

ZONING AMENDMENT APPLICATION
TOWN OF WESTON

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FEB 1 - 2016

TOWN OF WESTON
PLANNING & ZONING COMMISSION

1. **An application fee of:** \$250.00
2. **Applicant's name and address**
Andrea DiPasquale
16 Pheasant Hill
Weston, CT 06883
3. **Street address of applicant's property affected by proposed amendment and district, Map/Block/Lot.**
7 Waterbury St. Map 21; Block 4; Lot No. 4
13 Waterbury St. Map 21; Block 4; Lot No. 9
Waterbury St. Parcel Map 21; Block 4; Lot No. 3
Waterbury St. Parcel 21 Block 4; Lot No. 10
4. **Provide the text of the proposed amendment, including appropriate article, section and paragraph references, and a written narrative with reasons for the requested change in the zoning regulations and the effect upon other similarly zoned areas of the city, if such change were approved.** See the attached "Proposed Amendment of the Zoning Regulations"
5. **Provide a zoning history of the property and its adjacent area, beginning in 1929, and the current Plan of Development category for the property.** See the attached Project Narrative
6. **Provide dates of any previous zoning amendments or map changes, special exceptions, and/or variances requested for same property or portion thereof, including the file name and number and a copy of any variances(s) requested and granted.** The site 7, 13 and 2 unnumbered parcel on Waterbury Road was not thea subject of any of the above
7. **Provide maps of area in the vicinity of the applicant's property and all other properties with 500' radius (1"=100') showing:**
 - a. **Current tax map of properties w/i 500' of the subject property** – attached
 - b. **All other property within 500' radius owned by the applicant:** N/A
8. **Provide a map of the Town showing properties where this zone would apply if adopted.** **TBD**

Zoning Amendment Application

Town of Weston

Page 2 of 2

9. Notice Requirements

If the amendment is accompanied by a site plan or special permit application, the applicant shall notify by certified mail, return receipt requested at least ten (10) days prior to the public hearing, the owners of land which abut or are directly across the street from the area affected by the amendment or site plan. The names of the owners shall be taken from the latest Tax Assessor records. When a condominium is located within, across the street, or abuts the subject parcel, notification may be sent to the condominium association in lieu of the individual unit owners. Evidence of certified mailings shall be submitted by the application on or before the public hearing date. **A sample Notification Letter shall be provided prior to the public hearing.**

10. Traffic & Drainage Reports.

Applicants which will have a significant impact upon drainage or traffic conditions shall include the following information, computed on the basis of any of the uses the zoning would allow, calculated on the maximum development potential of the site, and upon the contemplated development, if any.

1. Traffic Report, Prepared by Frederick P. Clark and Associates **To be submitted**
2. Traffic Accident Report, Prepared by Frederick P. Clark and Associates **To be submitted**
3. Drainage Report – prepared by LANDTECH **To be submitted**

The Waterbury, LLC
Waterbury Street
Weston, Connecticut

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Project Narrative:

Existing Conditions:

The subject property consists of 14.54 acres of partially developed land located to the north of Newtown Turnpike (CT S.R. 53). The parcel is bifurcated by the abandoned Waterbury Street Right-of-Way, with 2.00 acres directly abutting Newtown Turnpike and the remainder to the east of Waterbury Street.

The smaller parcel is essentially undeveloped, wooded, and contains a small pond and watercourse. The 12.54 acre parcel to the east contains two residential structures, a small barn, and a larger equipment storage garage, all located in close proximity to Waterbury Street. The majority of the remaining parcel consists of mostly open field/meadow, with some smaller wooded and brushy areas. The southerly portion of the site is predominately wooded, with a small watercourse and associated wetland corridor. The site slopes generally from east to west, with elevations ranging from 300 to 230, based on Weston town topo maps.

Proposed Development:

The proposed development will consist of several multi-unit buildings constructed on the larger parcel. Site improvements will include a combination of town and private roadways, pedestrian walkways, a community well and septic system, site lighting, and underground utilities. The current concept identifies six building locations, with detached carriage houses providing parking for the residences. The proposed buildings can be 2 or 3 stories, depending upon the final unit count. Additional surface parking spaces are shown to support visitor parking.

The individual units are to contain two-bedrooms with an optional study and to contain between 1750-2250 square feet of living space.

public and natural resources, most notably school enrollment and water and septic use. Those who support such use typically cite the desire among residents to have family close by, but perhaps not living within the same structure, and the attractiveness of a quintessentially New England 'compound' made up of a primary residence with additional ancillary structures around it. Additionally, restricting accessory structures limits a homeowner's ability to add value to their property and impacts the tax base. The Committee believes the Planning and Zoning Commission should continue to study this issue.

With respect to accessory housing, the Committee recommends the following:

1. The Planning and Zoning Commission should continue to study the benefits and burdens of accessory housing in light of the Questionnaire results.

D. Senior Housing

Many of Weston's seniors face significant challenges to their desire to continue to call Weston their home. Those with fixed incomes are particularly impacted by any increase in property taxes. Others confront physical limitations that often come with age. Given the paucity of single level housing stock (which grows thinner with every tear-down) and the staggering cost of converting such houses to be handicap accessible, seniors face a quintessential Hobson's choice. The Committee explored the possibility of providing subsidized townhouse style housing for Weston seniors, looking to The Ballard Green senior housing community in Ridgefield as one such model. Town sponsored (i.e. tax supported) senior housing, however, was opposed in the Questionnaire.¹⁵ Nonetheless, the issue remains an important one to a large, growing segment of our community.¹⁶

With respect to senior housing, the Committee recommends the following:

1. The Committee encourages the exploration of senior housing solutions with private developers so as to avoid any impact on Town funds, such as securing a developer to purchase land or possibly ground lease Town-owned land.
2. The possibility of changing Weston's Zoning Regulations to provide for cluster housing for the elderly should be investigated.
3. Other ways to better house and serve our seniors, such as permitting larger houses to be utilized so as to provide housing for a few senior families, should also be explored. In this latter instance, rules could be promulgated, such as limiting the number of individuals permitted to inhabit such a house, limiting the number of cars on the property, etc. In other words, the impact could be as minimal as it is invisible.

¹⁵ In response to the question concerning the development of Town sponsored senior housing, 300 (41 percent) favored it, 351 (48 percent) opposed, and 78 (11 percent) had no opinion. See Appendix 1.

