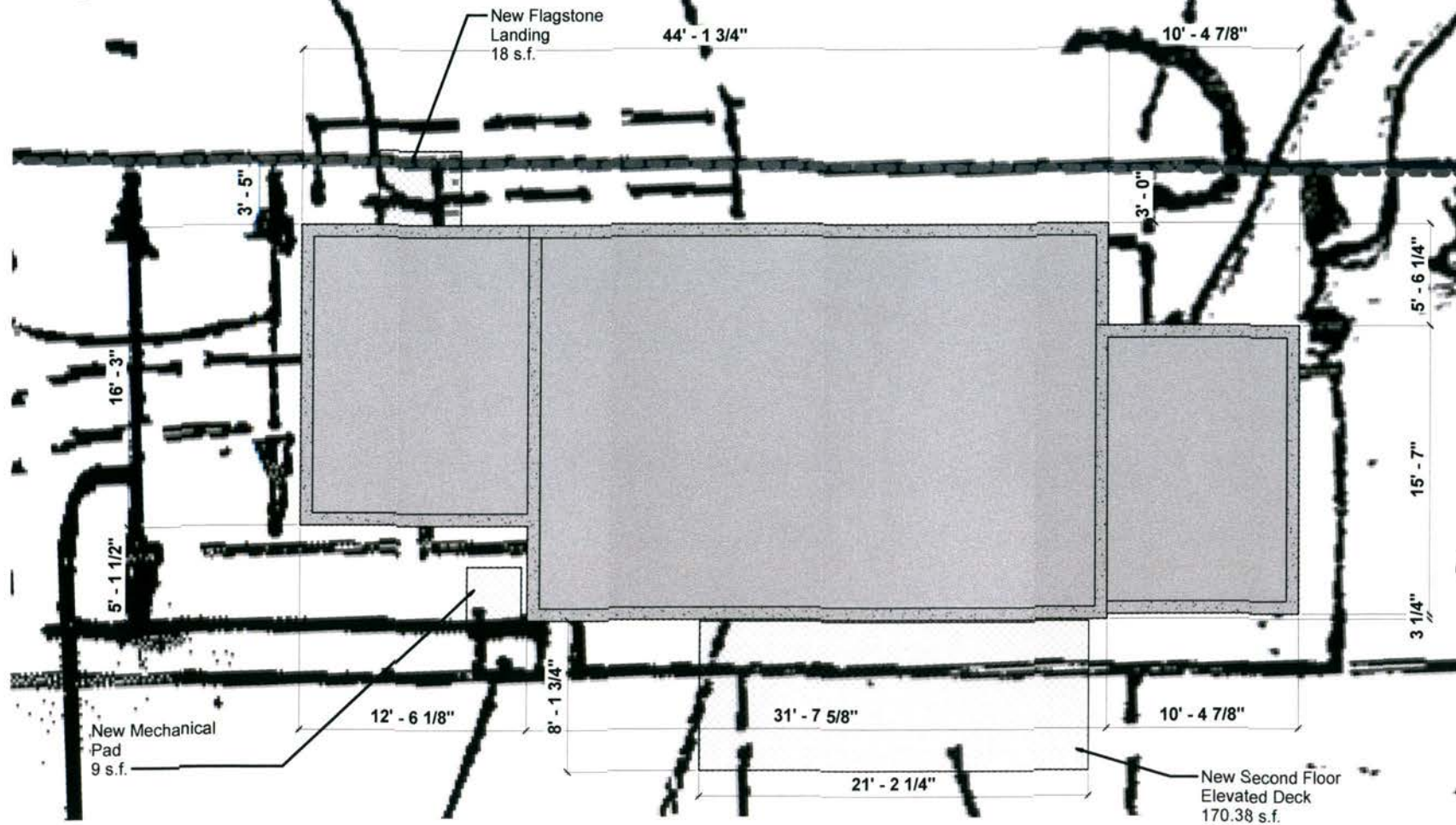
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TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROLAND H. GARDNER, JR. 203-182-3248
CT. LAND SURVEYOR LIC. NO. 12876

Area Schedule (Rentable) --		
Level	Name	Area
Level 1	Vestibule	101 SF
Level 2	Apartment	610 SF
APT		711 SF
Level 1	Mechanical	81 SF
Level 1	Garage	818 SF
Level 1	Workshop	145 SF
BLD		845 SF
Total Building		1556 SF



1 Basement -- Existing w Site Plan
SCALE 3/8" = 1'-0"



When the dust has settled, the one thing that is clear is that the world is a much more complex and interconnected place than we often realize. The challenges we face are not just local or national, but global. We need to work together to find solutions that benefit everyone.

