

**Use of Publicly Owned Property Commission Recommendation
52 Brookwood Drive
March 30, 2025**

Pursuant to its role as defined within Article XI Section 75-65(B), the Use of Publicly Owned Property Commission (“CUPOP”) reviewed the town owned property located at 52 Brookwood Drive, in furtherance of the Commission’s duty to make recommendations to

the Board of Selectman regarding the “uses, change in uses, or direction of such uses by appropriate commissions or agencies now existing or to be created” for the property. This particular property is classified as a Category 3 property within the 2023 CUPOP Publicly Owned Property List, a category that includes town owned “[l]and and buildings, the uses of which are not under the direction of existing commissions or other agencies of the Town” Article XI, Section 75-65(A)(APPENDIX A).

The Property (APPENDIX B)

52 Brookwood Drive: 1.41 acres

Zone A

Market Value \$120,000

Assessed Value \$84,000

The property is located in a residential neighborhood, and is surrounded by similarly sized lots. (APPENDIX C). It appears to be flat topography (APPENDIX D), and after review of the Connecticut Department of Energy & Environmental Protection (DEEP) Geographic Information System (GIS) Wetland Map it was determined that wetlands are not present (APPENDIX E). 52 Brookwood Drive is also identified as Lot 16 within a map entitled “Map of Woodbridge Estates, Inc., Woodbridge, Conn., surveyed by Charles A. Cahn, C.E. and Surveyor, New Haven, Conn.” dated June 1952 (APPENDIX F). The property is identified in two additional maps, “Plan Showing Land To Be Exchanged Between Mr. C. Sorenson & Woodbridge Estates Inc. Woodbridge Conn.” dated April 1955 and “Plan Showing Land To Be Exchanged Between Mr. A.W. Sorenson and Woodbridge Estates Inc. Woodbridge Conn. dated September 1955 (APPENDIX G). Please note that both maps filed subsequent to the original, depicts the original Lot 16 subdivided into two buildable lots; Lot 16 remained assigned to 52 Brookwood Drive, and Lot 16A to 56 Brookwood Drive.

Deed restrictions are attached to the property; a right of way in favor of Connecticut Light and Power and it's successors(APPENDIX H); an easement in favor of Woodbridge, for the purpose of “maintaining open ditches, installing, laying and maintaining pipeline...” (APPENDIX I); and “[t]hat said lot shall be used solely and wholly for residential purposes, and no building erected thereon shall be used for mercantile, manufacturing, or business purposes; no structure shall be erected, altered, placed, or permitted to remain on the above described lot other than one single family house, said house not to exceed two and one-half stories in height, said house to have a private garage for not more than two cars; that no building erected on said lot shall be placed or set back nearer than 75 feet from the street line of County Court;”(APPENDIX

J). Additional required characteristics of the structure are listed within this particular deed. Please note, although the deed found within APPENDIX J is assigned to lot #25 of Woodbridge Estates Inc., the restrictions detailed therein are applicable to lot #16 as indicated within paragraph (4).

Deeds and easements in connection with 52 Brookwood Drive that were reviewed by CUPOP may be found within APPENDIX K.

Acquisition of the property by the Town of Woodbridge

Prior to the Town's acquisition of the property, the Town filed a Notice of Lis Pendens against 52 Brookwood Drive, naming property owner Brookwood Associates, LLC. et al. within the notice, as a result of unpaid taxes and subsequent tax liens on the property (APPENDIX L). The specific tax liens were as follows (APPENDIX M):

Principal due dates, 7/1/06 and 1/1/07: \$3,149.38

Principal due dates, 7/1/07 and 1/1/08: \$3,284.22

Principal due dates, 7/1/08 and 1/2/09: \$3,379.58

Total tax lien: \$9,813.18

The town of Woodbridge acquired 52 Brookwood Drive by way of Foreclosure By Sale Committee Deed on May 24, 2010 for the sum of \$29,500 (APPENDIX N). CUPOP obtained the final tax bill from Pat Crisco, Woodbridge Tax Collector, and is included within APPENDIX O.

Public Committee and Commission Input

CUPOP's review of the use of 52 Brookwood Drive was noticed at their August 26, 2024 meeting, and remained on the agenda for discussion September 23, 2024, October 39, 2024, November 25, 2024, December 16, 2024, January 27, 2025 and March 24, 2025. No public comment was received.

Chair Donzello contacted co-chairs Sharon Dekadt and Diana McCarthy-Bercury of the Conservation Commission and Kathy Hunter, chair of the Housing Committee for commission/committee input to include with the recommendation. The Housing Committee recommended that the property "be utilized to promote affordable housing opportunities. Specifically, we propose donating the property to a nonprofit affordable housing development agency or Habitat for Humanity of Greater New Haven."

(APPENDIX P). The Conservation Commission did not submit a written recommendation. Chair Donzello reviewed the recording of Conservation's last meeting on March 6, 2025 and corresponding minutes, and there was no recommendation discussed regarding the property. Should Conservation Commission submit input, CUPOP will file an addendum to this report to ensure it is included. In addition, due to questions raised by Conservation during previous CUPOP meetings, Chair Donzello contacted Kristine Sullivan from the Building Department to determine if small streams

on the property could potentially create an environmental issue which could preclude development of the property.

Ms. Sullivan indicated that she believed wetland soils were present on the property, and that she would contact Quinnipiac Valley Health Services (QVHD) to confirm. Ms. Sullivan made contact with Alexis Rinaldi of QVHD via email who informed Ms. Sullivan that "the lot has been tested extensively since 1982 and has problematic soils," and that she recalls the lot being "swampy." That the last engineer to work on the property dated back to 2003, and the last soil testing was completed in 2008. When asked by Ms. Sullivan if a minimum septic was not feasible on the lot, Ms. Rinaldi stated that new soil testing is required in order to provide that answer due to the previous data exceeding five years in age. In addition, in order to determine whether the lot can support a minimum septic, an engineer would need to submit plans to QVHD for their review and determination whether the plans comply with the Connecticut Department of Public Health (APPENDIX Q).

Joi Prud'homme offered written comment on the potential change in use, which she sent by email on March 24, 2025. She wrote "I went to see the property in person and this lot was part of the planned development. I didn't see any reason to conserve that lot and would recommend that the town consider using it for its intended deeded purpose of building a single-family home on it. Maybe this could be a deed restricted home to help achieve the goal of adding to our affordable housing stock." (APPENDIX R)

Zoning

CUPOP obtained, in connection with another review, the Bulk Regulations from the Town of Woodbridge Zoning via Kristine Sullivan, Land Use Analyst and (Acting Zoning Enforcement Officer. These regulations were reviewed in order to assess building restrictions for this particular parcel (APPENDIX S). As a Zone A property, zoning regulations require a minimum lot area of 65,000 square feet (1.492 acres) for lots that will include a building that are proposed AFTER November 9, 2001. The creation of 52 Brookwood Drive pre-dates November 8, 2001, and therefore this particular regulation is not applicable to 52 Brookwood Drive, which contains 1.41 acres.

CUPOP recommends a change in use/sale of 52 Brookwood Drive

At the November 25, 2024 meeting, CUPOP unanimously voted to recommend the sale of 52 Brookwood Drive to the Board of Selectmen. The property use for 52 Brookwood Drive is deed restricted, to be used for a single family dwelling only, and CUPOP found no obstacles that could prevent Woodbridge from investigating the potential of using the parcel for its intended and restricted purpose. Although located in Zone A, the minimum lot requirement within Zone A is not applicable to this particular property, due to the lot creation occurring PRIOR to November 9, 2001. The property does not contain wetlands, according to the DEEP GIS Wetland Map, but CUPOP does recognize the history provided by QVHD, and acknowledges the potential for a soil issue. However,

the Commission concurs with QVHD's assessment that the historical data provided is dated and should be repeated, following the steps contained herein, to allow for a proper determination on the viability of residential use on the property. CUPOP did not receive any objection to the disposition of the property after noticing both the Housing Committee and Conservation Commission, did receive support for the disposition from the Housing Committee. CUPOP is of the opinion that the proceeds from the sale and subsequent tax revenue derived from the property will provide a financial benefit for the Town, while potentially assisting the Town with it's housing plan.

APPENDIX A

ARTICLE XI
Publicly Owned Property Commission ²¹

§ 75-62. Establishment.

There is hereby created the Publicly Owned Property Commission.

§ 75-63. Purpose.

The Commission shall be responsible for making recommendations on the proper usage of all publicly owned property in the Town of Woodbridge.

§ 75-64. Membership. ²²

The Board of Selectmen shall appoint six members. In addition there shall be two ex officio members, one selected by the Town Plan and Zoning Commission and one selected by the Conservation Commission from their respective memberships.

§ 75-65. Duties and powers.

- A. The Commission shall classify all publicly owned property or property affected with a public interest in the following categories:
 - (1) Land and buildings dedicated to open space or other use under the terms of grants-in-aid conditions;
 - (2) Land and buildings, the uses of which are now under the direction of existing commissions or other agencies of the Town;
 - (3) Land and buildings, the uses of which are not under the direction of existing commissions or other agencies of the Town;
 - (4) Land and buildings to which the Town has the option to purchase and/or right of first refusal.
- B. It shall be the duty of the Commission to study the uses of all such land and buildings from time to time and to study and recommend to the Board of Selectmen the acquisition, by purchase or otherwise, uses, changes in uses, or direction of such uses by appropriate commissions or agencies now existing or to be created, with such expert advice, research, resources and assistance as it shall deem appropriate to such duties.
- C. All such Town agencies and commissions administering, using or affecting such land and buildings shall report to the Commission as required by it.

APPENDIX B

Woodbridge

Unique ID: 100410

Card No: 1 Of 1

Location:	52 BROOKWOOD DR		Map Id:	2904 230 52	Zone:	A	Date Printed:	2/12/2025
Owner Of Record		Neighborhood:		4	Last Update:		2/11/2025	
TOWN OF WOODBRIDGE		Volume/Page		Date	Sales Type		Valid	
11 MEETINGHOUSE LN, WOODBRIDGE, CT 06525		0652/0328		10/28/2010	Committee Deed		No	
		Exempt			Sale Price		29,500	
Prior Owner History								
BROOKWOOD ASSOCIATES LLC		0229/0208		2/24/1995	Quit Claim		No	20,000
VANTAGE EQUITIES INC		0216/0084		5/16/1994	Quit Claim		No	45,000
FDIC REC FOR CONN SAVINGS BANK		0212/0077		3/1/1994	Quit Claim		Yes	180,000
SCHAEFER MARVIN H		0114/0807		8/9/1998			No	0
Permit Number								
		Date		Permit Description				
Supplemental Data								
Census/Tract	1601	Vision/PID	715	Appraised Value				
Dev Map ID	136F2/143R2/16	Street Description	Paved	Total Land Value		120,000		
GIS ID		TCPO		Total Building Value		0		
Route				Total Outbdg Value		0		
District				Total Market Value		120,000		
Utilities								
State Item Codes								
Land Type	Acres	Total Value	Code	Quantity	Value			
Primary Site	1.41	0.00	120,000	21-Commercial Land	1.41	84,000		
Total	1.4100	0.00	120,000					
Assessment History (Prior Years as of Oct 1)								
Land	84,000	84,000	116,760	2021	116,760	490 Appraised Totals		
Building	0	0	0	2022	0			
Outbuilding	0	0	0	2023	0			
Total	84,000	84,000	116,760	116,760	116,760	Comments		
						Application Date:		
						Expiration Date:		

Information may be deemed reliable, but not guaranteed.

Revaluation Date: 10/1/2024

Unique ID: 100410

Woodbridge

Information may be deemed reliable, but not guaranteed.

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2024.



Woodbridge
Connecticut

Information on the Property Records for the Municipality of Woodbridge was last updated on 2/10/2025.