¹⁶ At the "Town Speak-Up" held on February 6, 2010, it was stated that 65percent of Weston's adult population is comprised of "empty nesters," and that the vast majority of those residents desire to remain in Weston. *The Weston Forum*, Feb.11, 2010, p.13A, col.5.

§323 ACTIVE ADULT COMMUNITY DISTRICT – DRAFT-003
(Age Restricted Living)
(AACD) proposed 1/28/16

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PLANNING & ZONING COMMISSION

323A-1 Purpose

The purpose of the Active Adult Community District (AACD) is to provide a zone for the establishment of a residential development community for persons fifty five (55) years of age and older, resulting in sites developed to enhance and conserve the area's aesthetic appeal, historic scale, massing and character, pedestrian access, and recreational use and views, while limiting the intensity of development consistent with the Town Plan of Conservation and Development. Parcels shall be eligible for district designation if they are located in the area considered within the "Two Acre Residential and Farming District" (as defined by the Town Planning & Zoning Regulations dated amended to September 23, 2011)

323A-2 Permitted Uses

All developments in the AACD shall require Special Permit and Site Plan review by the Planning and Zoning Commission. A Traffic Analysis prepared in accordance with the Institute of Transportation Engineers (ITE) shall be required in all instances. Every application for rezoning to AACD shall be accompanied by a conceptual site plan that is integral to the AACD use. It is the intention of this district that the AACD zone would revert back to "Two Acre Residential and Farming District" upon expiration of the site plan approval. In the AACD, no land, building or structure shall be used, and no building shall be hereafter erected, altered or added to, unless otherwise provided in these regulations as an AACD Development, including residential use as follows:

- a. Persons who are fifty five (55) years of age or older.
- b. A spouse of an occupant who is fifty five (55) years of age or older.
- c. An occupant pursuant to b. above who is survived by his or her spouse.
- d. An occupant pursuant to b. above whose spouse has entered into a long term continuing care facility.

In c. and d. above, remaining spouses who remarry or cohabitate must meet all occupancy requirements.

1. One (1) child 21 years of age or older may reside with his or her parent(s).
2. In no event may a dwelling unit be occupied by more than four residents.

323A-2.1 Special Permit Uses

323A-2.1.1 Active Adult Community District as part of an Age Restricted Living Development, subject to conditions specified herein.

323A-2.2 Accessory Uses

Uses customarily accessory to be a permitted principle use shall be permitted as specified in Weston Planning & Zoning Regulations ; "Two Acre Residential and Farming District".

323A-2.3 Prohibited Uses

The prohibited uses listed in "Two Acre Residential and Farming District" shall be prohibited in in the AACD

323A-3 Lot Area (See Definitions)

Minimum lot area required is approximately 15 acres (TBD) as described in the Tax Assessors Card. The property shall have a minimum of fifty feet (50') of frontage on a State Road/Highway.

323A-4 Setbacks (See §31-3 through §31-8, also.)

To protect the abutting and across the street residential properties, no principal building, structure or use except a residential patio or terrace shall extend closer than seventy five (75) feet from any front, side or rear lot line. Building separation shall be a distance equal to the height of the highest building of the side facing the side of the adjacent building.

Parameters for patios and terraces in setbacks as specified above:

1. A Zoning Permit will be required.
2. Only allowed in a rear or side setback.
3. Size of patio or terrace is at the discretion of the Planning and Zoning Commission at the time of issuance of the Special Permit.

323A-5 Height

No building or other structure shall exceed two and one half (2 1/2) stories and a height of either thirty -five (35) feet to the ridge of the main roof or thirty (30') feet, to a flat roof

323A-6 Coverage (See Definitions)

323A-6.1 Building Coverage

The building coverage shall not exceed twenty-five (25) percent of the area of the gross lot area.

323A-6.2 Coverage Exemptions

The Planning and Zoning Commission may exempt up to an additional minimal amount of coverage associated with open porches, decks, balconies and other similar open structural projections from building coverage; provided that such open structural projection will benefit public access, safety or convenience or will further the intent to preserve and/or enhance the character and appearance of the development.

323A-7 Building Area

No mandatory requirements.

323A-8 Floor Area

323A-8.1 Maximum

- (a) No one building shall exceed twelve thousand (12,000) square feet of gross interior floor...
Concealed/garages parking shall not count towards gross interior floor area.

323A-8.3 Residential Unit Sizes:

The gross interior floor area per dwelling unit shall not exceed two thousand, (2,000) square feet.

323A-9 Residential Density

323A-9.1 Density

The maximum allowable density for units shall not exceed two (2) residential units per acre of gross lot area. An additional maximum density of four (4) bedrooms per gross acre shall be permitted.

323A-11 Architectural Design

The architectural design, scale and mass of buildings and other structures, including, among other elements, the exterior building material, color, roofline, and building elevations shall be made compatible with the existing structures in the area by reflecting both the characteristic scale and building traditions of those existing structures and consistent with the Character of the Town of Weston so as to preserve and improve the appearance and beauty of the community. New construction or reconstruction shall adhere to the design purposes of this district.

- (a) Buildings designed to achieve small scale and residential appearance shall be encouraged.
- (b) Pitched roofed buildings shall be encouraged.
- (c) Roof-top mechanical equipment, other than solar energy panels, shall be concealed from all sides.
- (d) Buildings shall be designed and located on the site so as to retain the existing topography and natural features of the land to the greatest extent possible.
- (e) Where applicable, developments shall be designed to encourage the preservation of architectural features of historic buildings or other structures in the adjacent district/zones. Historic buildings and structures are defined here as those registered in either the Connecticut or U.S. Registers of Historic structures or the Town of Weston Historic Resources Inventory listed or deemed eligible for listing on the National Register of Historic Places, State Register of Historic Places, Weston Historic Resources Inventory, or are at least 60 (sixty) years of age may be eligible to remain on the site as deemed by the Planning and Zoning Commission and/or the Zoning Board of appeals.

323A-12 Signs

Signs shall be permitted in accordance with Weston Planning & Zoning Regulations.

323A-13 Roadways, Drives Parking and Loading

All interior roads shall be a minimum of twenty two (22') feet wide and shall be in accordance with the Town of Weston Roadway Construction Standards. Off-street parking and loading shall be provided in accordance with the Weston Planning and Zoning Regulations. Parking shall be provided at one half and a half (1.5) parking spaces per unit. The parking spaces within the garages shall count toward the required parking.