[illegible]

CONCLUSIONS

CONDUCTED

578

0 11 2 2 8 10 21 24 33 38 46 51 57 60

The
GOLDEN MEAN
GROUP LLC

	Architectural Design
	Facility Consulting
	Strategic Planning

1 Mercia Lane, 2nd Floor
Greenwich, CT 06830

(703) 416-5783 ext. 200

19921997 60-65 66-70 71-75 76-80 81-85 86-90 91-95 96-100

proff@stanford.edu

Gaillard Residence

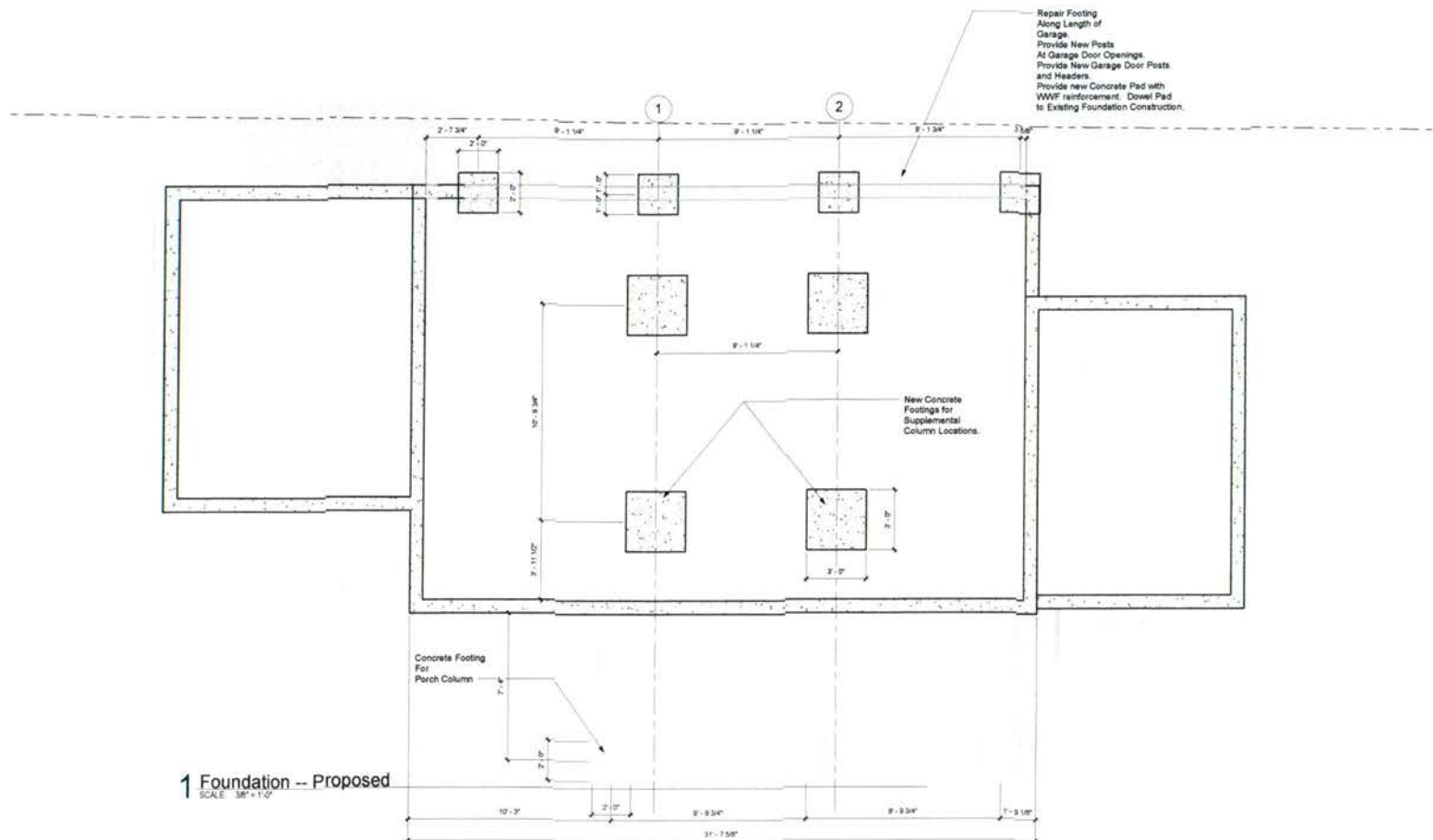
274 Chestnut Hill Road
Wilton, CT

DATE	1/24/2004
BOOK	20
TRANS #	100
Project Name	ST-412
Original #	100000000
CDL Agency	00000000