Parcel Information

Location:	52 BROOKWOOD DR	Property Use:	Vacant Land	Primary Use:	Commercial Vacant Land
Unique ID:	100410	Map Block Lot:	2904 230 52	Acres:	1.4100
490 Acres:	0.00	Zone:	A	Volume / Page:	0653/0328
Developers Map / Lot:	136F2/143R2/16	Census:	1601		
Location:	52 BROOKWOOD DR	Property Use:	Vacant Land	Primary Use:	Commercial Vacant Land
Unique ID:	100410	Map Block Lot:	2904 230 52	Acres:	1.4100
490 Acres:	0.00	Zone:	A	Volume / Page:	0653/0328
Developers Map / Lot:	136F2/143R2/16	Census:	1601		

Value Information

	Appraised Value	Assessed Value
Land	120,000	84,000
Buildings	0	0
Detached Outbuildings	0	0
Total	120,000	84,000

Owner's Information

Owner's Data
TOWN OF WOODBRIDGE 11 MEETINGHOUSE LN WOODBRIDGE, CT 06525



Parcel Information

Location:	52 BROOKWOOD DR	Property Use:	Vacant Land	Primary Use:	Commercial Vacant Land
Unique ID:	100410	Map Block Lot:	2904 230 52	Acres:	1.4100
490 Acres:	0.00	Zone:	A	Volume / Page:	0653/0328
Developers Map / Lot:	136F2/143R2/16	Census:	1601		
Location:	52 BROOKWOOD DR	Property Use:	Vacant Land	Primary Use:	Commercial Vacant Land
Unique ID:	100410	Map Block Lot:	2904 230 52	Acres:	1.4100
490 Acres:	0.00	Zone:	A	Volume / Page:	0653/0328
Developers Map / Lot:	136F2/143R2/16	Census:	1601		

Value Information

	Appraised Value	Assessed Value
Land	120,000	84,000
Buildings	0	0
Detached Outbuildings	0	0
Total	120,000	84,000

Owner's Information

Owner's Data
TOWN OF WOODBRIDGE 11 MEETINGHOUSE LN WOODBRIDGE, CT 06525

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
TOWN OF WOODBRIDGE	0653	0328	10/28/2010	Committee Deed	\$29,500
BROOKWOOD ASSOCIATES LLC	0229	0208	02/24/1995	Quit Claim	\$20,000
VANTAGE EQUITIES INC	0216	0064	05/16/1994	Quit Claim	\$45,000
FDIC REC FOR CONN SAVINGS BANK	0212	0077	03/01/1994	Quit Claim	\$180,000
SCHAEFER MARVIN H	0114	0807	08/09/1978		\$0

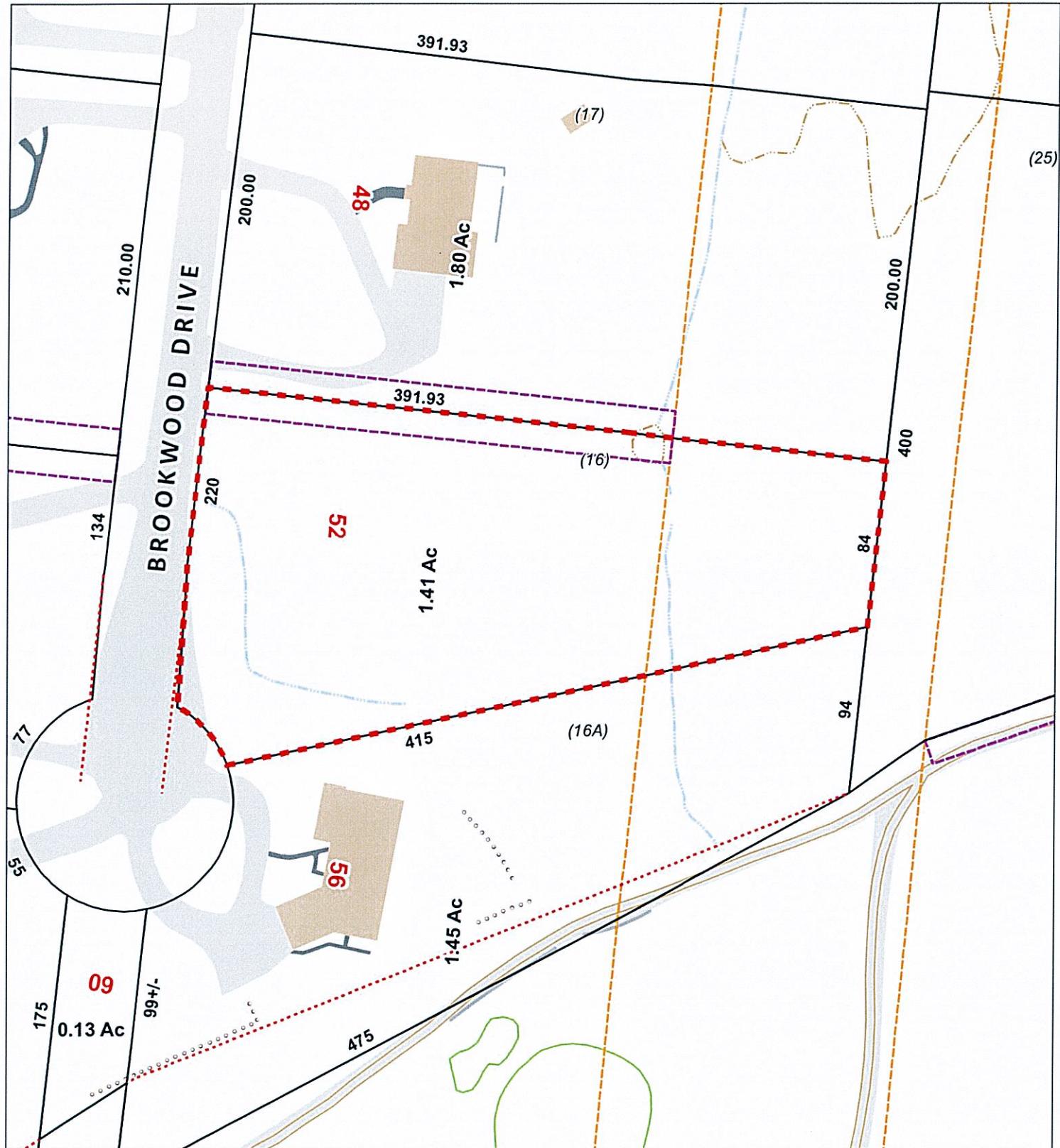


APPENDIX C

Town of Woodbridge, Connecticut - Assessment Parcel Map

GIS ID: 2904-230-52

Address: 52 BROOKWOOD DR



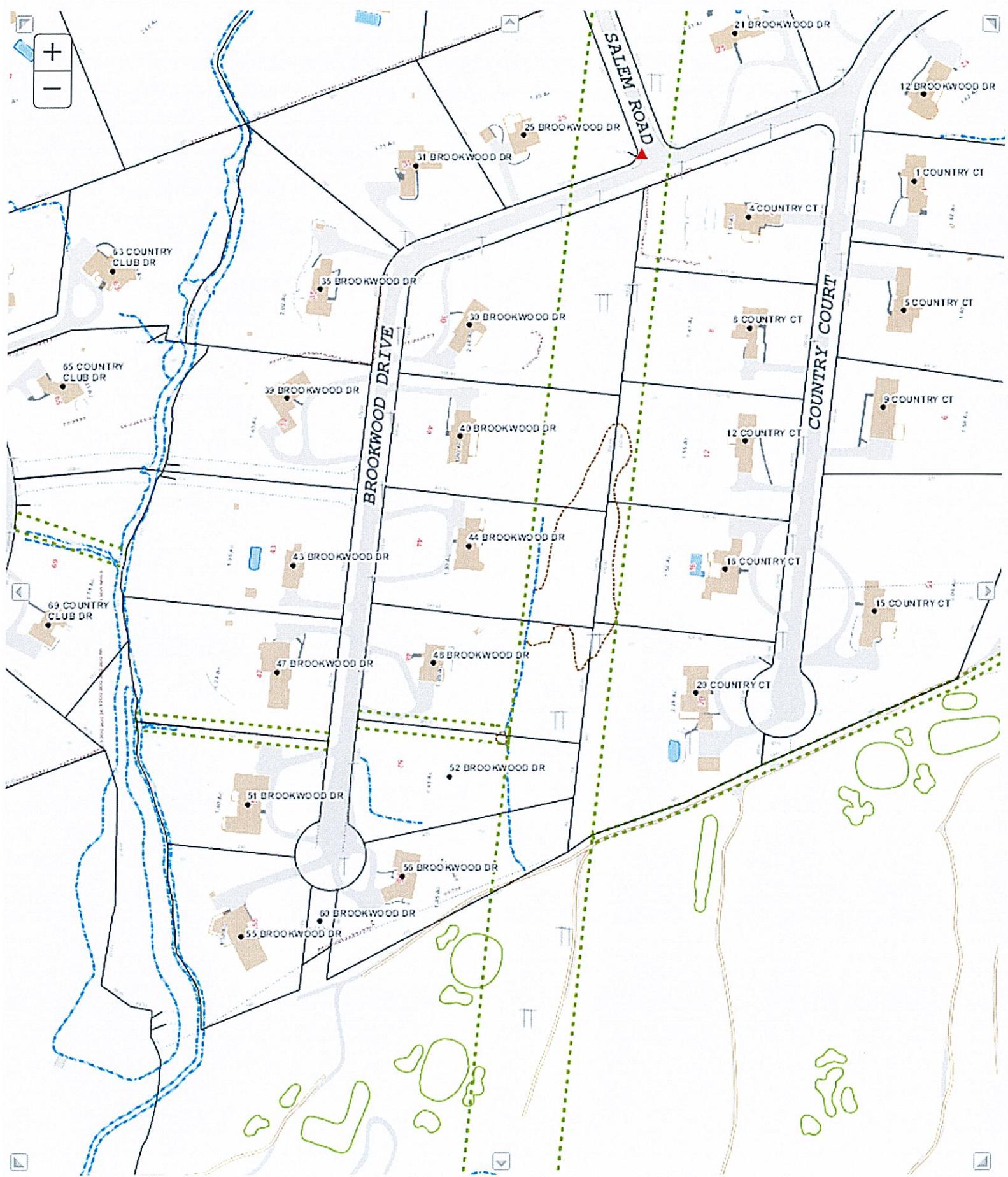
Approximate Scale:

1:900

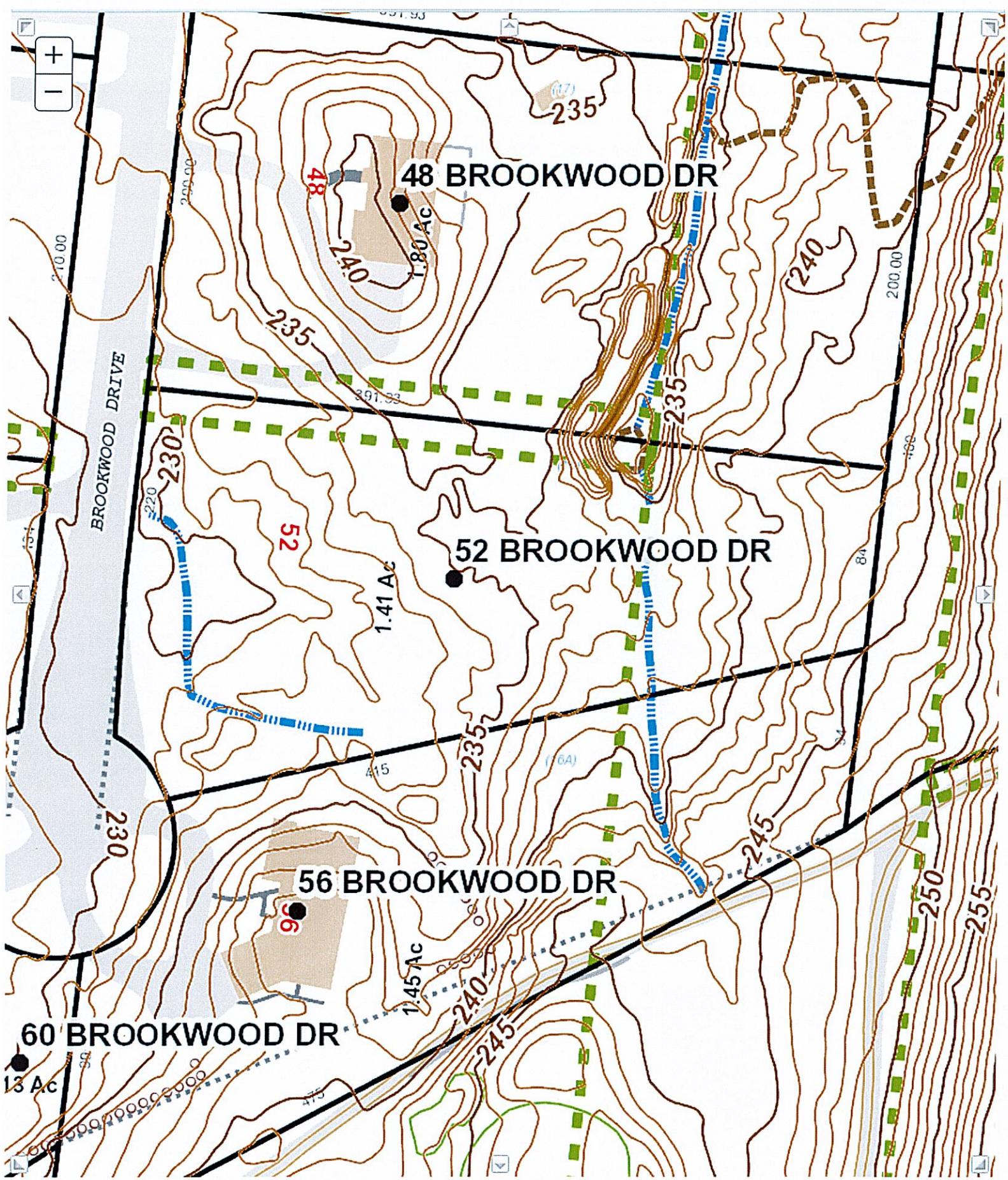
Map Produced; April 2024

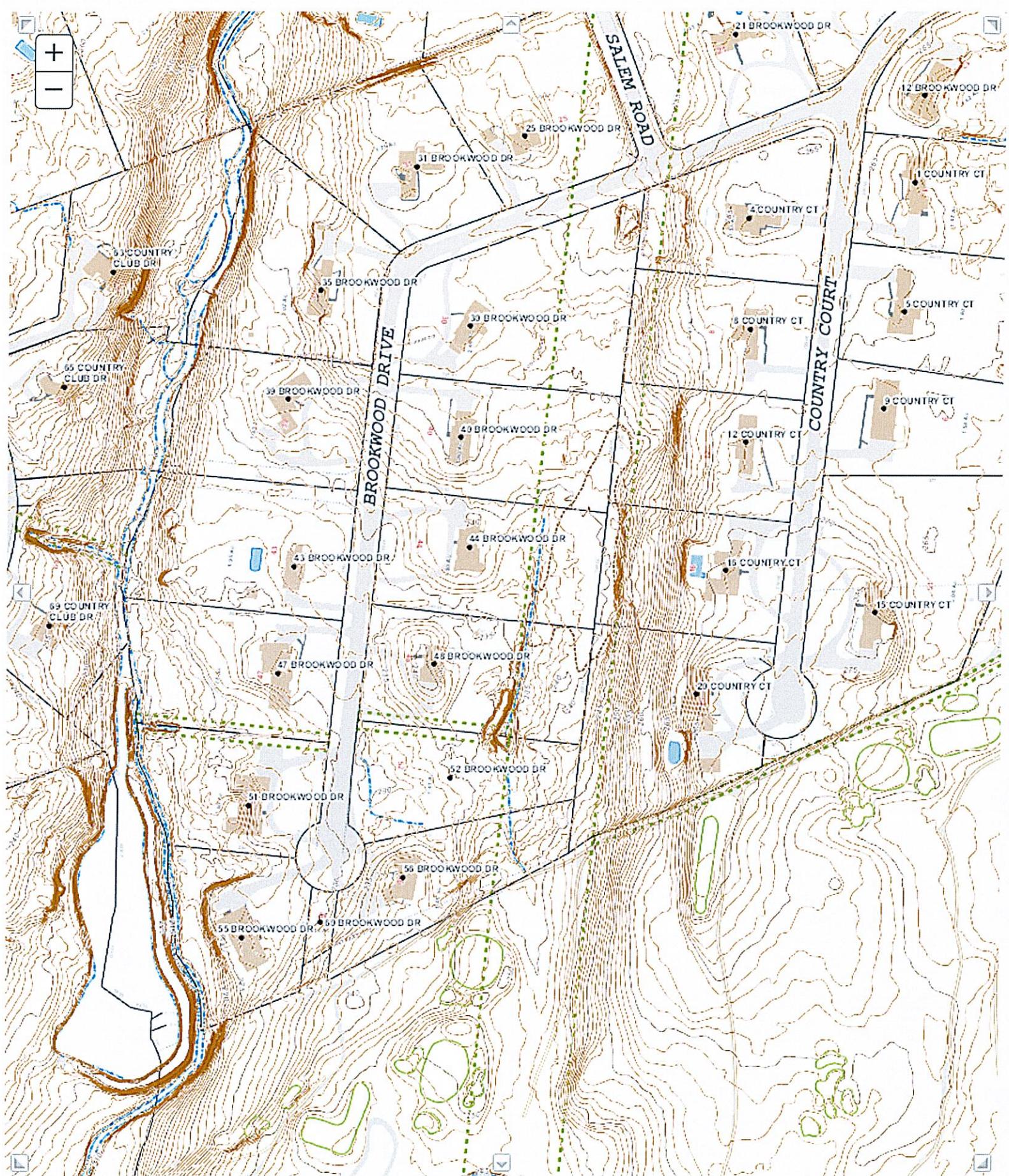
Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Woodbridge and its mapping contractors assume no legal responsibility for the information contained herein.



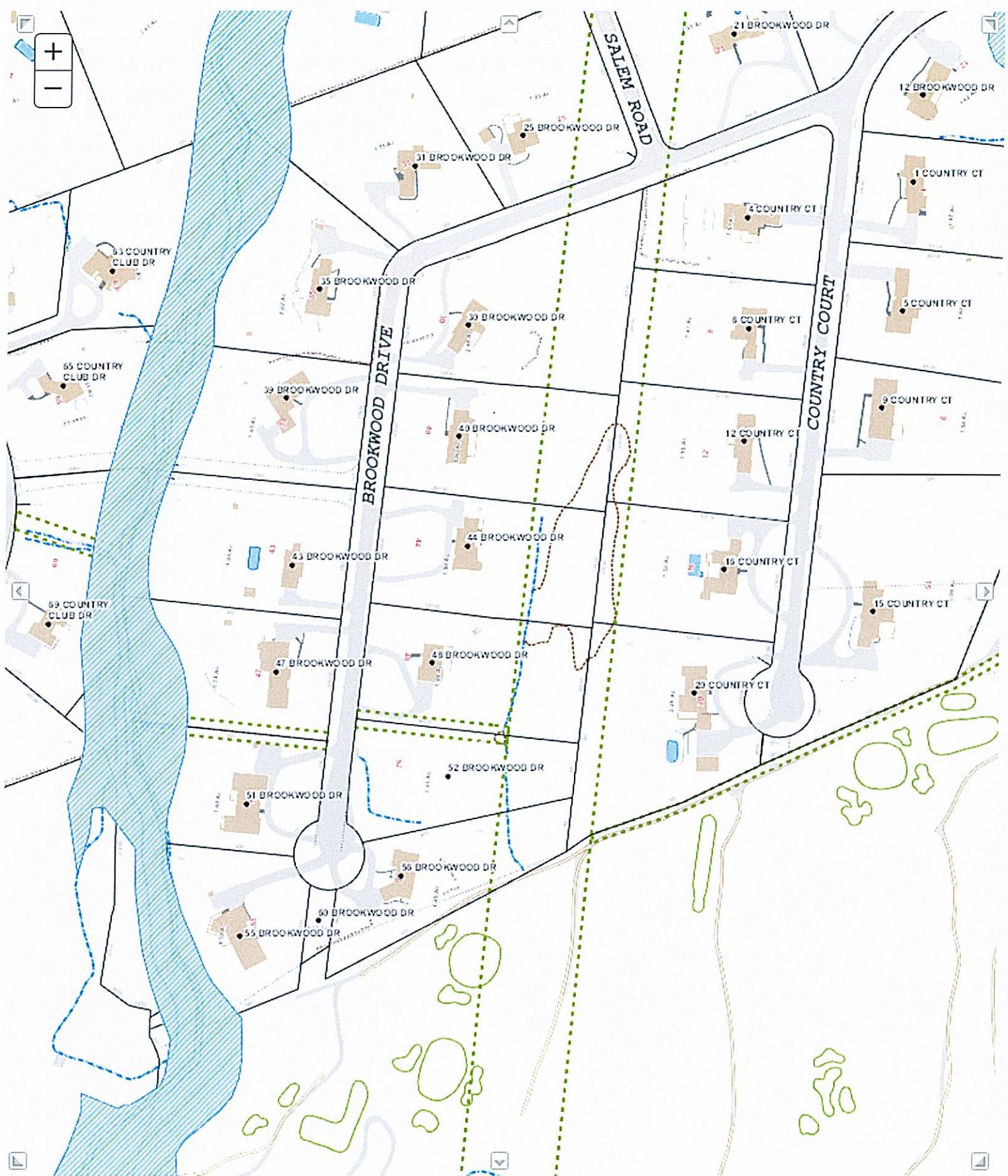


APPENDIX D





APPENDIX E

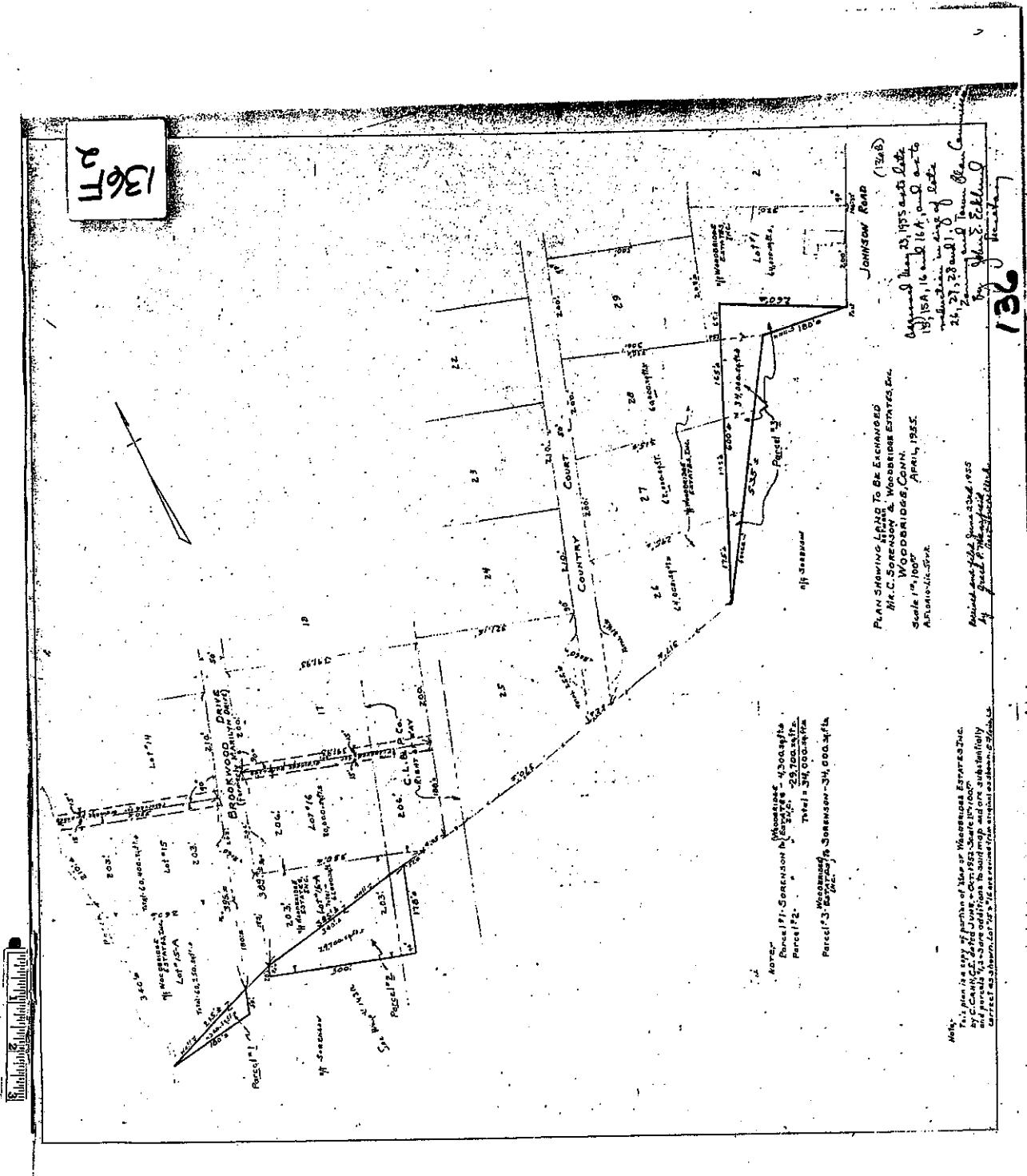




APPENDIX F

APPENDIX G

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APPENDIX H

State of Connecticut }
 County of New Haven } ss Woodbridge, Oct 8th 1926.
 Personally appeared Christian Sorenson and acknowledged the foregoing
 to be their free act and deed. Raymond B. Culver.
 Notary Public.