323A-13A Site Plan Standards

All site plans that accompany a Special Permit Application for an Active Adult Community District shall be prepared in accordance with the applicable sections of the Town of Weston's Subdivision Regulations Article III.

323A-14 Landscaping, Screening and Buffer Areas, lighting

Landscaping, screening and buffer areas shall be required to a depth of fifty (50') feet within any AACD where it abuts a residential zone, unless deemed unnecessary by the Planning and Zoning Commission where existing vegetation can be protected and maintained. Sidewalks may be provided in as deemed necessary by the Planning and Zoning Commission.

Front Landscaping: Shall be a minimum of thirty (30') feet deep measured for the front property line and shall include "street trees" and shrubs to provide screening for the roadway. A Landscape plan shall be submitted and approved by the Planning and Zoning Commission at the time of the special permit application.

Site Lighting: If site lighting is included in the development all site lighting fixtures shall include "cut-off" shields on all and aimed downward to contain the light within the property. Light fixtures shall have a maximum height of fourteen (12') feet from the ground. At the time of the special permit application a Photometrics Plan of the lighting layout shall be provided and approved by the Planning & Zoning Commission.

323A-14A Open space Recreation Area

An area of open space shall provide for passive and/or active recreation for the residents of the Active Adult Community Development. A minimum of fifteen (15%) percent shall be designated as open/recreation space within the AACD development.

323A-15 Utilities

323A-14.1 All utilities and conduits within the site for the AACD Development shall be underground.

323A-14.2 No Zoning Certificate of Compliance shall be issued for any dwelling or dwelling unit unless and until such dwelling or unit has been connected to a private or public water supply, suitable power supply and a community onsite sewage disposal system...

323A-14.3 All storm drainage facilities shall be designed and constructed in accordance with Weston Town Standards, subject to the approval of the Town Engineer.

323A-16 Change of Use

No dwelling unit approved under these provisions shall thereafter be changed to any non-residential use.



CONCEPT PLAN - 24-36 UNITS
6 - 2/3-STORY BUILDINGS (2 UNITS/FLOOR)
DETACHED CARRIAGE HOUSES

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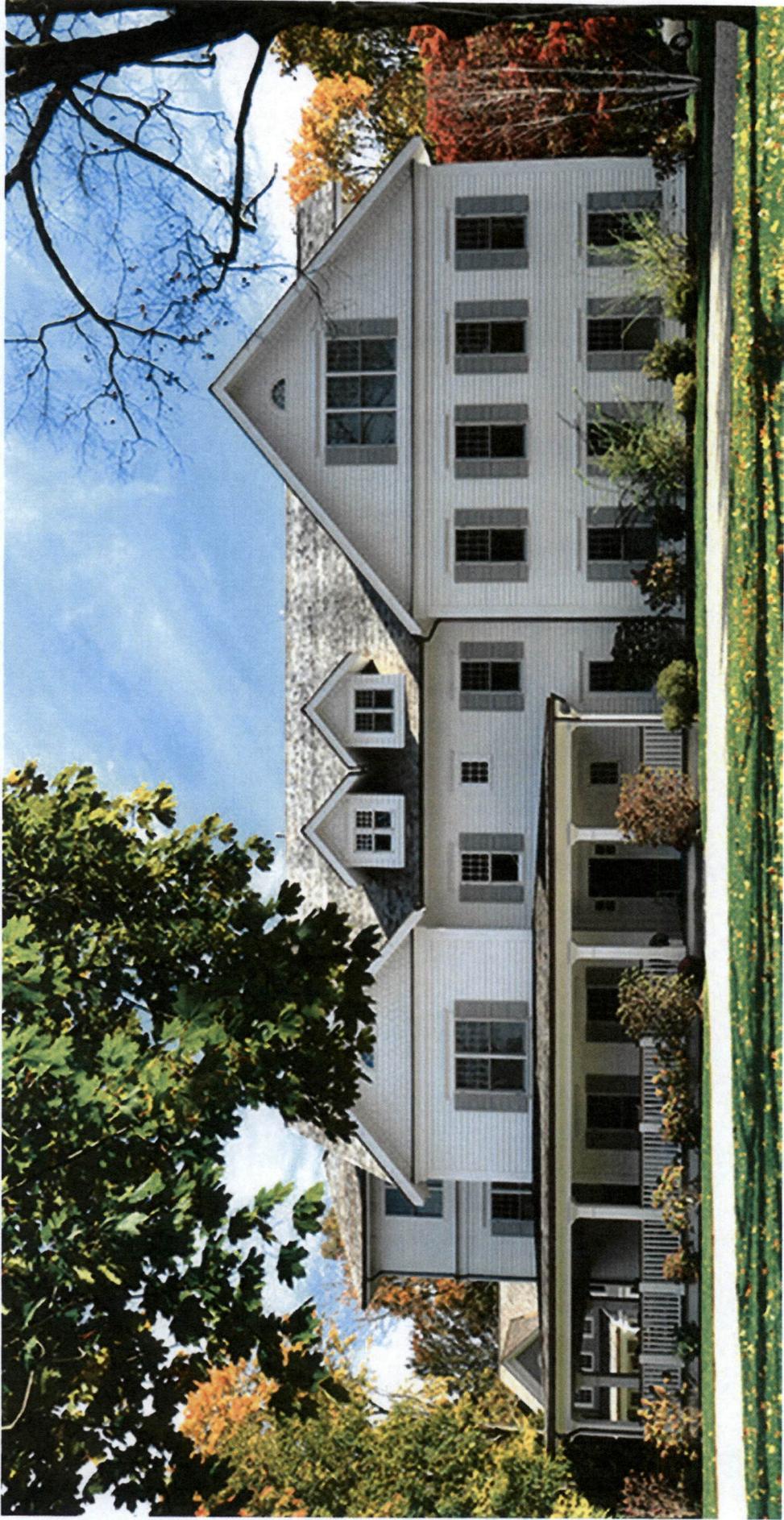
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PLANNING & ZONING COMMISSION

LANDTECH

Civil & Structural Engineers
 Environmental Scientists
 Professional Landscapers
 Construction Management
 Construction Finance