Sheet No. **A-004.03**

Building Plan w/ Survey



Golden Mean Group, LLC

1 Mercia Lane, 2nd Floor
Greenwich, CT 06830
Tel: 203.419.8700
Fax: 203.419.8701
www.goldenmean.com

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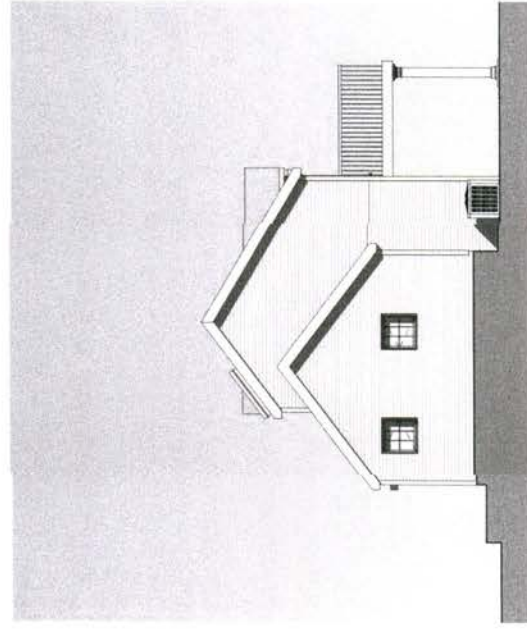