Received for record October 3rd 1926 at 7:45 a.m. and recorded
 by Henry E. Baldwin. Town Clerk

Woodbridge, Conn. Oct. 8th, 1926.
 Received of The Connecticut Light and Power Company One Dollar (\$1.00),
 in consideration of which I hereby agree to grant unto said Company and
 its successors and assigns, at its request, and on the payment or tender
 to me, or to my heirs or assigns, within one year from date, of the further
 sum of Sixteen Thousand Fifty-Two dollars (\$16,500.00), a right of way, free
 from any encumbrance, 16.5 feet wide, across my land in the Town of
 Woodbridge, Connecticut, with the right to enter upon and erect and
 permanently maintain such right of way, poles, towers and wires for
 the transmission of electric current, including the necessary guys and
 braces and other usual appurtenances, and to trim or remove any
 brush or trees that in the judgment of said Company may interfere
 with same. The right of way is approximately as follows (the exact location
 to be fixed by said Company in time before, or at the time of let to right of this option).
 The above Right of Way enters the grantor's land on the south from the
 land of C. Sorenson & extends across grantor's land in a Northeast
 direction to the land of A. Dinneman.

Witnessed by

R. B. Culver

H. E. Baldwin

James C. McCarthy [L.S.]

Mary A. McCarthy [L.S.]

State of Connecticut } ss

County of New Haven } Woodbridge Oct 8th 1926.

Personally appeared James C. & Mary A. McCarthy and acknowledged
 the foregoing to be their free act and deed.

Raymond B. Culver
 Notary Public

Received for record October 3rd 1926 at 7:45 a.m. and recorded
 by Henry E. Baldwin. Town Clerk

APPENDIX I

Previously appeared in EDWARD MANFIELD and GRACE F. MANFIELD

upwards and scales, and the following instrument, and
and dried, before use.

FEED 4 1964

Received for Record 10-10-1948
at 10:15 A.M. and recorded by
Edith M. Stant Ass't. Farm Clerk

594

... AND NO WORK SHALL BE PERMITTED TO COMMENCE UNTIL THE CONTRACTOR HAS RECEIVED PAYMENT FOR THE WORK PERFORMED.

KNOW YE THAT Woodbridge Estates, Incorporated, a corporation organized under and pursuant to the laws of the State of Connecticut, located in the Town of Woodbridge, County of New Haven, State of Connecticut, for the consideration of one dollar and other valuable considerations, received to its full satisfaction of Town of Woodbridge, a body politic and corporate, located in the County of New Haven, in said State, do GIVE, GRANT and CONFIRM unto the said Town of Woodbridge, and unto its successors and assigns forever, the right to enter upon by its servants and employees for the purpose of constructing and maintaining open ditches, installing, laying and maintaining pipe lines, it being understood that the right to use mechanical equipment, either caused by or subject to the jurisdiction of said Town of Woodbridge, in the space hereinafter described, is included in these rights, to, over and around all those pieces or parcels of land, situated in said Town of Woodbridge, bounded and described as follows:

Woodbridge, bounded and described as follows:
The First Piece, being the westerly 15 feet of lot #8 and the west-
erly 15 feet of lot #7 on a map entitled "Map of Woodbridge Estates,
Inc., Woodbridge, Conn. Surveyed by Charles A. Cahn, Civil Engineer
and Surveyor, New Haven, Conn., Scale 1 inch equals 100 feet. June 1932."
said premises being bounded:
South by Rockwood Drive, formerly Marilyn Drive, as shown on said map, 33 feet
East by the remaining portion of lot #7 on said map, 305 feet,
more or less;
North by land now or formerly of Albert Sparerberg, et al., 30 feet;
West by the remaining portion of said lot #8, 335 feet, more or less;
and the remaining portion of lot #7, 305 feet, more or less.

The Second Piece, being 30 feet from off the southerly side of lot #8, 9, 10 and a piece marked upon said map as "Reserved for future Highway purposes", bounded: East by lot #7 on said map, 30 feet; North by land now or formerly of Albert Binsberg, 300 feet, more or less; West by lot #6 on said map and the brook, 30 feet; South by land of Woodlawn Estates, Incorporated, 950 feet; being 30 feet of lot #10 on said map.

The Third Piece, being the southwesterly 30 feet of lot #10, bounded
by Rockwood Drive, formerly
Southwest by Marilyn Drive, 30 feet;
Southwest by the remaining portion of lot #10 on said way, 350 feet,
more or less;
Northwest by land now or formerly of Albert Giesbregt, et al.,
30 feet;
Northwest by lot #11 on said way, and the brook, 350 feet, more or less;

The Fourth Piece, being the northerly 15 feet of lot #16, and the southerly 15 feet of lot #17 on said map, bounded:
 West by Brookwood Drive, formerly Marilyn Drive, 30 feet;
 North by the remaining portion of lot #17 on said map, 391.93 feet, more or less;
 East by lot #25 on said map, 30 feet;
 South by the remaining portion of said lot #16, 391.93 feet, more or less;
 The Fifth Piece, being the northerly 15 feet of lot #15, and the southerly 15 feet of lot #14 on said map, bounded:
 East by Brookwood Drive, formerly Marilyn Drive, 30 feet;
 North by the remaining portion of lot #14 on said map, 330 feet, more or less;
 West by the back, 30 feet;
 South by the remaining portion of lot #15 on said map, 330 feet, more or less;
 The Sixth Piece, being the northerly 15 feet of lot #30 and the southerly 15 feet of lot #31, and the westerly 15 feet of lot #3, and a portion of lot #2, and the easterly 15 feet of lot #31 on said map, bounded:
 Brookwood Drive, formerly
 West by Country Court or Marilyn Drive, 30 feet;
 South by the remaining portion of lot #30 and a portion of lot #2 on said map, 333 feet, more or less, by a straight line drawn parallel to the north line of lot #30 on said map, and a straight continuation easterly thereof to the east line of the next described east line;
 East by a portion of lot #2, and the remaining portion of lot #3, on said map, 285 feet, more or less, being a straight line, and being parallel to the west line of lot #3 and a straight continuation thereof southerly;
 North by Marilyn Drive, 30 feet;
 West again by the remaining portion of lot #31 on said map, 235 feet, more or less, said west line being parallel to the east line;
 North again by the remaining portion of said lot #3, 303 feet, more or less;
 said first described south line and said last described north line being parallel;

TO HAVE AND TO HOLD the above granted and bargained premises, unto the said Town of Woodbridge, and unto its successors and assigns forever.

IN WITNESS WHEREOF On this 13th day of January, A.D. 1954,
 said corporation, Woodbridge Estates, Incorporated, hath caused this instrument to be executed and delivered, and its corporate seal to be hereeto affixed in its behalf by Harold H. Gintel, its President,
 who is duly authorized and empowered.

Signed, sealed and delivered WOODBRIDGE ESTATES, INCORPORATED
 in presence of By *Harold H. Gintel*
George L. Williams *Its President*
George P. Parker



State of Connecticut } ss. New Haven, January 13, 1954
 County of New Haven }

Personally appeared Harold H. Gintel, President as aforesaid, signer and sealor of the foregoing instrument and acknowledged the same to be his free act and deed as such President, and the free act and deed of Woodbridge Estates, Incorporated, before me.

Received for Record
 at 12:15 P.M. and recorded by
Frank P. Tracy ass't. Town Clerk

G. H. Gintel
 FRANK P. TRACY

REC'D 18 1954

APPENDIX J

State of Connecticut
New Haven County

VOL 53 PAGE 414

New Haven,

April 30,

1953.

Personally appeared

Grant E. Walton and Joyce E. Walton,

Signors and Sealors of the foregoing instrument and acknowledged the same to be their
free act and deed, before us.

Received for Record May 2, 1953.....
at 11:30 a.m. P.M. and recorded by
Edith D. Stink... Ass't. Town Clerk

Edith D. Stink
Notary Public

WARRANTY

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

KNOW YE THAT Woodbridge Estates, Incorporated, a corporation
organized under and pursuant to the laws of the State of Connecticut,
and located in the Town of New Haven, in the County of New Haven
and State of Connecticut, for the consideration of One Dollar and
other valuable considerations, received to its full satisfaction
of Abe A. Alpert and Beatrice L. Alpert, husband and wife, both
of the Town of New Haven, in said County and State, does give, grant,
bargain, sell and confirm unto the said Abe A. Alpert and Beatrice
L. Alpert, and unto the survivor of them, and unto such survivor's
heirs and assigns forever, all that certain piece or parcel of
land, with all the improvements thereon, situated in the Town of
Woodbridge, in the County of New Haven and State of Connecticut,
being lot #3 on a Map of Woodbridge Estates, Inc., Woodbridge,
Conn., surveyed by Charles A. Kahn, Civil Engineer & Surveyor,
Scale 1 in. equals 100 ft., dated June 1952, on file in the Wood-
bridge Town Clerk's Office, said lot being bounded:

Westerly in part by County Court, and in part by land
"Reserved for future Highway Purposes", in all, 255
feet, more or less;
Southerly by land now or formerly of Christian Sorensen,
370 feet, more or less;
Westerly by lots #16 and 17 and a portion of the easterly
bound of lot #18 on said map, 400 feet, more or less;
Northerly by lot #4 on said map, 171.15 feet.

Said premises are subject to a right of way in favor of
Connecticut Light & Power Company.

Said premises are conveyed together with and subject to
the following restrictions and agreements:

(1) That said lot shall be used solely and wholly for
residential purposes, and no building erected thereon shall
be used for mercantile, manufacturing or business purposes;
that no structure shall be erected, altered, placed or
permitted to remain on the above described lot other than

one single-family dwelling house, said house not to exceed two and one-half stories in height, said house to have a private garage for not more than two cars; that no building erected on said lot shall be placed or set back nearer than 75 feet from the street line of Country Court;

(2) That no trailer or garage on the above lot shall be at any time used as a residence temporarily or permanently; that no building shall be created, altered, placed or permitted to remain on the above lot until the external design and location thereof have been approved in writing by the said Woodbridge Estates, Incorporated, or any of its agents or officers or its nominees or nominees, provided, however, that if any of the foregoing persons shall fail to approve or disapprove such design or location within thirty days after such plans have been submitted, then such approval will not be required, and provided further that the completion of construction or the placement of a structure for thirty days on said lot shall be construed as prima facie evidence of approval;

(3) Until such time as a sanitary sewer system shall have been constructed in relation to the above described lot, a septic tank constructed in accordance with the ordinances and by-laws of the Town of Woodbridge and/or the State of Connecticut may be installed by the grantees for the dwelling house to be erected on said lot, and no other sanitary provision or device shall be permitted to discharge into a storm sewer, stream, open ditch or drain, unless it shall have first passed through an approved absorption field. If and when public mains for the collection of sewage are available, then the dwelling house erected on the above lot shall be connected thereto by the grantees;

(4) The grantor herein does hereby agree that the foregoing restrictions shall also be imposed on and shall apply to the following lots on said map, for its benefit and for the benefit of the lot herein described: Lots #4 to 31 inclusive, provided, however, that the grantor herein reserves the right to determine the number of dwelling houses which shall be erected, placed or permitted on any parcel or parcels of land of the aforementioned numbered lots on said map, and to make such changes with respect to the building lines or the location of any building in relation to the street lines of Country Court and Marilyn Drive, and with respect to the location of any building in relation to the side lines of any parcel of land as the grantor in its judgment may deem advisable or proper, and provided further that the grantor further reserves the right to make such other changes or modifications of the foregoing restrictions in deeds of any of the foregoing numbered lots as in its judgment will best promote the development of said land consisting of said numbered lots as a desirable residential community;

(5) It is hereby understood and agreed, as part of the consideration hereof, that for as long a period up to twenty-one years from the date hereof as the said grantor is the owner of any of the lots shown on said map, the said grantor shall have the exclusive right, privilege and option to repurchase said lot #25 for the sum of \$1300., provided, however, that this agreement for repurchase shall immediately terminate upon the completion of a residence on said lot #25.

Said premises are 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 above granted and bargained premises, with the appurtenances thereof unto the said Grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their proper use and behoof. AND ALSO, it, the said grantor, does for itself, and its successors, covenant with the said grantees, and the survivor of them, and such survivor's heirs and assigns, that at and until the enasaling of these presents it is well seized of the premises as a good indefeasible estate in fee simple; and has good right to bargain and sell the same in manner and form as above written; and that the same is free from all incumbrances whatsoever, except as above written.

AND FURTHERMORE, it, the said grantor, does by these presents bind itself and its successors forever to WARRANT and defend the above granted and bargained premises to them the said grantees, and the survivor of them, and such survivor's heirs and assigns, against all claims and demands whatsoever, except as above written.

IN WITNESS WHEREOF, On this 5th day of May, A.D. 1953, said corporation, Woodbridge Estates, Incorporated, has caused this deed to be executed and delivered, and its corporate seal to be hereunto affixed in its behalf by Harold H. Gimbel,
J.

Its President, who is duly authorized and empowered.

Signed, sealed and delivered
in presence of:

George Becker
Edward D. Merlin

WOODBRIIDGE ESTATES, INCORPORATED.

By

Harold H. Gimbel
its President



STATE OF CONNECTICUT }
COUNTY OF NEW HAVEN } SS. NEW HAVEN, May 5, 1953.