518 Riverside Avenue · Westport, Connecticut 06880 · 203-464-2110 · info@landtech.com

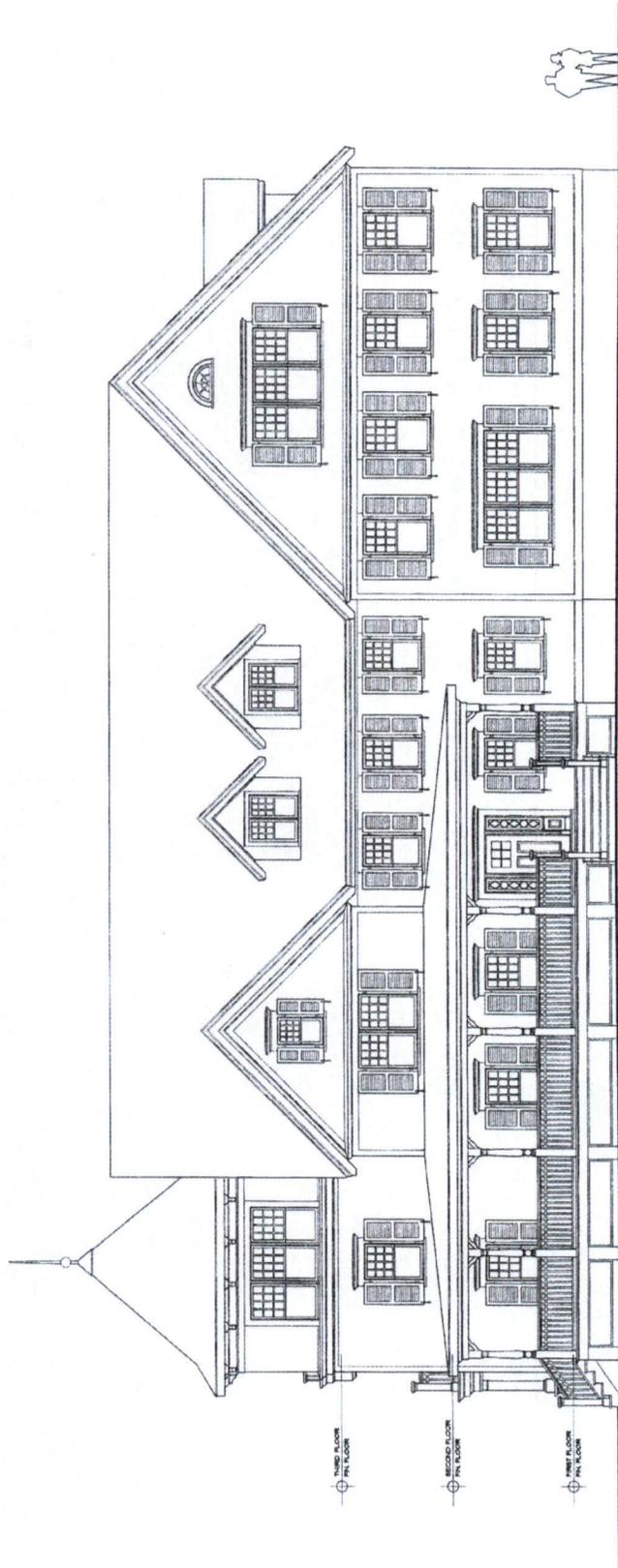
CONCEPTUAL SITE PLAN



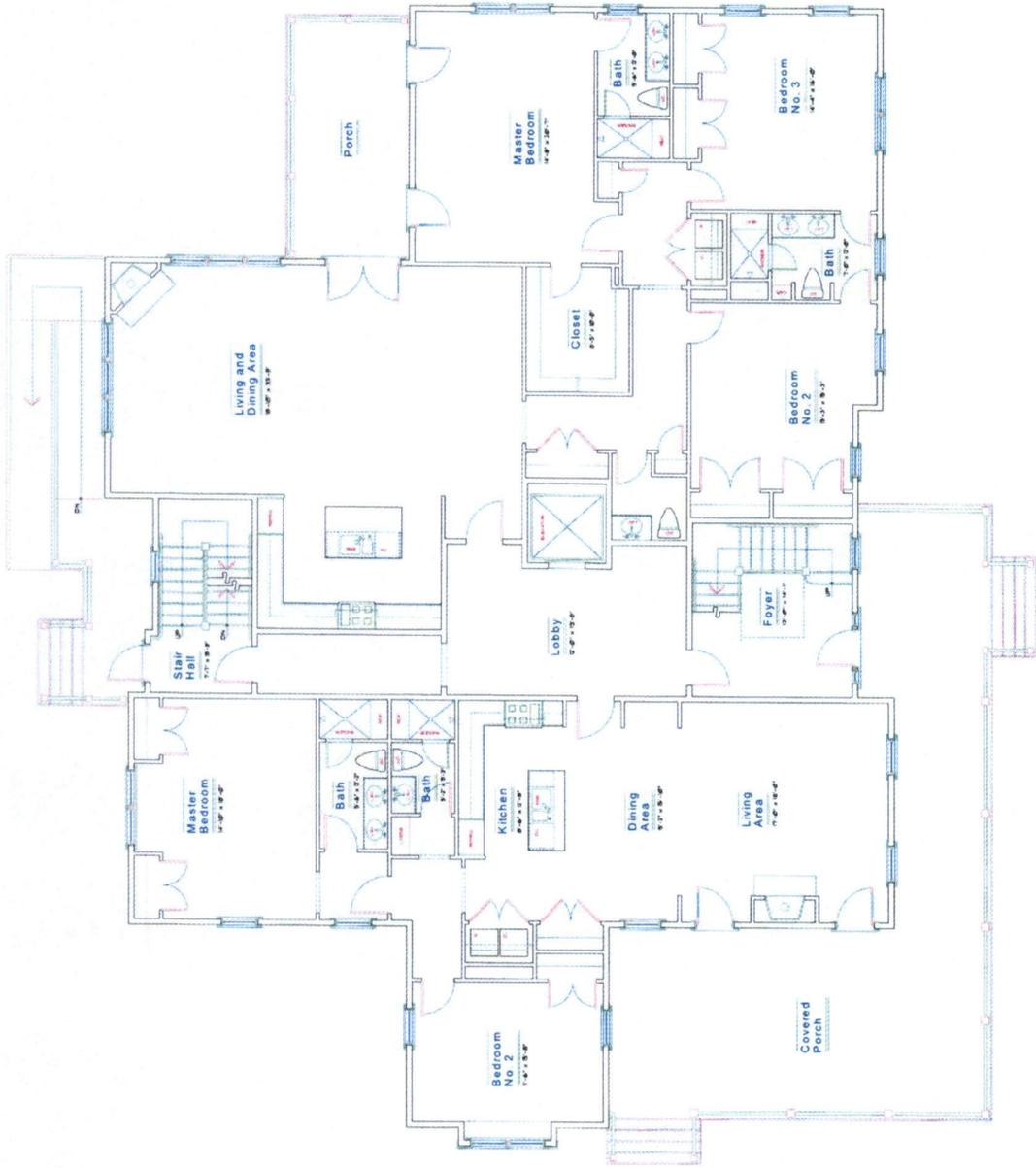