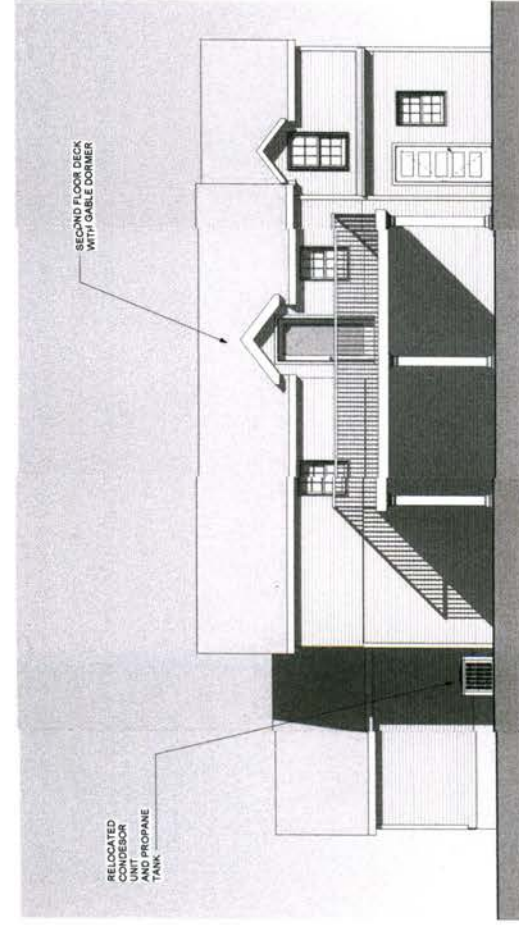
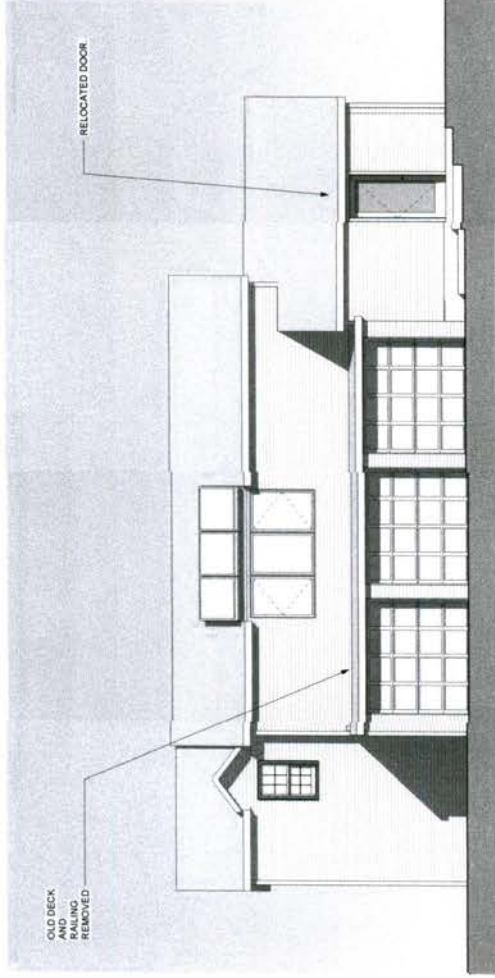
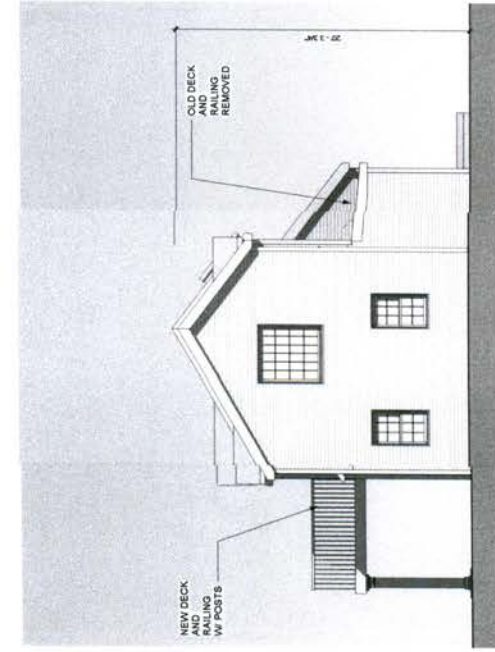
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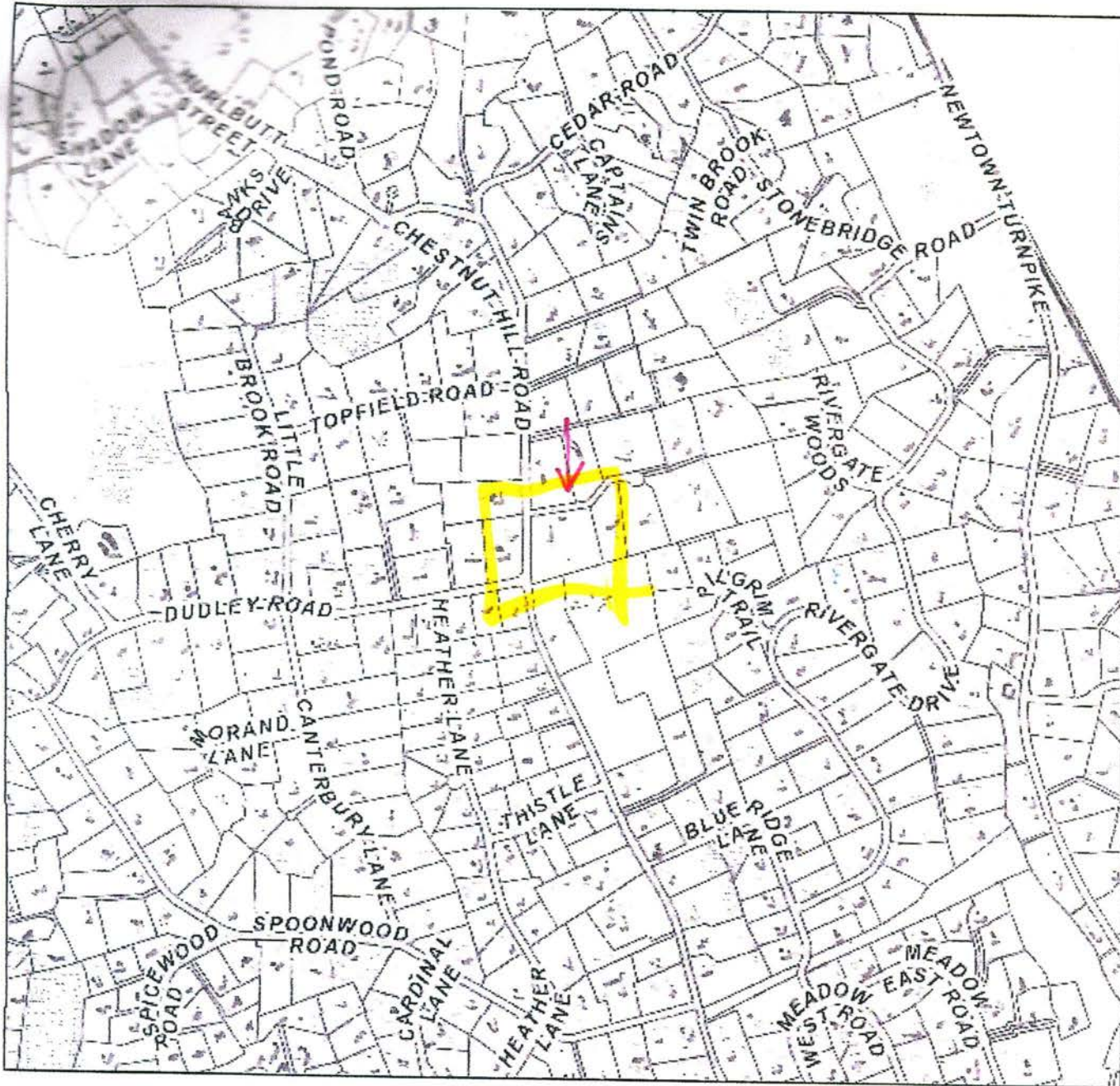