Personally appeared Harold H. Gimbel, President
as aforesaid, signer and sealer of the foregoing instrument and
acknowledged the same to be his free act and deed as such
and the free act and deed of said Woodbridge Estates, Incorporated,
before me,



George Becker
Notary Public.

Received for Record May 7, 1953
at 12:15 P.M. and recorded by
Edmund Stewart Ass't. Town Clerk

APPENDIX K

To all People to whom these Presents shall Come, Greeting:

Know Ye, That WOODBRIDGE ESTATES, INCORPORATED, a Connecticut corporation, having a principal place of business in the Town of Woodbridge, County of New Haven, and State of Connecticut,

herein referred to as the Grantors,

For the consideration of Forty-eight Thousand Dollars (\$48,000.00) received to the full satisfaction of the Grantors, hereby give, grant, bargain, sell and convey to MARVIN H. SCHAEFER, a resident of the Town of Woodbridge, County of New Haven, and State of Connecticut, whose mailing address is 24 Chestnut Lane, Woodbridge, Conn. 06525 herein referred to as the Grantees,

and unto his heirs and assigns forever, all those three certain pieces or parcels of land with the improvements thereon, situated in the Town of Woodbridge, County of New Haven, and State of Connecticut, and more particularly bounded and described as follows:
FIRST PIECE: Being Lot No. 16 as shown on a map entitled "Plan Showing Land To Be Exchanged between Mr. A. W. Sorenson & Woodbridge Estates, Inc. Woodbridge, Conn. Scale 1 in = 100 ft April, 1955. Rev: July, 1955. Sept., 1955. A. Florio - Lic. Svyr." on file in the Woodbridge Town Clerk's Office, and bounded: EASTERLY: by a portion of Lot No. 25, as shown on said map, 94 feet; NORTHERLY: by Lot No. 17 as shown on said map, 391.93 feet; WESTERLY: by Brookwood Drive, formerly known as Marilyn Drive, 220 feet; and SOUTHERLY: by Lot No. 16A as shown on said map, 415 feet, more or less.

A portion of the southwest corner of said First Piece is occupied by a portion of a cul-de-sac at the southerly most extremity of Brookwood Drive.

SECOND PIECE and THIRD PIECE: Being Lots 17 and 18 as shown on a map entitled: "Map of Woodbridge Estates, Inc. Woodbridge, Conn." prepared by Charles A. Cahn, Civil Engineer and Surveyor, Scale 1" = 100' dated June and Oct., 1952, on file in the Woodbridge Town Clerk's Office, bounded and described as follows:

LOT #17: EASTERLY: by Lot #25 as shown on said map, 200 feet; NORTHERLY: by Lot #18 as shown on said map, 391.93 feet; WESTERLY: by Brookwood Drive, formerly known as Marilyn Drive, as shown on said map, 200 feet; SOUTHERLY: by Lot #16 as shown on said map, 391.93 feet.

LOT #18: EASTERLY: by a part of Lot #24 as shown on said map, and a part of Lot #25 as shown on said map, 200 feet; NORTHERLY: by Lot #19 as shown on said map, 391.93 feet; WESTERLY: by Brookwood Drive, formerly known as Marilyn Drive, as shown on said map, 200 feet; SOUTHERLY: by Lot #17 as shown on said map, 391.93 feet.

Said premises are subject to building lines, if established, and any and all provisions of any public or private laws, including zoning ordinances affecting said premises, and taxes on the List of October 1, 1977, for the second half, which taxes the grantee herein assumes and agrees to pay as part of the consideration for this deed.

Said premises are further subject to a right of way in favor of the Connecticut Light & Power Company by instrument dated October 8, 1926, and recorded in the Woodbridge Land Records in Volume 37 at Page 179, as it may affect a portion of said premises; an easement in favor of the Southern New England Telephone Company, dated February 9, 1953, and recorded in the Woodbridge Land Records in Volume 53 at Page 271; restrictions as contained in a deed from Woodbridge Estates, Incorporated, to Abe A. Alpert and Beatrice L. Alpert, dated May 5, 1953, and recorded in Volume 53 at Page 414 of the Woodbridge Land Records, as said restrictions may affect said above-described premises; a grant to the Town of Woodbridge for drainage purposes by instrument dated January 13, 1954, and recorded in the Woodbridge Land Records in Volume 54 at Page 514.

"\$52.80 Conveyance Tax received"

*Paul P. Schaefer, Ass't
Town Clerk of Woodbridge*

To Have and to Hold the above described lands and premises, with the privileges and appurtenances thereof, unto the Grantees and to the Grantees' heirs, successors and assigns forever and to the Grantees' and their own proper use and behoof; And the Grantors do for themselves, their heirs, successors and assigns covenant with the Grantees, their heirs, successors and assigns that at and until the ensealing of these presents, the Grantors are well seized of the premises as a good indefeasible estate in FEE SIMPLE; and have good right to grant and convey the same in manner and form as herein written; and the same are free from all incumbrances whatsoever, except as above stated.

And Furthermore, the Grantors by these presents bind themselves and their heirs, successors and assigns forever to warrant and defend the above granted and conveyed premises to the Grantees and their heirs, successors and assigns, against all claims and demands whatsoever, except as above stated.

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 test of the within instrument may require.

In witness whereof, the Grantors have hereunto set their hands and seals, or if a corporation, it has caused these presents to be signed by its proper corporate officers and its corporate seal to be affixed hereto, this 8th day of August, 19 78.

~~Signed, Sealed and Delivered in the presence of~~
~~or Attested by~~

WOODBRIDGE ESTATES, INCORPORATED

By: Harold Gimbel
Its President hereunto duly authorized

STATE OF CONNECTICUT
COUNTY OF NEW HAVEN } ss. New Haven

The foregoing instrument was acknowledged before me this 8th day of August, 1978, by Harold Gimbel, President of Woodbridge Estates, Incorporated, who acknowledged the same as such President and for said corporation.

Received for record August 9, 1978 at 5h 32m a.m. and recorded by:

Polly P. Schuyler Ass't Town Clerk

To all People to Whom these Presents shall Come, Greeting:

I, Harold H. Gimbel, President
of WOODBRIDGE ESTATES, INCORPORATED
a Connecticut corporation, acting herein by Harold H. Gimbel, its President,
duly authorized
for the consideration of TWENTY TWO THOUSAND (\$22,000.00) DOLLARS

Received in this 1954 July 15th 1984 10:00 AM EST
/all satisfactory of JEREMY HOMES, INC., a Connecticut
corporation with an office and principal place of business in Wallingford,
Connecticut, whose mailing address is 1746 Tuttle Avenue, Wallingford, CT

do as give, award, bargain, sell and confirm unto the said JEREMY HOMES, INC.,
its successors and assigns forever,

All those certain pieces or parcels of land, with any
improvements thereon, situated in the Town of Woodbridge, County
of New Haven and State of Connecticut, being lots numbers 5, 6
and 31 on a map entitled "Map of Woodbridge Estates, Inc.,
Woodbridge, Conn., surveyed by Charles A. Cahn, C.E. and
Surveyor, New Haven, Conn., scale 1"=100' June 1952", said lots
being more particularly bounded:

LOT 5

SOUTHWESTERLY	by Brookwood Drive, 210 feet;
NORTHWESTERLY	by Lot 6 on map of Woodbridge Estates, 290 feet, more or less;
EASTERLY	by land now or formerly of Rosen, 210 feet;
SOUTHEASTERLY	by Lot 4 on said map, 295 feet, more or less.

LOT 6

WESTERLY	in part by Lot 7 on map of Woodbridge Estates and in part by land now or formerly of Albert Ginsberg et al 378 feet, more or less;
NORTHEASTERLY	by land now or formerly of Rosen, 315 feet, more or less;
SOUTHEASTERLY	by Lot 5 on map, 290 feet, more or less;
SOUTHWESTERLY	by Brookwood Drive, by a curved line, 200 feet;

LOT 31

NORTHWESTERLY, NORTHERLY and NORTHEASTERLY	by Brookwood Drive, by a curved line, 496.69 feet;
SOUTHEASTERLY	by Lot 3 and a portion of Lot 2 on map of Woodbridge Estates, in all, 250 feet, more or less;
SOUTHWESTERLY	by Lot 30 on said map, 318 feet, more or less.

Said premises are subject to any and all provisions of any
ordinance, municipal regulation or public or private law,
affecting said premises, an easement in favor of The Southern New
England Telephone Company dated February 9, 1953 recorded in
Volume 53 Page 271 of the Woodbridge Land Records, restrictions
as set forth in a Warranty Deed from Woodbridge Estates,
Incorporated to Sidney Horton and Phyllis Horton dated July 18,
1955 recorded in Volume 57 Page 91 of the Woodbridge Land
Records, as to Lot 31 a drainage right of way as set forth in a
grant from Woodbridge Estates, Incorporated to the Town of
Woodbridge dated January 13, 1954 recorded in Volume 54 Page 514
of said Land Records, as shown on said map, taxes on the List of
October 1, 1984 and one half the taxes on the List of October 1,
1983, which taxes the grantee assumes and agrees to pay as part
of the consideration for this deed.

STATE
"\$10.00 Conveyance Tax received

"\$27.20 Conveyance Tax received

Polly P. Achuf
Town Clerk of Woodbridge"

Polly P. Achuf
Town Clerk of Woodbridge"

To Have and to Hold the above granted and bargained premises, with the appurtenances there-
of, unto it the said grantee its ~~successors and assigns for~~ ~~successors and assigns for~~
ever, to it and their own proper use and behoof.

And also, it the said grantor does for itself, its successors and executors and administrators, covenant with the said grantee its successors, heirs and assigns, that at and until the sealing of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, it the said grantor does by these presents bind
itself and its successors to executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to it the said
grantee its successors, factor and assigns, against all claims and demands
whatsoever, except as hereinbefore mentioned.

Woodbridge Estates, Incorporated has caused Harold H. Gribbel, its President, duly authorized, to execute this deed ..

In Witness Whereof, / *John Kennedy* *John Kennedy* *John Kennedy*
and this 2nd day of October in the year of our Lord nineteen
hundred and eighty four
Signed, Sealed and Delivered in presence of WOODBRIDGE ESTATES, INCORPORATED

Florence G Bradman
Florence G. Bradman

Stan G. Margolis
STUART A. MARKOWITZ

WOODBRIDGE ESTATES, INCORPORATED

By Harold H. Ninke

State of Connecticut,
County of

On this the
me,
appeared

ss

known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, as his free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.

Title of Officer

State of Connecticut,
County of New Haven

SS. New Haven

On this the 2nd day of October, 1984, before me, the undersigned officer, personally appeared Harold H. Gimbel, who acknowledged himself to be the President of Woodbridge Estates, Inc., a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

In Witness Whereof, I hereunto set my hand and official seal.

Florence G. Brodman
Florence G. Brodman
Commissioner of the Superior Court
Title of Officer

Latest address of Grantee:

No. and Street 1746 Tuttle Avenue

Mr. and Mrs. —

City _____ State _____ Zip _____

Received for record October 2, 1984
at 3h 15m p.m. and recorded by:

Polly P. Schuf
Town Clerk

QUIT CLAIM DEED VOL 212 PAGE 0077

MARVIN H. SCHAEFER, and NORMA SCHAEFER, individuals residing in Woodbridge, Connecticut, for consideration paid, does hereby grant and convey to THE FEDERAL DEPOSIT INSURANCE CORPORATION as RECEIVER FOR CONNECTICUT SAVINGS BANK, with QUITCLAIM COVENANTS:

All that certain piece or parcel of land, situated in the Town of Woodbridge, County of New Haven, State of Connecticut, known and designated as 48 Brookwood Drive and 52 Brookwood Drive, and more particularly described in SCHEDULE A attached hereto and made a part hereof.

Signed this 17th day of March, 1993.

Witnessed by:

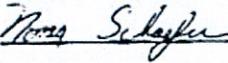

Steph A Margolis
(Lacey Delo)
TRACED DESIGN

Steph A Margolis
(Lacey Delo)
TRACED DESIGN

MARVIN H. SCHAEFER



NORMA SCHAEFER

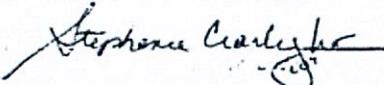


STATE OF CONNECTICUT : New Haven : March 17, 1993
 COUNTY OF NEW HAVEN : ss. Woodbridge

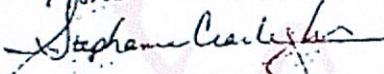
Personally appeared, Marvin H. Schaefer and Norma Schaefer, signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed, before me.