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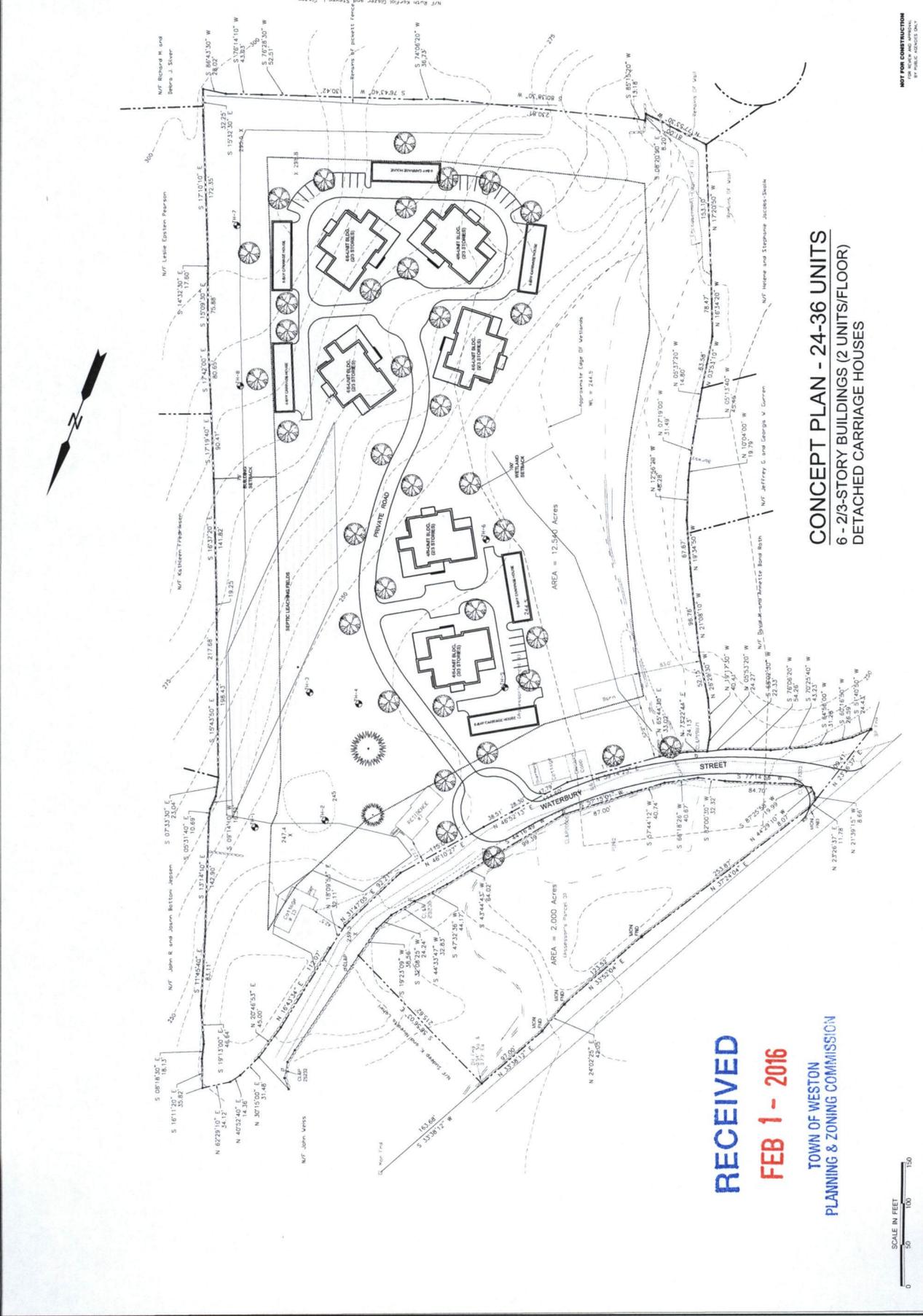
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WEST ELEVATION 
SCALE: 1/4" = 1'-0"