 <p>The Golden Mean Group, LLC 1000 Main Street, Suite 200 Greenwich, CT 06830 Tel: 203.261.1234 Fax: 203.261.1235 www.goldenmean.com</p>	<p>CHARTER AND DOCUMENTS 1. CHARTER 2022 2. BYLAWS 2022 3. RESOLUTIONS 2022 4. RESOLUTIONS 2023 5. RESOLUTIONS 2024 6. RESOLUTIONS 2025 7. RESOLUTIONS 2026 8. RESOLUTIONS 2027 9. RESOLUTIONS 2028 10. RESOLUTIONS 2029 11. RESOLUTIONS 2030 12. RESOLUTIONS 2031 13. RESOLUTIONS 2032 14. RESOLUTIONS 2033 15. RESOLUTIONS 2034 16. RESOLUTIONS 2035 17. RESOLUTIONS 2036 18. RESOLUTIONS 2037 19. RESOLUTIONS 2038 20. RESOLUTIONS 2039 21. RESOLUTIONS 2040 22. RESOLUTIONS 2041 23. RESOLUTIONS 2042 24. RESOLUTIONS 2043 25. RESOLUTIONS 2044 26. RESOLUTIONS 2045 27. RESOLUTIONS 2046 28. RESOLUTIONS 2047 29. RESOLUTIONS 2048 30. RESOLUTIONS 2049 31. RESOLUTIONS 2050 32. RESOLUTIONS 2051 33. RESOLUTIONS 2052 34. RESOLUTIONS 2053 35. RESOLUTIONS 2054 36. RESOLUTIONS 2055 37. RESOLUTIONS 2056 38. RESOLUTIONS 2057 39. RESOLUTIONS 2058 40. RESOLUTIONS 2059 41. 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274 Chestnut Hill Rd

Date Printed: 9/20/2022



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Wilton and its mapping contractors assume no legal responsibility for the information contained herein.

Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 1000 feet



Directions to 274 Chestnut Hill Rd. from Town Hall

1. Turn left towards Westport on Route 7 for .4 miles;
2. Turn left on CT 106N (Sharp Hill Rd.) for .3 miles;
3. Turn right on Raymond Lane for .5 miles;
4. Turn left on Dudley Road for .6 miles;
5. Turn left on CT 53 N for 300 feet;
6. Turn right on private drive just north of 274 Chestnut Hill Rd;
7. Garage apartment structure is 100 feet down private drive on right.



West elevation - common drive on left, proposed location for heating unit on right.



