



LAND USE & CONSERVATION COUNSEL

PETER S. OLSON

ATTORNEY AT LAW

polson@luacc.com

MOBILE: 203.521.6789

April 27, 2020

Ken Edgar
Chair, Planning & Zoning Commission of the Town of Weston
Weston Town Hall Annex
24 School Road
Weston, CT 06883

RE: 98 Georgetown Road Zoning Permit 18-04

Dear Mr. Edgar:

This firm represents Sam Lampert (the current owner of the Property) and Arctic Construction, LLC (the original applicant and an entity owned by Mr. Lampert). The above-captioned zoning permit was recommended for issuance at the Commission's meeting of April 16, 2018, and was signed by the chair on April 23, 2018. The Zoning Regulations of the Town of Weston provide for a two year duration on a permit for the completion of a foundation.

By this letter, we hereby request that the Commission extend the permit for one (1) additional year. While the home on the adjacent property is near completion, we have been unable to commence this home. Further, the current situation with COVID-19 has made commencement difficult for last two months and for the foreseeable future.

Thank you in advance for your consideration. Should you have any questions, please feel free to give me a call.

Sincerely yours,

Peter S. Olson

PSO/sib

Legal representation for property owners, municipalities and developers.

CHESTNUT LAW LLC
275 GREENWOOD AVENUE • BETHEL, CONNECTICUT 06801
203.297.6070 • FACSIMILE 203.297.6071
[HTTP://WWW.LUACC.COM](http://www.luacc.com)

Town of Weston, Connecticut
Planning & Zoning Commission

ZONING PERMIT

Issued to: **ARCTIC CONSTRUCTION LLC**

Property address: 98 Georgetown Road

Assessor's Map: 3 Block: 1 Lot: 62

Zoning Location Survey, Proposed Revised Parcel 515B Prepared for Arctic Construction, LLC, prepared by Ryan and Faulds, dated September 30, 2016

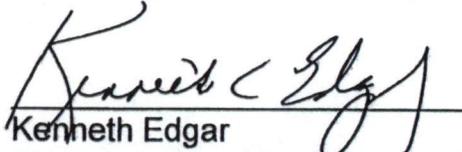
Property Survey, Revised Parcels 475A & 515B Prepared for Arctic Construction, LLC, prepared by Ryan and Faulds, dated September 30, 2016.

The Weston Planning & Zoning Commission hereby authorizes the issuance of a Zoning Permit for the lot development for a single-family house as described at the meetings of the Planning & Zoning Commission on Monday April 2, 2018 and Monday April 16, 2018 and as shown on the following site plans: 1) New Construction: Site Development Plan and Site Details and Notes, Septic Details and Notes, prepared by Peak Engineers, LLC, dated September 14, 2016, last revised February 7, 2017, approved by Westport Weston Health District 3/13/17; and 2) Driveway Improvement Plan, prepared by Peak Engineers, LLC, dated January 7, 2017.

This Permit is issued subject to the condition that the buildings to be constructed will not be more than 35 feet in height.

Architectural plans for the house demonstrating compliance with the Maximum Building Height must be submitted before a Building Permit will be issued.

The owner is advised that a Department of Transportation access permit is required before a Building Permit will be issued.


Kenneth Edgar
Chairman, Planning & Zoning Commission

Date of Issuance: 4/23/18

Notes to Permittees:

This permit shall expire two years from issuance. (See Reg. §411.1)

A Certificate of Zoning Compliance may be issued upon completion of a project only upon receipt and review of an (as-built) A-2 Property Survey. Issuance of a *Limited* Certificate of Zoning Compliance does not require submission of a survey, but will be issued only with respect to construction limited to work performed (i) within the interior of an existing structure, (ii) on the foundation of an existing structure, or (iii) pursuant to Reg. §416.

ZBA APPEAL

ZBA PUBLIC HEARING: **June 26, 2018**

RESOLUTION OF THE ZONING BOARD OF APPEALS OF THE TOWN OF WESTON

Resolved: That the Zoning Board of Appeals DENIES the appeals of the approvals of the Zoning Permits for 98 Georgetown Road and 100 Georgetown Road by the Planning & Zoning Commission on April 16, 2018.