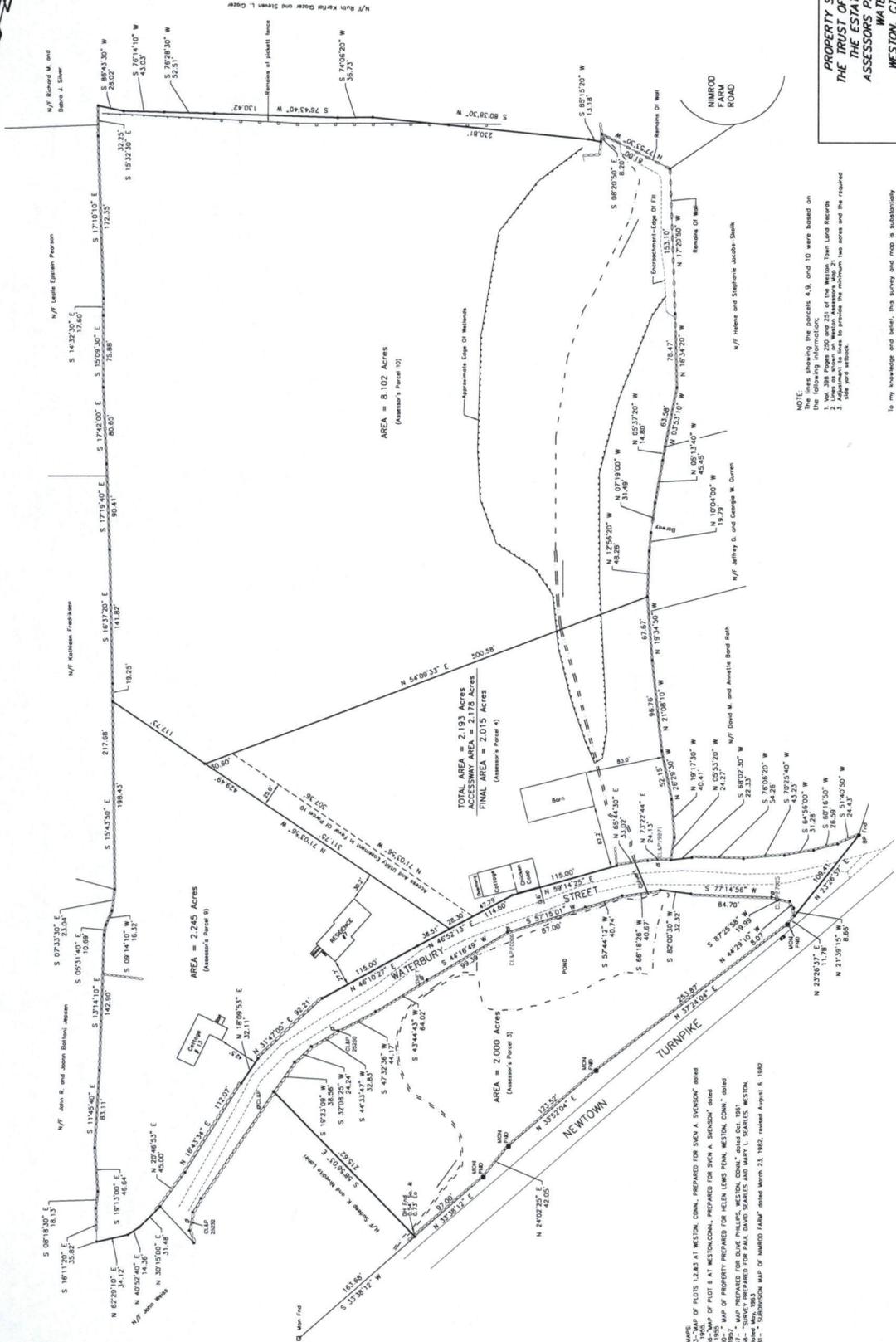
FIRST FLOOR PLAN  SCALE: 1/8" = 1'-0"



CONCEPT PLAN - 24-36 UNITS
6 - 2/3-STORY BUILDINGS (2 UNITS/FLOOR)
DETACHED CARRIAGE HOUSES

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NOTE: Lines showing the parcels 4, 9, and 10 were based on the following information:
 1. The 388 Page 200 and 201 of the Weston, Conn. Land Records
 2. The 388 Page 200 and 201 of the Weston, Conn. Land Records
 3. Adjustment to lines to provide the minimum bearing and the required line length.

To my knowledge and belief, this survey and map is substantially correct and conforms to the Regulations of Connecticut State Surveyors. I am a duly Licensed Professional Surveyor of Connecticut, registered since 21, 1996. It is a true and correct copy based on a diagonal bearing conforming to horizontal accuracy requirements of the Connecticut State Surveyors' Regulations, effective December of 2014 and show the parcel lines per the notes above.

Ronald J. Doherty, License # 9438

PROPERTY SURVEY PREPARED FOR
 THE TRUST OF THOMAS PHILLIPS AND
 THE ESTATE OF OLIVE PHILLIPS
 ASSESSORS PARCELS 3, 4, 9, AND 10
 WATERBURY STREET
 WESTON, CT., DECEMBER 27, 2014

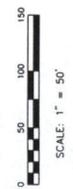
DATE	REVISION

OCHMAN ASSOCIATES, INC.
 208 ADAMS ROAD, EASTON, CT. 06612
 PHONE (203) 268-9194

FB 159 PC CB DWG 24 - 1357

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- REFERENCE MAPS:
1. MAP OF PLOTS 1, 2, 3 & 4 AT WESTON, CONN., PREPARED FOR SVEN A. SVENSON, dated 1/1/1925.
 2. MAP OF PLOTS 5 & 6 AT WESTON, CONN., PREPARED FOR SVEN A. SVENSON, dated 1/1/1925.
 3. MAP OF PROPERTY PREPARED FOR ALMA LEWIS FURN, WESTON, CONN., dated 1/1/1925.
 4. MAP OF PROPERTY PREPARED FOR OLIVE PHILLIPS, WESTON, CONN., dated OCT. 1981.
 5. MAP PREPARED FOR PAUL DAVID SCALES AND MART L. SCALES, WESTON, CONN., dated MAY, 1983.
 6. MAP OF PLOTS 7, 8 & 9 AT WESTON, CONN., PREPARED FOR SVEN A. SVENSON, dated August 6, 1925.



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Owner and Parcel Information

Owner Name	PHILLIPS GEORGE WILLIAM TR PHILLIPS EMERSON ELLIOTT TR	Today's Date	January 28, 2016
Mailing Address	32 SUNNY HILL DR MADISON, CT 06443	Parcel ID	11847 (Account #: R02699)
Location Address	WATERBURY STREET	Map/Block/Lot	21/4/3
Subdivision Map / Lot	1567 /	Acreage	2.10
Use Class / Description	100 Vacant Land	Subdivision	

Current Appraised Value Information

Building Value	XF Value	OB Value	Land Value	Special Land Value	Total Appraised Value	Net Appraised Value	Current Assessment
\$ 0	\$ 0	\$ 0	\$ 34,000		\$ 34,000	\$ 34,000	\$ 23,800

Assessment History

Year	Building	OB/Misc	Land	Total Assessment
2014	0	0	\$ 23,800	\$ 23,800
2013	0	0	\$ 23,800	\$ 23,800
2012	0	0	\$ 30,700	\$ 30,700

Land Information

Use	Class	Area	Value
Vacant Land	R	2 AC	\$ 30,000
Vacant Land	R	0.1 AC	\$ 4,000

Building Information

No Building Information available for this parcel.

Out Buildings / Extra Features

Description	Sub Description	Area	Year Built	Value
No Out Building/Misc Information available for this parcel.				