 Notary Public Steph A Margolis
 My Commission expires: Am - 15 min. before end

900.00 State



198.00



VOL 212 PAGE 0078

SCHEDULE A

All those certain pieces or parcels of land with the improvements thereto, situated in the Town of Woodbridge, County of New Haven, and State of Connecticut, and more particularly bounded and described as follows:

FIRST PIECE:

Being Lot No. 16 as shown on a map entitled, "Plan Showing Land To Be Exchanged between Mr. A.W. Sorochon & Woodbridge Estates, Inc., Woodbridge, Conn., Scale 1 in. = 100 ft., April 1955, Rev'd July, 1955, Sept., 1955, A. Fiorio, Lic. Surveyor," on file in the Woodbridge Town Clerk's Office, and bounded:

EASTERLY: By a portion of Lot No. 25, as shown on said map, 94 feet;

NORTHERLY: By Lot No. 17, as shown on said map, 391.93 feet;

WESTERLY: By Brookwood Drive, formerly known as Marilyn Drive, 220 feet; and

SOUTHERLY: By Lot No. 16A, as shown on said map, 115 feet, more or less;

A portion of the southwest corner of said First Piece is occupied by a portion of a cul-de-sac at the southwesterly most extremity of Brookwood Drive.

SECOND PIECE:

Being Lot 17 as shown on a map entitled, "Map of Woodbridge Estates, Inc., Woodbridge, Conn." prepared by Charles A. Cahn, Civil Engineer and Surveyor, Scale 1" = 100' dated June and Oct. 1942, on file in the Woodbridge Town Clerk's Office, bounded and described as follows:

EASTERLY: By Lot #25, as shown on said map, 200 feet;

NORTHERLY: By Lot #16, as shown on said map, 391.93 feet;

WESTERLY: By Brookwood Drive, formerly known as Marilyn Drive, as shown on said map, 200 feet;

SOUTHERLY: By Lot #16, as shown on said map, 391.93 feet;

RECEIVED FOR RECORD

March 1, 1994 1:25 PM

RECORDED BY
Suzanne Castleberry
TOWN CLERK

QUIT CLAIM DEED

FEDERAL DEPOSIT INSURANCE CORPORATION, a Corporation acting and existing under an Act of Congress, in its Capacity as RECEIVER FOR CONNECTICUT SAVINGS BANK, having an address of 185 Plains Road, Milford, CT 06460, for consideration paid, does hereby grant and convey to VANTAGE EQUITIES, INC., having a principal place of business at 200 Boston Post Road, Orange, Connecticut 06477, forever, with QUITCLAIM COVENANTS:

All that certain real property situated in the Town of Woodbridge, County of New Haven and State of Connecticut, being known and designated as LOTS 16 & 17, BROOKWOOD DRIVE, and more particularly bounded and described in SCHEDULE A attached hereto and made a part hereof.

The property is conveyed by Grantor "AS IS" and "WITH ALL FAULTS".

Signed this 5th day of May, 1994.

Witnessed by:

Susan E. Varrone
Susan E. Varrone
Roberta J. Kolesar
Roberta J. Kolesar

FEDERAL DEPOSIT INSURANCE
CORPORATION, RECEIVER FOR
CONNECTICUT SAVINGS BANK

By: *M*
Merle Berke-Schlessel
Attorney-in-Fact

STATE OF CONNECTICUT

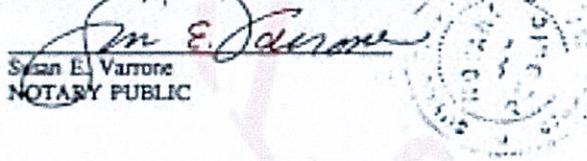
: ss. Milford, May , 1994

COUNTY OF NEW HAVEN

Personally appeared, Merle Berke-Schlessel, Attorney-in-Fact for the Federal Deposit Insurance Corporation, Receiver for Connecticut Savings Bank, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed and the free act and deed of the Federal Deposit Insurance Corporation, Receiver for Connecticut Savings Bank, before me.

Susan E. Varrone
Susan E. Varrone
NOTARY PUBLIC

My Commission expires: 6/30/99



No Conveyance Tax received

Stephanie Cieleski
Stephanie Cieleski
Town Clerk of Woodbridge

SCHEDULE A

All those certain places or parcels of land with the improvements thereon, situated in the Town of Woodbridge, County of New Haven, and State of Connecticut, and more particularly bounded and described as follows:

FIRST PIECE:

Being Lot No. 16 as shown on a map entitled, "Plan Showing Land To Be Exchanged between Mr. A.W. Hutchinson & Woodbridge Estates, Inc., Woodbridge, Conn., Scale 1 in. = 100 ft., April 1935, Rev. July, 1935, Sept., 1935, A. Fiori, Lic. Surveyor," on file in the Woodbridge Town Clerk's Office, and bounded:

EASTERLY: By a portion of Lot No. 15, as shown on said map, 94 feet;

NORTHERLY: By Lot No. 17, as shown on said map, 311.83 feet;

WESTERLY: By Brookwood Drive, formerly known as Marilyn Drive, 110 feet; and

SOUTHERLY: By Lot No. 16A, as shown on said map, 119 feet, more or less;

A portion of the southwest corner of said First Piece is occupied by a portion of a cul-de-sac at the southerly most extremity of Brookwood Drive.

SECOND PIECE:

Being Lot 17 as shown on a map entitled, "Map of Woodbridge Estates, Inc., Woodbridge, Conn." prepared by Charles A. Cain, Civil Engineer and Surveyor, Scale 1" = 100' dated June and Oct. 1932, on file in the Woodbridge Town Clerk's Office, bounded and described as follows:

EASTERLY: By Lot #15, as shown on said map, 310 feet;

NORTHERLY: By Lot #18, as shown on said map, 311.83 feet;

WESTERLY: By Brookwood Drive, formerly known as Marilyn Drive, as shown on said map, 109 feet;

SOUTHERLY: By Lot #16, as shown on said map, 311.83 feet;

RECEIVED FOR RECORD

May 4, 1994 12:55 PM

Stephanie Cisneros
TOWN CLERK
933

THE KARMADE

To all People to Whom these Presents shall Come, Greeting
Rene M. Tait VANTAGE EQUITIES, INC.

for the consideration of One (1) Dollar ----- 88

received to *The* *full satisfaction of* *Brookwood Assoc. LLC*

64 receive, release, and forever QUIT-CLAIM unto the said

deeds and assignments, all the right, title, interest, claim and demand whatsoever in the said Reliance Inn as a single business at no Lot 17 Brookwood Drive, situated in the Town of Woodbridge, County of New Haven, State of Connecticut (also known as 48 Brookwood Road, Woodbridge), more particularly bounded and described below:

Being Lot 17 as shown on a map entitled, "Map of Woodbridge Estates, Inc., Woodbridge, CT" prepared by Charles A. Cahn, Civil Engineer and Surveyor, Scale 1"-100' dated June and Oct 1957, on file in the Woodbridge Town Clerk's Office, bounded and described as follows:

EASTERLY: By lot #25, as shown on said map, 200 feet;
NORTHERLY: By lot #10, as shown on said map, 391.93 feet;
WESTERLY: By Brookwood Drive, formerly known as Marilyn Drive,
as shown on said map, 200 feet;
SOUTHERLY: By lot #16, as shown on said map, 391.93 feet.

AND
Lot 16 Brookwood Drive (also known as 50 Brookwood Road, Woodbridge, CT)
more particularly bounded and described below:

EASTERLY: By a portion of lot #25 as shown on said map, 94 feet.
NORTHERLY: By lot #17 as shown on said map, 391.93 feet
WESTERLY: By Brookwood Drive, formerly known as Marilyn Drive
220 feet; and
SOUTHERLY: By lot #15A, as shown on said map, 115 feet, more or
less!

John Clark of Woodbridge Lawrence P. Reissner
John Clark of Woodbridge, with all the appurtenances, above-mentioned, Reissner
Brockwood Associates, LLC heirs and assigns forever, so that neither VANTAGE EQUITIES, INC.
Reissner nor their heirs nor any other persons under or there-
shall thereafter have any claim, right or title to or to the premises, or any part thereof, but therefrom

Be witness whereof, I have, hereto set my hand and seal
or her caused these presents to be executed by its
and its corporate seal to be affixed affixed this 2d day of January 1895.

Signed, Sealed and Delivered in presence of

Sugar & Glucocrite
Sugars Glucocrite
One M. Fr. 10
2000 M. 10-11-1

4 day of January 1895.
Peter P. Moxley as
President, Louisville, Kentucky.

STATE OF CONNECTICUT, COUNTY OF New Haven at Orange
On this 2nd day of January 1895, before me, Linda H. Doerner
the undersigned officer, personally appeared Peter P. Minore

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and do acknowledge that he executed the same for the purposes therein contained.

Under My Personal Supervision
Victor Miller
My Comm Exp 3/3/795

STATE OF CONNECTICUT
COUNTY OF New Haven

IN: George (Unknown)

On this the 2nd day of January 1995, before me, Peter P. Minore the undersigned officer, personally appeared who acknowledged himself to be the President of VANTAGE EQUITIES, INC., a corporation, and that he, as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as
In witness whereof I hereunto set my hand.

Peter P. Minore
Peter

RECEIVED FOR RECORD
Feb 21 1995 at 12:45PM
and RECORDED BY
John M. Ladd
TOWN CLERK

260

APPENDIX L

RETURN DATE: AUGUST 11, 2009 : SUPERIOR COURT
TOWN OF WOODBRIDGE : JUDICIAL DISTRICT OF NEW HAVEN
VS. : AT NEW HAVEN

BROOKWOOD ASSOCIATES, LLC;
SOUTH CENTRAL CONNECTICUT
REGIONAL WATER AUTHORITY; and
THE FEDERAL DEPOSIT INSURANCE
CORPORATION AS RECEIVER FOR : JULY 10, 2009
CONNECTICUT SAVINGS BANK

NOTICE OF LIS PENDENS

Notice is hereby given of the pendency of a civil action brought by the above-named Plaintiff against the above-named Defendants by writ dated July 10, 2009, returnable to the Superior Court to be held at New Haven, within and for the Judicial District of New Haven at New Haven on August 11, 2009, which action was brought for the foreclosure of certain tax liens (the "liens") to the Town of Woodbridge totaling Nine Thousand Eight Hundred Thirteen and 18/100 (\$9,813.18) Dollars for the 2005, 2006 and 2007 Grand Lists, as recorded in the Town of Woodbridge on June 1, 2007 in Volume 574 at Page 253; and as recorded on June 2, 2008 in Volume 600 at Page 121; and as recorded on June 1, 2009 in Volume 621 at Page 59 of the Woodbridge Land Records. The Premises are subject to taxes assessed on the Grand List of October 1, 2008, and each year thereafter and a lien for said taxes exists pursuant to law after that date, and the Plaintiff asserts its lien for such taxes in this action pursuant to Conn. Gen. Stat. § 12-163. The liens affect property now owned by the Defendant, Brookwood Associates, LLC. The Premises affected by said action is known as 52 Brookwood Drive, Lot 16, Woodbridge, Connecticut and is more particularly described on Schedule A attached hereto and made part hereof.

VL0625PG050

R

Dated at New Haven, Connecticut this 10 day of July, 2009.

THE PLAINTIFF
TOWN OF WOODBRIDGE

By:


Michael A. Leone
SUSMAN, DUFFY & SEGALOFF, P.C.
Its Attorney

E:\Client W\Woodbridge\Brookwood Assoc, LLC\52 Brookwood\NOTICE LIS PENDENS.doc

VL0625PG051

Schedule A

All that certain piece or parcel of land known as Lot 17 Brookwood Drive, situated in the Town of Woodbridge, County of New Haven, State of Connecticut (also known as 48 Brookwood Road, Woodbridge), more particularly bounded and described below:

Being Lot 17 as shown on a map entitled, "Map of Woodbridge Estates, Inc., Woodbridge, CT" prepared by Charles A. Cahn, Civil Engineer and Surveyor, Scale 1"-100' dated June and oct 1952, on file in the Woodbridge Town Clerk's Office, bounded and described as follows:

EASTERLY: By lot #25, as shown on said map, 200 feet;
NORTHERLY: By lot #10, as shown on said map, 391.93 feet;
WESTERLY: By Brookwood Drive, formerly known as Marilyn Drive, as shown on said map, 200 feet;
SOUTHERLY: By lot #16, as shown on said map, 391.93 feet.

AND

Lot 16 Brookwood Drive (also known as 50 Brookwood Road, Woodbridge, CT) more particularly bounded and described below:

EASTERLY: By a portion of lot #25 as shown on said map, 94 feet.
NORTHERLY: By lot #17 as shown on said map, 391.93 feet
WESTERLY: By Brookwood Drive, formerly known as Marilyn Drive 220 feet; and
SOUTHERLY: By lot #1GA, as shown on said map, 115 feet, more or less:

A portion of the southwest corner of said piece is occupied by a portion of a cul-de-sac at the southerly most extremity of Brookwood Drive.