APPEAL FROM ORDER OR ACTION DENIED

See attached Decision of the Zoning Board of Appeals.


Chairman, Zoning Board of Appeals

6/28/18
Date

96 GEORGETOWN ROAD, owner, **THREE K'S LLC** and **NICHOLAS KLOKUS**, Map 3, Block 1, Lot 27, Appeal of the Planning & Zoning Commission's decision of April 16, 2018 to issue a Zoning Permit for Lot Development for Single-Family House for 98 Georgetown Road (Revised Parcel 515B) and to issue a Zoning Permit for Lot Development for Single-Family House for 100 Georgetown Road (Revised Parcel 475A)

At the Regular Zoning Board of Appeals Public Hearing held on June 26, 2018, the following motion was made:

MOTION TO DENY:

Mr. Machson made a motion to deny the appeal of 96 Georgetown Road, Three K's LLC and Nicholas Klokus for the following reasons:

1. The P&Z Commission properly applied the Zoning Regulations in granting the subject Zoning Permits for 98 and 100 Georgetown Road;
2. This Zoning Board of Appeals has reviewed all the submitted documents and materials in the record and agrees that the Zoning Permits were properly issued.
3. This Zoning Board of Appeals finds no misrepresentation in the application made by Sam Lampert/Arctic Construction, LLC.

Mr. Gilbert seconded the motion. All in favor, the motion carried (5-0).

LIST OF OCTOBER 1, 2017, phone: 203 938-2700.
IS DUE AND PAYABLE
JULY 1, 2018.

ALL TAXES BECOME
DUE ON JULY 1, 2018. PAY-
MENTS MAY BE MADE IN
PERSON, POSTMARKED,
OR ONLINE, AT www.townofreddingct.org,
NO
LATER THAN AUGUST 1,
2018, WITHOUT A PENAL-
TY.

Payments postmarked, Paid
in Person or Paid online, on
or after August 2, 2018, are
delinquent and will carry an
interest penalty of three (3%)
per cent. Interest is charged
at the rate of eighteen (18%)
percent annually or one and
one-half (1 1/2%) percent per
month, from the July 1, 2018,
due date, subject to a \$2.00
minimum, in accordance with
Connecticut General Statutes.

Motor Vehicle Taxes are due
in full July 1, 2018. Failure to
make payment in accordance
with the above will result in
suspension of registration
privileges in addition to the
interest charges. Delinquent
Motor Vehicle Taxes must be
paid in cash, certified check,
money order or online by
credit card, to obtain a reg-
istration clearance. Questions
regarding vehicles no longer
owned should be directed to
the Assessor's Office at 203
938-2626.

**FAILURE TO RECEIVE
A TAX BILL DOES NOT
EXEMPT YOU FROM PAY-
MENT OF TAX OR PEN-
ALTY.**

To obtain a receipt you must
include all copies of your
tax bill and a self-addressed-
stamped envelope with your
check. This is the only bill you
will receive. You must retain
one copy for your January,
2019, installment, if one is
indicated.

**DO NOT INCLUDE FIRE
DISTRICT TAX PAYMENTS
WITH YOUR TOWN-
PAYMENT.** Checks will be
returned and payment will be
invalid until a corrected check
is received. The last day to pay
Fire District taxes is August
1, 2018.

Taxes can be paid or viewed
at www.townofreddingct.org.
All credit cards are accept-
ed - Visa, M.C., Discover,
AMEX and Debit.

Patricia J. Moio
C.C.M.C. Tax Collector
Town of Redding
6-28 7-5 7-26

**NOTICE TO TAXPAYERS
REDDING FIRE
DISTRICT ONE
WEST REDDING
FIRE DISTRICT TWO
GEORGETOWN
FIRE DISTRICT**

**REDDING, WEST RED-
DING AND GEORGETOWN
FIRE DISTRICT TAXES
ON THE GRAND LIST OF
OCTOBER 1, 2017, ARE
DUE AND PAYABLE ON
JULY 1, 2018.**

Fire District Taxes become
due on July 1, 2018. Payments
must be made by August 1,
2018, to avoid a delinquency
charge. Payments postmarked
on or after August 2, 2018,
will be considered delinquent
and will carry an interest pen-
alty of three (3%) percent.
Interest is charged at the rate
of one and one-half percent
per month, from the original
due date, subject to a \$2.00
minimum, in accordance with
Connecticut General Statutes.