Sale Information

Sale Date	Sale Price	Deed Book/Page	Sale Qualification	Reason	Vacant or Improved	Owner
06/04/2010		500/ 264	Unqualified		Improved	PHILLIPS GEORGE WILLIAM TR PHILLIPS EMERSON ELLIOTT TR
08/23/2004		398/ 250	Unqualified			PHILLIPS EMERSON ELLIOTT & PHILLIPS GEORGE WILLIAM TRS
02/02/1993		205/ 437	Unqualified			PHILLIPS OLIVE M PHILLIPS THOMAS W
11/21/1955		52/ 213	Unqualified			PHILLIPS, OLIVE

Permit Information

Permit ID	Issue Date	Type	Description	Amount	Inspection Date	% Complete	Date Complete	Comments
No Permit Information available for this parcel.								



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Owner and Parcel Information

Owner Name	PHILLIPS GEORGE WILLIAM TR PHILLIPS EMERSON ELLIOTT TR	Today's Date	January 28, 2016
Mailing Address	32 SUNNY HILL DR MADISON, CT 06443	Parcel ID	11848 (Account #: R02697)
Location Address	WATERBURY STREET	Map/Block/Lot	21/4/10
Subdivision Map / Lot	/	Acreage	9.00
Use Class / Description	100 Vacant Land	Subdivision	

Current Appraised Value Information

Building Value	XF Value	OB Value	Land Value	Special Land Value	Total Appraised Value	Net Appraised Value	Current Assessment
\$ 0	\$ 0	\$ 0	\$ 360,000		\$ 360,000	\$ 360,000	\$ 252,000

Assessment History

Year	Building	OB/Misc	Land	Total Assessment
2014	0	0	\$ 252,000	\$ 252,000
2013	0	0	\$ 1,420	\$ 1,420
2012	0	0	\$ 2,100	\$ 2,100

Land Information

Use	Class	Area	Value
Vacant Land	R	2 AC	\$ 80,000
Vacant Land	R	7 AC	\$ 280,000

Building Information

No Building Information available for this parcel.

Out Buildings / Extra Features

Description	Sub Description	Area	Year Built	Value
No Out Building/Misc Information available for this parcel.				

Sale Information

Sale Date	Sale Price	Deed Book/Page	Sale Qualification	Reason	Vacant or Improved	Owner
06/04/2010		500/ 264	Unqualified		Improved	PHILLIPS GEORGE WILLIAM TR PHILLIPS EMERSON ELLIOTT TR
08/23/2004		398/ 250	Unqualified			PHILLIPS EMERSON ELLIOTT & PHILLIPS GEORGE WILLIAM TRS
11/21/1955		52/ 213	Unqualified			PHILLIPS, OLIVE

Permit Information

Permit ID	Issue Date	Type	Description	Amount	Inspection Date	% Complete	Date Complete	Comments
No Permit Information available for this parcel.								



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Owner and Parcel Information			
Owner Name	PHILLIPS GEORGE WILLIAM TR PHILLIPS EMERSON ELLIOTT TR	Today's Date	January 28, 2016
Mailing Address	32 SUNNY HILL DR MADISON, CT 06443	Parcel ID	11845 (Account #: R02696)
Location Address	7 WATERBURY STREET	Map/Block/Lot	21/4/4
Subdivision Map / Lot	1567 /	Acreage	2.00
Use Class / Description	109 Multi House	Subdivision	

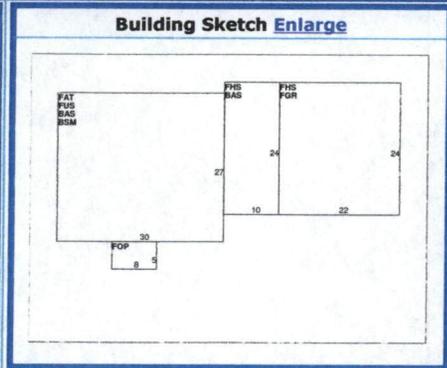
Current Appraised Value Information							
Building Value	XF Value	OB Value	Land Value	Special Land Value	Total Appraised Value	Net Appraised Value	Current Assessment
\$ 274,700	\$ 0	\$ 45,000	\$ 375,000		\$ 694,700	\$ 694,700	\$ 486,300

Assessment History				
Year	Building	OB/Misc	Land	Total Assessment
2014	\$ 192,300	\$ 31,500	\$ 262,500	\$ 486,300
2013	\$ 192,300	\$ 31,500	\$ 262,500	\$ 486,300
2012	\$ 189,200	\$ 31,500	\$ 278,700	\$ 499,400

Land Information			
Use	Class	Area	Value
Multi House	R	2 AC	\$ 375,000
Multi House	R	0 AC	

Residential Building Information								
Style	Year Built	Condition	Living Area	Stories	Grade	Exterior Wall	Interior Wall	Fireplaces
Colonial	1850	G	2,483	2 Stories	B-	Wood Shingle	Drywall	1
Roof Cover	Roof Structure	Floor Type	Heat Type	Heat Fuel	AC	Bedrooms/Full Baths/Half Baths/Total Rooms	Finished Basement	
Comp. Shingle	Gable	Hardwood	Oil	Hot Water	None	5 / 2 / 1 / 9		

Building Sub Areas			
Code	Description	Living Area	Gross Area
BAS	First Floor	1,050	1,050
BSM	Basement Area	0	810
FAT	Finished Attic	162	810
FGR	Garage	0	528
FHS	Finished Half Story	461	768
FOP	Framed Open Porch	0	40
FUS	Finished Upper Story	810	810
Totals		2,483	4,816



Residential Building 2 Information								
Style	Year Built	Condition	Living Area	Stories	Grade	Exterior Wall	Interior Wall	Fireplaces
Cottage/Camp	1850	P	1,498	1 1/2 Stories	C	Board & Batten	Drywall	0
Roof Cover	Roof Structure	Floor Type	Heat Type	Heat Fuel	AC	Bedrooms/Full Baths/Half Baths/Total Rooms	Finished Basement	
Comp. Shingle	Gable	Carpet	Gas	Hot Air-No Duc	Central	1 / 1 / 0 / 3		



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Owner and Parcel Information