RECEIVED FOR RECORD

001093

2009 JUL 13 PM12:01

Elaine Shuey
ASST. WOODBRIDGE TOWN CLERK

APPENDIX M

CERTIFICATE RELEASING AND DISCHARGING TAX LIENS

THE UNDERSIGNED OF TOWN OF WOODBRIDGE, IN THE COUNTY OF NEW HAVEN, STATE OF CONNECTICUT, HEREBY RELEASES AND DISCHARGES, BECAUSE OF THE PAYMENT OF THE AMOUNT SECURED THEREBY, TAX LIENS IN FAVOR OF THE TAXING AUTHORITIES HEREINAFTER SPECIFIED UPON CERTAIN REAL ESTATE SITUATED IN SAID TOWN OF WOODBRIDGE AND ALSO WITHIN THE TAXING JURISDICTIONS INDICATED WHICH TAX LIEN(S) IS (ARE) RECORDED IN THE NAME OF **BROOKWOOD ASSOCIATES LLC** PIN # **100410**
LOCATED AT **52 BROOKWOOD DR** IN VOLUME **229**
BILL NUMBER **2006-01-0000394** IN PAGE **208**

OF THE TOWN OF WOODBRIDGE LAND RECORDS. THE AMOUNT SO PAID CONSISTS OF \$3,284.22 TAX DUE TO TOWN OF WOODBRIDGE LIEN VOL: 600 LIEN PAGE: 121

AND OF ALL INTEREST, FEES AND OTHER LEGAL ACCUMULATIONS THEREON.

DATED AT TOWN OF WOODBRIDGE, CONNECTICUT, ON THE 08 DAY OF FEBRUARY 2011.

PAT CRISCO Pat Crisco

RECEIVED FOR RECORD
Feb 08, 2011 09:42:52A
STEPHANIE CIARLEGLO
TOWN CLERK
WOODBRIDGE, CT

VL0574PG253

CERTIFICATE CONTINUING TAX LIEN FOR NOT MORE THAN FIFTEEN YEARS

The undersigned of the TOWN OF WOODBRIDGE, in the County of NEW HAVEN, State of CONNECTICUT, hereby continues for a period of not more than fifteen years from the date hereof a tax lien in favor of the said TOWN OF WOODBRIDGE which real estate is described as follows:

PROF LOC : 52 BROOKWOOD DR
M/B/L: 290423052

BILL #2005-01-0000398
VOL. 229 PAGE 208

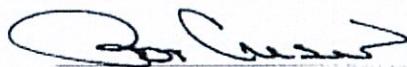
The lien continued by this certificate is to secure payment of a tax, THE PRINCIPAL OF WHICH AMOUNTS TO \$3,149.38 due to said TOWN OF WOODBRIDGE with legal interest, fees and charges thereon, laid on the assessment list of OCTOBER 01, 2005 and appearing in the rate bill in the name of:

BROOKWOOD ASSOCIATES LLC
200 BOSTON POST RD ORANGE CT 06477

THE PRINCIPAL of which tax became due on 07/01/2006 and 01/01/2007.

This certificate is filed in accordance with the provisions of the applicable law. By the recording of this lien the undersigned hereby gives notice of his/her intention, if necessary, to claim against the proceeds of fire insurance policies in accordance with the provisions of Sections 12-173 and 49-73a through 49-73i as revised

Dated at WOODBRIDGE, Connecticut, 1st June 2007



PAT CRISCO

RECEIVED FOR RECORD

000806

2001 JUN - 1 A 11:06

Karen Bechem
ASST WOODBRIDGE TOWN CLERK

VL0600PG121

CERTIFICATE CONTINUING TAX LIEN FOR NOT MORE THAN FIFTEEN YEARS

The undersigned of the TOWN OF WOODBRIDGE, in the County of NEW HAVEN, State of CONNECTICUT, hereby continues for a period of not more than fifteen years from the date hereof a tax lien in favor of the said TOWN OF WOODBRIDGE which real estate is described as follows:

PROP LOC : 52 BROOKWOOD DR
M/B/L: 290423052

BILL #2006-01-0000394
VOL. 229 PAGE 208

The lien continued by this certificate is to secure payment of a tax, THE PRINCIPAL OF WHICH AMOUNTS TO \$3,284.22 due to said TOWN OF WOODBRIDGE with legal interest, fees and charges thereon, laid on the assessment list of OCTOBER 01, 2006 and appearing in the rate bill in the name of:

BROOKWOOD ASSOCIATES LLC
200 BOSTON POST RD ORANGE CT 06477

THE PRINCIPAL of which tax became due on 07/01/2007 and 01/01/2008.

This certificate is filed in accordance with the provisions of the applicable law. By the recording of this lien the undersigned hereby gives notice of his/her intention, if necessary, to claim against the proceeds of fire insurance policies in accordance with the provisions of Sections 12-173 and 49-73a through 49-73i as revised

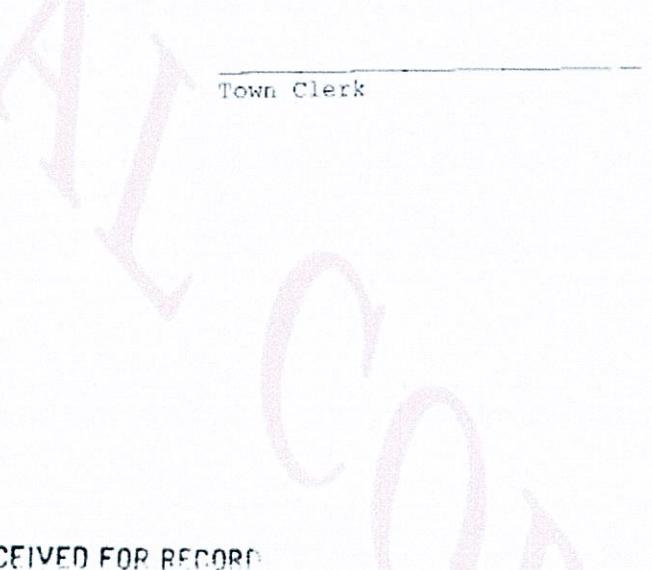
Dated at WOODBRIDGE, Connecticut, 02 June 2008

RELEASE FILED

Received for Record _____
TOWN CLERK


PAT CRISCO

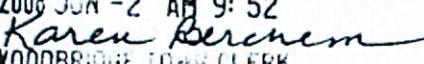
Received for Record _____ at _____ o'clock _____
and recorded in TOWN OF WOODBRIDGE _____
Records Vol _____ Page _____ By _____


Town Clerk

RECEIVED FOR RECORD

000764

2008 JUN -2 AM 9:52


ASST WOODBRIDGE TOWN CLERK

VL0621PG059

CERTIFICATE CONTINUING TAX LIEN FOR NOT MORE THAN FIFTEEN YEARS

The undersigned of the TOWN OF WOODBRIDGE, in the County of NEW HAVEN, State of CONNECTICUT, hereby continues for a period of not more than fifteen years from the date hereof a tax lien in favor of the said TOWN OF WOODBRIDGE which real estate is described as follows:

PROP LOC : 52 BROOKWOOD DR
M/B/L: 290423052

BILL #2007-01-0000400
VOL. 229 PAGE 208

The lien continued by this certificate is to secure payment of a tax, THE PRINCIPAL OF WHICH AMOUNTS TO \$3,379.58 due to said TOWN OF WOODBRIDGE with legal interest, fees and charges thereon, laid on the assessment list of OCTOBER 01, 2007 and appearing in the rate bill in the name of:

BROOKWOOD ASSOCIATES LLC
200 BOSTON POST RD ORANGE CT 06477

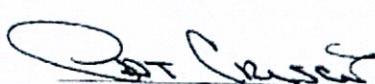
THE PRINCIPAL of which tax became due on 07/01/2008 and 01/01/2009.

This certificate is filed in accordance with the provisions of the applicable law. By the recording of this lien the undersigned hereby gives notice of his/her intention, if necessary, to claim against the proceeds of fire insurance policies in accordance with the provisions of Sections 12-173 and 49-73a through 49-73i as revised

Dated at WOODBRIDGE, Connecticut, 1st June 2009

RELEASE FILED

Received for Record _____
TOWN CLERK



PAT CRISCO

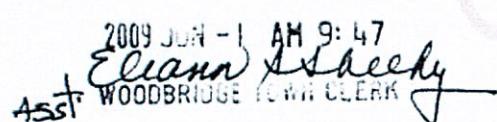
Received for Record _____ at _____ o'clock _____
and recorded in TOWN OF WOODBRIDGE
Records Vol _____ Page _____ By _____


Town Clerk

RECEIVED FOR RECORD

000756

2009 JUN -1 AM 9:47


Elanna Isdeeky
Asst. TOWN CLERK

APPENDIX N

FORECLOSURE BY SALE
COMMITTEE DEED
AO CV-74 Rev. 6-10
CDS 5-7-24

STATE OF CONNECTICUT
SUPERIOR COURT
www.jud.ct.gov

Name of person submitting deed for recording
Address

WHEREAS, by judgment of Foreclosure by Sale rendered on (date) 5/24/2010, by the Superior Court for the
Judicial District of New Haven, being Docket No. NNH CV 09-5030883-S, wherein
Town of Woodbridge

is Plaintiff and Brookwood Associates

is Defendant,

brought by complaint dated 7/10/2009 claiming a foreclosure of a mortgage/lien on premises known as
(street, lot #, or other) 52 Brookwood Drive, Lot 16, Woodbridge

, Connecticut.

Emily Resnik Conn of Connecticut was duly appointed Committee ("Committee")
and directed to sell the premises and convey the same to the purchaser, and
WHEREAS, the Committee has sold the premises in all respects pursuant to the Judgment to

Town of Woodbridge

of Woodbridge, Connecticut

, for the sum of
Twenty-nine Thousand, Five Hundred and no/100

(\$ 29,500.00) DOLLARS, and

WHEREAS, the sale has been ratified and confirmed by the Superior Court, which appears of record in the file in the
Superior Court, to which reference is herein made.

NOW KNOW YE, THAT I, Emily Resnik Conn

Committee, pursuant to the authority and direction given to me as aforesaid and in consideration of the sum of
Twenty-nine Thousand, Five Hundred

(\$ 29,500.00) DOLLARS received to my full satisfaction of

Town of Woodbridge

("Grantee(s)"), do hereby bargain, sell, transfer and convey unto

Town of Woodbridge

and unto his/her their successors and assigns forever a parcel of land,

together with the improvements thereon, known as (street, lot #, other) 52 Brookwood Drive, Lot 16, Woodbridge

Connecticut, and being more particularly bounded and described on Exhibit A, attached hereto and made a part thereof.

(continued on back/page 2)

✓ Commission Tax Attached
Johanna Cierleglab
From Clerk of Superior Ct

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the Grantee(s), his/her/their successors and assigns forever to his/her/their and his/her/their own proper use and behoof.

And I, the Committee do covenant with the Grantee(s), his/her/their successors and assigns forever, that I have full power and authority as a Committee to grant and convey the above-described premises in manner and form aforesaid.

The premises are conveyed to the Grantee(s) free and clear of the mortgage/fien being foreclosed, and of all claims subsequent in right thereto, the holders of which are bound by this action.

Said premises are conveyed subject to (a) all prior liens and encumbrances which are prior in right to the mortgage/fien foreclosed, (b) all taxes, sewer assessments and sewer use charges (if any); (c) all building, building line and zoning regulations of the Town of Woodbridge,

and all other governmental regulations and provisions of any public or private law, and (d) such state of facts that an accurate survey or personal inspection of the premises would disclose.

Signed subject to the approval of the Superior Court this 17th day of August 20 10

Signed in the presence of:

X Karen Greenberg

Print name of signer Karen Greenberg

X John J. Resnik

Print name of signer John J. Resnik

Committee Emily Resnik Conn

Print name of committee Emily Resnik Conn

STATE OF CONNECTICUT

COUNTY OF New Haven SS Woodbridge

The foregoing instrument was acknowledged before me this 17th day of August 20 10

by Emily Resnik Conn

KAREN GREENBERG
NOTARY PUBLIC
My Commission Expires Jan. 31, 2014

Signed Karen Greenberg

Print name of person signing at left _____ Date your commission expires _____

The foregoing committee deed is approved this 21st day of September 20 10

Judge of the Superior Court:

David L. Lewis
SELECTIS

Schedule A

All that certain piece or parcel of land known as Lot 17 Brookwood Drive, situated in the Town of Woodbridge, County of New Haven, State of Connecticut (also known as 48 Brookwood Road, Woodbridge), more particularly bounded and described below:

Being Lot 17 as shown on a map entitled, "Map of Woodbridge Estates, Inc., Woodbridge, CT" prepared by Charles A. Cahn, Civil Engineer and Surveyor, Scale 1"-100' dated June and Oct 1952, on file in the Woodbridge Town Clerk's Office, bounded and described as follows:

EASTERLY: By lot #25, as shown on said map, 200 feet;
NORTHERLY: By lot #10, as shown on said map, 351.93 feet;
WESTERLY: By Brookwood Drive, formerly known as Marilyn Drive, as shown on said map, 200 feet;
SOUTHERLY: By lot #16, as shown on said map, 351.93 feet.