North elevation - showing pre-existing porch and propane tanks, since removed.



East elevation showing pre-existing porch and propane tanks and common drive on right.



South elevation where proposed elevated porch and gable dormer would be situated.

Record and return to:
 Peter A. Thompson, Esq.
 146 South Beach Avenue
 Old Greenwich, CT 06870-1722

Gaillard
274 Chestnut Hill Rd
Wilton, CT 06897

000086902 Bk = 01677
 Ps = 00335

WARRANTY DEED

I, LOUISE MARIE PARENT, Attorney In Fact for MARY LOUISE FLYNN, and Executrix u/w of STEPHEN A. FLYNN, for the consideration of ONE MILLION THREE HUNDRED AND FIFTY THOUSAND AND 00/100 (\$1,350,000.00) DOLLARS paid, grant to ANDREW P. GAILLARD and KENDAL K. GAILLARD, residing at 49 Cannon Road, Wilton, Connecticut, WITH WARRANTY COVENANTS

All that certain tract or parcel of land with the buildings thereon standing, situated in the Town of Wilton, County of Fairfield and State of Connecticut, in quantity 3.78 acres more or less, and more particularly shown and delineated on a certain map entitled "Map Showing Property Prepared for Samuel J. Stewart, Jr. and Frances T. Van Riper at Chestnut Hill, Wilton, Conn., Scale 1"=80', 1938, Samuel W. Hoyt, Jr., Co., Engineers & Surveyors, So. Norwalk, Conn." which map is on file in the Office of the Town Clerk of said Town of Wilton, bearing file number 386 in Book 4 at Page 337. Said Premises are bounded and described as follows:

NORTHERLY by a forty (40) foot private roadway, 381.72 feet;
 EASTERLY by land now or formerly of Frances Van Riper, 358.81 feet;
 SOUTHERLY by land now or formerly of Clara J. Offinger, 476.98 feet;
 WESTERLY by Chestnut Hill Road, so called, 417.07 feet.

TOGETHER with a right of way in common with others over a strip of land forty (40) feet in width adjoining the northerly boundary line of the above described premises for a distance of 381.72 feet easterly from the easterly line of highway, Chestnut Hill Road, over a right of way shown on said map.

The Premises are subject to such liens and encumbrances as are set forth below:

1. Any restrictions or limitations imposed or to be imposed by governmental authority.
2. Taxes of the Town of Wilton hereafter due and payable.
3. Special assessments, public improvement assessments and any unpaid installments thereof hereafter due and payable.
4. Riparian rights of others in and to any stream, pond, or other body of water located on, abutting or running through the premises.
5. Easement to The American Telephone and Telegraph Company recorded in Volume 25 at Page 361 of the Wilton Land Records and as modified in Volume 30 at Page 242 of the Wilton Land Records.

State:9500.00 TOWN:3375.00
 Bettse Joan Rasognetti
 Town Clerk of Wilton

Conveyance Tax Collected

000086902 Bk:01677
Pg:00336

Signed this 14 day of April, 2004.

Witnessed by:

Lynn Mofette
Coastal Shrednick

Louise M Parent
Louise Marie Parent, Attorney In Fact
For Mary Louise Flynn

Louise M Parent
Louise Marie Parent, Executrix u/w of
Stephen A. Flynn

State of New York)
County of New York) ss: Wilton

April 14, 2004

Personally appeared Louise Marie Parent, Attorney In Fact for Mary Louise Flynn, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed as such Attorney In Fact, before me.

Rozmarie L. Sherednik
Notary Public

My commission expires:

ROSEMARIE T. SMERECHNIAK
Notary Public, State of New York
No. 01-4514959
Qualified in Orange County
Commission Expires July 31, 2005

State of New York)
County of New York) ss: Wilton

April 14, 2004

Personally appeared Louise Marie Parent, Executrix u/w of Stephen A. Flynn, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed as such Executrix, before me.

Rosemarie L. Horneduck
Notary Public

My commission expires:

ROSEMARIE T. SMERECHNIAK
Notary Public, State of New York
No. 01-4514959
Qualified in Orange County
Commission Expires July 31, 2005

RECEIVED FOR RECORD 04/16/2004
AT 01:43:24PM
ATTEST: Bettie Joan Rasognetti

TOWN CLERK