Owner Name	PHILLIPS GEORGE WILLIAM TR PHILLIPS EMERSON ELLIOTT	Today's Date	January 28, 2016
Mailing Address	32 SUNNY HILL DR MADISON, CT 06443	Parcel ID	11846 (Account #: R02698)
Location Address	13 WATERBURY STREET	Map/Block/Lot	21/4/9
Subdivision Map / Lot	/	Acreage	2.00
Use Class / Description	101 Single Family	Subdivision	

Current Appraised Value Information

Building Value	XF Value	OB Value	Land Value	Special Land Value	Total Appraised Value	Net Appraised Value	Current Assessment
\$ 53,500	\$ 0	\$ 0	\$ 300,000		\$ 353,500	\$ 353,500	\$ 247,500

Assessment History

Year	Building	OB/Misc	Land	Total Assessment
2014	\$ 37,500	0	\$ 210,000	\$ 247,500
2013	\$ 37,500	0	\$ 210,000	\$ 247,500
2012	\$ 37,500	0	\$ 278,700	\$ 316,200

Land Information

Use	Class	Area	Value
Single Family	R	2 AC	\$ 300,000

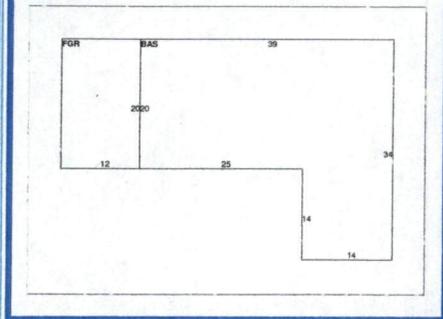
Residential Building Information

Style	Year Built	Condition	Living Area	Stories	Grade	Exterior Wall	Interior Wall	Fireplaces
Ranch	1958	F	976	1 Story	C	Wood Shingle	Drywall	0
Roof Cover	Roof Structure	Floor Type	Heat Type	Heat Fuel	AC	Bedrooms/Full Baths/Half Baths/Total Rooms	Finished Basement	
Comp. Shingle	Gable	Parquet	Electric	Electr Basebrd	None	2 / 1 / 0 / 4		

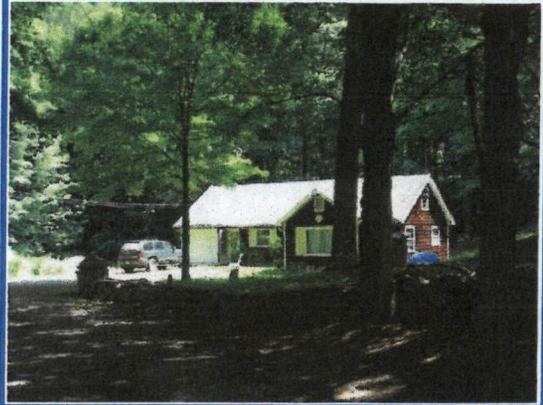
Building Sub Areas

Code	Description	Living Area	Gross Area
BAS	First Floor	976	976
FGR	Garage	0	240
Totals		976	1,216

Building Sketch [Enlarge](#)



Building Photo [Enlarge](#)



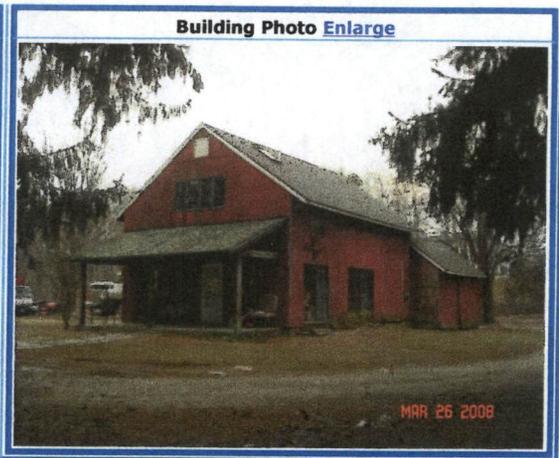
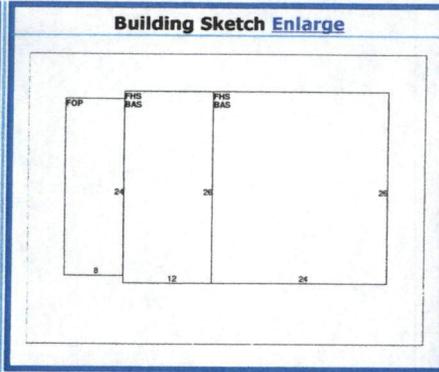
Out Buildings / Extra Features

Description	Sub Description	Area	Year Built	Value
No Out Building/Misc Information available for this parcel.				

Sale Information

Sale Date	Sale Price	Deed Book/Page	Sale Qualification	Reason	Vacant or Improved	Owner
06/04/2010		500/ 264	Unqualified		Improved	PHILLIPS GEORGE WILLIAM TR PHILLIPS EMERSON ELLIOTT
08/23/2004		398/ 250	Unqualified			PHILLIPS EMERSON ELLIOTT & PHILLIPS GEORGE WILLIAM TRS
02/02/1993		205/ 437	Unqualified			PHILLIPS OLIVE M PHILLIPS THOMAS W

Building Sub Areas			
Code	Description	Living Area	Gross Area
BAS	First Floor	936	936
FHS	Finished Half Story	562	936
FOP	Framed Open Porch	0	192
Totals		1,498	2,064



Out Buildings / Extra Features				
Description	Sub Description	Area	Year Built	Value
Barn 1 Story		750 S.F.	1850	\$ 4,200
Garage		2,592 S.F.	1940	\$ 24,500
Garage	CindBk/Frame	2,592 S.F.	1850	\$ 16,300

Sale Information						
Sale Date	Sale Price	Deed Book/Page	Sale Qualification	Reason	Vacant or Improved	Owner
06/24/2010		500/ 264	Unqualified		Improved	PHILLIPS GEORGE WILLIAM TR PHILLIPS EMERSON ELLIOTT TR
08/23/2004		398/ 250	Unqualified			PHILLIPS EMERSON ELLIOTT & PHILLIPS GEORGE WILLIAM TRS
02/02/1993		205/ 437	Unqualified			PHILLIPS OLIVE M PHILLIPS THOMAS W
11/21/1955		52/ 213	Unqualified			PHILLIPS, OLIVE M.

Permit Information								
Permit ID	Issue Date	Type	Description	Amount	Inspection Date	% Complete	Date Complete	Comments
No Permit Information available for this parcel.								

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