**FAILURE TO RECEIVE
A TAX BILL DOES NOT
EXEMPT YOU FROM PAY-
MENT OF TAX OR PEN-
ALTY.**

If you receive your bill
and you ESCROW your Fire
District Taxes, IT IS YOUR
RESPONSIBILITY TO SEE
THAT YOUR MORTGAGE
HOLDER RECEIVES YOUR
BILL IN A TIMELY MAN-
NER

To obtain a receipt, include
all copies of your tax bill and a
self-addressed stamped enve-
lope with your check.

The mailing addresses for
the Fire Districts are as fol-
lows:

**REDDING FIRE DIS-
TRICT ONE: POST OFFICE
BOX 1130, REDDING, CON-
NECTICUT 06875-1130.**

**WEST REDDING FIRE
DISTRICT TWO: POST
OFFICE BOX 266, WEST
REDDING, CONNECTICUT
06896-0266**

**GEORGETOWN FIRE
DISTRICT: POST OFFICE
BOX 518 GEORGETOWN,
CONNECTICUT 06829-0518
DO NOT INCLUDE FIRE**

taxes may be viewed online at
townofreddingct.org. Fire Dis-
trict Taxes CANNOT be paid
online for any district.

Patricia J. Moio C.C.M.C.
Redding Fire District One
Renae Stietzel
West Redding
Fire District Two
Wanda Cardozo C.C.M.C.
Georgetown Fire District
6-28 7-5 7-26

At the regularly sched-
uled meeting of the Redding
Zoning Commission held on
Wednesday June 27, 2018 at
7:30pm at the Redding Town
Hall, Hearing Room, the Com-
mission reached the following
decisions:

1. Application #18-15Z - 42
Ledgewood Road (Assessor's
Map #43 & Lot #26) - Anna
M. Lisciandra Living Trust-
Request for a Special Use Per-
mit for Residential Apartment
in accordance with Section
5.12 of the Redding Zoning
Regulations. APPROVED
Gerald L. Casiello - Chairman
Redding Zoning Commission
7-5

Notice is hereby given that
at a regular Weston Zoning
Board of Appeals public hear-
ing held on Tuesday, June 26,
2018, the following decision
was made:

**DENIED: 96 GEORGE-
TOWN ROAD, owner,
THREE K'S LLC and NICH-
OLAS KLOKUS, Map 3,
Block 1, Lot 27, Appeal of
the Planning & Zoning Com-
mission's decision of April
16, 2018 to issue a Zoning
Permit for Lot Development
for Single-Family House for
98 Georgetown Road (Revised
Parcel 515B) and to issue a
Zoning Permit for Lot Devel-
opment for Single-Family
House for 100 Georgetown
Road (Revised Parcel 475A).**

Copies of the Board's deci-
sion and the file are available
for public inspection at the
Building Department, Town
Hall Annex, 24 School Road,
Weston, CT 06883 during nor-
mal business hours, Monday -
Thursday, 9:00 am to 4:30 pm.

Dated at Weston, Connecti-
cut This 28th day of June,
2018

Glenn van Deusen, Chairman
7-5

rations, including Bankers
Trust, Caliber System, Inc.,
FlightSafety, Phillips Petro-
leum, Roadway Express, and
Deutsche Bank Corporation.
Spike's life was defined
by interests and passions that
went beyond corporate lead-
ership. In particular, he was
devoted to the pursuit of edu-

Lily:

Lilyan Garside
Durkee passed
away peacefully
on June 26, 2018.
She was born in
1926 in Brooklyn,
NY. Lilyan was a
longtime resident
of Ridgewood, NJ,
Ridgefield, CT, and
Southbury, CT.



Lilyan G. Durkee

She was a beau-
tiful, spirited and dignified
woman. Lilyan held dear
the many joys in her life.
A devoted mother, a com-
munity volunteer, a gifted
artist, and a talented design-
er of both landscapes and
interiors.