AND

Lot 16 Brookwood Drive (also known as 50 Brookwood Road, Woodbridge, CT) more particularly bounded and described below:

EASTERLY: By a portion of lot #25 as shown on said map, 54 feet.
NORTHERLY: By lot #17 as shown on said map, 351.93 feet
WESTERLY: By Brookwood Drive, formerly known as Marilyn Drive 220 feet; and
SOUTHERLY: By lot #15A, as shown on said map, 115 feet, more or less.

A portion of the southwest corner of said piece is occupied by a portion of a cul-de-sac at the southerly most extremity of Brookwood Drive.

RECEIVED F
Oct 28, 2010
STEPHANIE
TOWN CLERK
WOODBRIDGE

Oct 28, 2010 1:59:08 PM

APPENDIX O

GENERAL DATA TOWN OF WOODBRIDGE

AS OF 02/13/2025

BILL NO: 2008-01-0000401 ORIGINAL OWNER: BROOKWOOD ASSOCIATES LLC
UNIQUE ID: 100410 C/O:
LINK# ADDRESS: 200 BOSTON POST RD
FILE# ADDRESS2:
BANK: CITY ST ZIP: ORANGE CT 06477
ESCROW: COUNTRY:
VOL/PAGE: 229-208 PROP LOC.: 52 BROOKWOOD DR
LIEN VOL/PAGE:
643/57 EXR PROP LOC:
DISTRICT: M/B/L: 290423052
/ BACK TAXES/Released
PROP ASSESSED: 109,620 ELD CODE: 0
EXEMPTIONS: EXMPT CHANGE: 109,620
COC CHANGE: -109,620
NET VALUE:
MILL RATE: 31.0900

*** BILLED ***

	TOWN	DEFERRED	TOTALS
INST1	1,704.05	0.00	1,704.05
INST2	1,704.05	0.00	1,704.05
INST3	0.00	0.00	0.00
INST4	0.00	0.00	0.00
ADJS	-3,408.10	0.00	-3,408.10
TOT TAX	0.00	0.00	0.00
TOTAL PAID:	0.00	0.00	0.00

*** PAYMENTS ***

TYPE	DATE	ADJ-COC INST	TERM/BATCH/SEQ AMOUNT	INTEREST	LIENS	FEES
TOTALS						
Adj	02/07/2011	12 07303R	99/9999/1 T -3,408.10	0.00	0.00	0.00
			TOTAL PAYMENTS	0.00	0.00	0.00
0.00						

TOTAL BALANCE DUE AS OF 02/13/2025

	TOWN	DEFERRED	TOTAL
INT DUE	0.00	0.00	0.00
LIEN DUE	0.00	0.00	0.00
FEES DUE	0.00	0.00	0.00
TAX DUE NOW	0.00	0.00	0.00
TOT DUE NOW	0.00	0.00	0.00
BALANCE DUE	0.00	0.00	0.00

*** FLAGS ***

Circuit Breaker Amount 0 Benefit Year 1998
Invalid Address Flag No
Last Adjustment Reason PROPERTY SOLD IN LIEU OF FORECLOSURE

APPENDIX P

Hi Nicole, we did discuss this property at the Housing committee last night and the Committee supported the following recommendation except for one members.I advised that I would note this.

On behalf of the Housing Committee, we recommend that 52 Brookwood Drive be utilized to promote affordable housing opportunities. Specifically, we propose donating the property to a nonprofit affordable housing development agency or Habitat for Humanity of Greater New Haven.

The Housing Committee is prepared to engage these organizations to assess their interest in acquiring the property for this purpose. If no interest is expressed, we recommend that the proceeds from the property's sale be allocated to the soon-to-be-established Housing Trust Fund, ensuring continued support for affordable housing efforts in our community.

Thanks,

Kathy

APPENDIX Q

From: Alexis Rinaldi <ARinaldi@qvhd.org>
Sent: Tuesday, March 11, 2025 12:08 PM
To: Kristine Sullivan <KSULLIVAN@woodbridgect.org>
Subject: EXTERNAL52 Brookwood WB

Hi Kris,

A review of the files indicated no approved septic plan for this location. The lot has been tested extensively since 1982 and has problematic soils.

The last engineer to work on it was JP Garcia in 2003.

Alexis Rinaldi, RS

*Environmental Health Services
Quinnipiac Valley Health District
1151 Hartford Turnpike
North Haven, CT 06473*

*Phone: 203-248-4528, x206
FAX 203-248-6671
475-241-3626 (D)*

Email:arinaldi@qvhd.org
Website: www.qvhd.org



Follow us on social media:

Facebook: <https://www.facebook.com/QuinnipiacValleyHealthDistrict/>

Twitter: <https://twitter.com/qvhd>

Instagram: [@qvhdhealth](https://www.instagram.com/qvhdhealth)

From: Alexis Rinaldi <ARinaldi@qvhd.org>
Sent: Tuesday, March 11, 2025 1:28 PM
To: Kristine Sullivan <KSULLIVAN@woodbridgect.org>
Subject: EXTERNALRE: EXTERNALRE: EXTERNAL52 Brookwood

Hi Kris, there is no minimum septic system. The only way to know for sure is that an Engineer submit an engineered plan to show that the property meets the requirements of the CTDOPH Regulations for a buildable lot and QVHD would have to review it and approve it.

We have soil test data, but it older then 5 years, new soil testing would need to done and then proceed to an engineer system design.

I remember testing the lot at least twice, and it was very swampy.

Alexis

From: Kristine Sullivan <KSULLIVAN@woodbridgect.org>
Sent: Tuesday, March 11, 2025 12:51 PM
To: Alexis Rinaldi <ARinaldi@qvhd.org>
Subject: RE: EXTERNALRE: EXTERNAL52 Brookwood WB

So ~ the Town Commission on Publicly Owned Properties (CUPOP) was/is going to recommend to the Board of Selectmen that the town, who apparently acquired the property in lieu of back taxes owed, sell the property as a building lot.

I mentioned to the CUPOP Chair that the site did have wetlands on it, and no site plan had to my knowledge by approved by you (QVHD).

Are the soils problematic enough that a "minimum" septic on the site is not feasible?
Kris

From: Alexis Rinaldi <ARinaldi@qvhd.org>
Sent: Tuesday, March 11, 2025 12:25 PM
To: Kristine Sullivan <KSULLIVAN@woodbridgect.org>
Subject: EXTERNALRE: EXTERNAL52 Brookwood WB

Yes, this is correct.

From: Kristine Sullivan <KSULLIVAN@woodbridgect.org>
Sent: Tuesday, March 11, 2025 12:19 PM
To: Alexis Rinaldi <ARinaldi@qvhd.org>
Subject: RE: EXTERNAL52 Brookwood WB

I saw online that Martinez Couch did testing in 2008....

APPENDIX R

Item #7: Property Recommendations for the BOS-52 Brookwood Drive

We have briefly discussed this property in our Conservation Commission Meetings, but I don't think we've come up with our conclusive recommendation. As an outgoing Commissioner, I will offer my personal recommendation here and I hope that Sharon and Diana will be able to offer their thoughts as well. I went to see the property in person and this lot was part of the planned development. I didn't see any reason to conserve that lot and would recommend that the town consider using it for its intended deeded purpose of building a single-family home on it. Maybe this could be a deed restricted home to help achieve the goal of adding to our affordable housing stock.

APPENDIX S

4.0 BULK + DIMENSIONAL DATA

4.1 BULK REGULATIONS

A. GENERAL BULK REGULATIONS. The accompanying table, entitled “Table 4.1: Table of General Bulk Regulations,” is referred to herein as “Bulk Table.” All buildings hereafter erected or altered shall comply with requirements accompanying this table for the zone in which such building will be located. *Exception: Where any conflict arises between the provisions of these Regulations and any other law, ordinance, regulation, or permit, the provision that imposes the highest standard or establishes the greatest restriction upon the use of the land, form of buildings, structures, or site shall control.*

Table 4.1 Table of General Bulk Regulations

Bulk Description	ZONING DISTRICTS							P				
	A	B	T1	T2	T3-C	T3-D	T3-BB	BI	GB	GBA (Overlay)	Dev 1 ²	Dev 2 ³
BUILDING MASSING												
Minimum Lot Width and frontage	200'	100'	n/a	120'	50'	40'	75'	40'	100'	100'	150'	175'
Minimum Lot Area sq.ft. ¹	15,000 sq.ft.	15,000 sq.ft.	n/a	n/a	5,000 sq.ft.	4,000 sq.ft.	9,375 sq.ft.	4,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	43,450 sq.ft.	43,560 sq.ft.
Maximum Building Coverage	15% of lot area	30% Accessory bldg. not more than 3% of lot area	3%	15%	40% Accessory Bldg. not More than 15% of lot area	50% Accessory Bldg. not More than 15% of lot area	30% Accessory Bldg. not More than 5% of lot area	70% Accessory Bldg. not More than 50% of rear yard	33.3% Accessory Bldg. not More than 50% of lot area	33.3% Accessory Bldg. not More than 15% of lot area	25%	30% (Main building, Min. floor area 6,000 sq.ft.)
Maximum Lot Coverage (total impervious)	n/a	n/a	6%	20%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
SETBACKS – PRINCIPAL BLDG												
Minimum Front Setback – Principal Bldg.	75'	30'	n/a	48'	10'	10'	20'	20'	60' on Amity Rd, 10' on other roadways	60' on Amity Rd, 10' on other roadways	75'	75'
Minimum Front Setback – Secondary Bldg.	n/a	n/a	n/a	48'	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Setback	25'	15'	n/a	20'	6'	4'	10'	3'	12'	12'	30'	10'
Minimum Rear Setback	25'	25'	n/a	40'	Min. Depth 20% of lot, But need Not exceed 20'	Min. Depth 20% of lot, But need Not exceed 20'	25'	Min. Depth 10% of lot, But need Not exceed 20'	20'	20'	30'	25'
Frontage Buildout	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	80% Min	n/a

SETBACKS – accessory building(s) – No accessory building in any district shall be in a front yard. No accessory building shall be in any side yard nearer to the side yard lot line than the distance listed below									
Front Setback	75'	30'	n/a	20' Min + bldg. setback	10's	10's	20's	60' on Amity Rd., 10' on other roadways	60' on Amity Rd., 10' on other roadways
Side Setback	15'	15'	n/a	3'	5's	5's	10's	n/a	75'
Rear Setback	15'	15'	n/a	3'	5's	5's	25's	5'	n/a

Table 4.1 Table of General Bulk Regulations

Bulk Description	ZONING DISTRICTS							GBA (Overlay)	Dev 1 ²	Dev 2 ³	P	
	A	B	T1	T2	T3-C	T3-D	T3-BB	BI				
BUILDING HEIGHT – NUMBER OF STORIES												
Maximum stories excluding cellar & basement	2-1/2	2-1/2	n/a	2	2-1/2	2-1/2	2-1/2	3	3	3	2	n/a
RESIDENTIAL DENSITY												
Families per Building	1 ⁶	1 ⁶	n/a	n/a	2 ⁶	2 ⁶	16	n/a	n/a	n/a	n/a	n/a

Reference: 1 acre = 43,560 square feet

¹All new lots proposed in a Residence A District that are: (1) created after November 9, 2001, and (2) located fifty percent (50%) or more within a drinking water supply watershed mapped or designated by the South-Central Connecticut Regional Water Authority, shall contain a minimum of two acres of Buildable Lot Area. Buildable Lot Area is defined as that contiguous portion of a lot exclusive of and undivided by any areas of wetland soils and watercourse as defined in Section 22a-38 of the Connecticut General Statutes. All new lots must comply with this requirement whether or not they are part of a subdivision.

All new lots proposed in a Residence A District created after November 9, 2001, whether or not in a subdivision, shall be of such shape that a square with 150 (one hundred and fifty) feet on each side will fit on the lot within the setback boundaries.

² See Section 4.B Specific to Dev 1.

³See Section 4.B Specific to Dev 2.

⁴Corresponds to setback diagrams for primary buildings on bulk diagram sheets for T3-C, T3-D, T3-BB.

⁵See Section 3 LL.