Lily
by her
Rober
surviv
Lawtc
New
rah M
O'Ke

Edw:

Edward J. Willi
Jr., 85, a longtime
resident of West
Redding and former
U.S. Navy officer,
died suddenly on
Monday, June 25,
2018, while recu-
perating from a ling-
ering illness.



Edward J. Willi Jr

A man deeply
devoted to Cecil-
ia, his wife of 57 years, his
daughter, Denise, and his
three grandchildren - Alex-
andra, Sean and Samantha
Coffey - Ed was a proud
graduate of Dartmouth Col-
lege ('55) whose diverse pas-
sions included the New York
Yankees, big-band music and
all flavors of ice cream.

The son of the late Edward
J. and Helen Willi, and brother
of the late Marion Whit-
temore, Ed grew up on the
Upper East Side, attending
the Trinity School before

years
bride v
Mar, C
a care
ica-bas
Genera
Equip
to the
own in
on Mc
Reddin
for 40
Ed
and tr
ly with
the gra



~~afontana@westonct.gov~~

Fwd: 100 Georgetown Road Action taken by Conservation Commission Agent.

1 message

Bob Walpuck <bobwalpuck@gmail.com>

Mon, May 4, 2020 at 3:45 PM

To: tkulikowski@westonct.gov, Jonathan Luiz <jluiz@westonct.gov>, cspaulding@westonct.gov, snestor@westonct.gov, Stephan Grozinger <stephan@stephangrozinger.com>, tvonrosenvinge@westonct.gov, mreiner@westonct.gov, sschlechter@westonct.gov, jsmith@westonct.gov, hcharlesworth@westonct.gov, David Pattee <dpattee@westonct.gov>, Ken Edgar <simick54@gmail.com>, Saltzman <dsaltzman@westonct.gov>, Wolf <rwolf@westonct.gov>, skorsh@westonct.gov, Herlitz <BHERLITZ@optonline.net>, Falber <hfalber@gmail.com>, Dedmanfarmlet@gmail.com, jpjura@westonct.gov
Cc: AnnMarie Fontana <afontana@westonct.gov>

Please include each of the six emails in tonight's record.

Sent from my iPhone

Begin forwarded message:

From: Bob Walpuck <bobwalpuck@gmail.com>
Date: April 9, 2020 at 10:52:45 AM EDT
To: Tracy Kulikowski <tkulikowski@westonct.gov>
Cc: jpjura@westonct.gov, Jonathan Luiz <jluiz@westonct.gov>, cspaulding@westonct.gov, Stephan Grozinger <stephan@stephangrozinger.com>, tvonrosenvinge@westonct.gov, mreiner@westonct.gov, sschlechter@westonct.gov, Ejsjdc <EJSJDC@gmail.com>, jsmith@westonct.gov, hcharlesworth@westonct.gov, David Pattee <dpattee@westonct.gov>, Dedmanfarmlet@gmail.com, snestor@westonct.gov
Subject: 100 Georgetown Road Action taken by Conservation Commission Agent.

Sent from my iPhone

Begin forwarded message:

From: Bob Walpuck <bobwalpuck@gmail.com>
Date: March 10, 2020 at 2:51:50 PM EDT
To: Tracy Kulikowski <tkulikowski@westonct.gov>
Cc: Dedmanfarmlet@gmail.com
Subject: 100 Georgetown Road Action taken by Conservation Commission Agent.

Tracy, good afternoon. I have still not heard from you since my email of last week. You previously told me that there was no Conservation Commission Application for the radically different plan before it was improperly given a Zoning Permit by Mr Edgar. You told me that the Conservation planner had reviewed the plan and determined that it would have minimal impact on the wetlands before he signed off on the "routing sheet". Based on the attached definition of Minimal Impact I certainly disagree. All of the starred items are significantly different from the plan approved by the Commission for a different owner. Now we learn that the property has been conveyed to a third owner with

the property in a completely different configuration from the first two (being sent in a separate email). Also, what happened to the requisite notice Requirement and right to appeal to the commission?? The F. O. I. file revealed no such notice or required publication by the applicant. Another adjoining property owner adversely impacted by this ever increasing fiasco said she also received no notice. If such notice/publication does exist please send me a copy. I have also received no response from Code Enforcement Officer James Pjura regarding my demand that he enforce the Town's Zoning Regulations at the same address (see separate email showing the property now lacks the requisite frontage that it previously had before it was conveyed to a third owner). As previously stated he told me that he did what he was supposed to do and referred this matter to the Planning and Zoning Commission and was not responsible for subsequent erroneous decisions. While this is correct, he is still responsible for enforcing the Town's Zoning Regulations. Regulations (and procedures that he is not responsible for) which have been consistently violated by the applicant, with the assistance of the Town. Again, I demand that you immediately issue a Stop Work Order at the above address until the proper applications are filed and approved by both the Conservation Commission and Planning and Zoning Commission. More to come. I really think you should call me.

Sent from my iPhone



2020_03_10_13_36_47.pdf
2021K

Subject: Conservation Baseball Field. Requirement that Approval by Agent requires application, publication and is subject to appeal.

Sprint

12:39 PM

35%

permit as needed to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution to wetlands and watercourses.

SECTION 12

ACTION BY AGENT

- 12.1 The Commission may delegate to its agent the authority to approve or extend an activity that is not located in a wetland or watercourse when such agent finds that the conduct of such activity would result in no greater than a minimal impact on any wetlands or watercourses, provided such agent has completed the comprehensive training program developed by the commissioner pursuant to Section 22a-39 of the Connecticut General Statutes, as amended. Requests for a Minimal Impact Administrative Permit shall be made on a form provided by the Commission and shall contain the information listed under Section 7.3 of these regulations and any other information the Commission may reasonably require. Notwithstanding the provisions for acceptance and processing of applications prescribed Sections 8 and 11 of these regulations, such agent may approve or extend such an activity at any time in accordance with the Commission's Minimal Impact Administrative Review Permits (ARP) Policy dated July 2001. Attached
- 12.2 Any person receiving such approval from such agent shall, within ten (10) days of the date of such approval, publish, at the applicant's expense, notice of the approval in a newspaper having a general circulation in the town wherein the activity is located or will have an effect. Any person may appeal such decision of such agent to the Commission within fifteen (15) days after the publication date of the notice and the Commission shall consider such appeal at its next regularly scheduled meeting provided such meeting is no earlier than three business days after receipt of such appeal. Any person may appear and be heard at the meeting held by the Commission to consider the subject appeal. The Commission shall at

its discretion, sustain, alter, or reject the decision of its agent or require an application for a permit in accordance with Section 8 of these regulations.

12.3 The agent shall reach a decision on all applications no later than sixty-five (65) days after acceptance of an application.

12.4 If the agent fails to act within the prescribed time period, the application shall be reviewed and a decision rendered by the Commission at its next regularly scheduled meeting.

|| Sent from my iPhone

**APPENDIX D
MINIMAL IMPACT ADMINISTRATIVE REVIEW PERMITS (ARP) POLICY,
JULY 2001**

Weston Conservation Commission
has approved for review

**A Proposal for an Process to Allow the Conservation Commission's Agent to Issue
Minimal Impact Administrative Review (ARP) Permits to Applicants
comments on the ARP will be accepted by the commission before and at
at a Public Hearing, July 11, 2001, 7:30 p.m. Weston Town Hall Commission Room**

Submitted by
Tom Failla, Chair

Acknowledgement and Appreciation for their efforts on the ARP go to:

**Commissioners Paul Green, Cory Attra and former Commissioner Ellen Mason
Conservation Planner Fred Anderson, Conservation Administrator Joan Lewis,
Town Attorney Ken Bernhard and Assistant Town Attorney Pat Sullivan**

**Wetlands and Watercourses, Conn. State Statutes Sec. 22a-42a(c)(2) (Revised
1/1/99):**

An inland wetlands agency may delegate to its duly authorized agent the authority to approve or extend an activity that is not located in a wetland or watercourse when such agent finds that the conduct of such activity would result in no greater than a minimal impact on any wetland or watercourse provided such agent has completed the comprehensive training program developed by the commissioner pursuant to section 22a-39. Notwithstanding the provisions for receipt and processing applications prescribed in subdivision (1) of this subsection, such agent may approve or extend such an activity at any time. Any person receiving such approval from such agent shall, within ten days of the date of such approval, publish, at the applicant's expense, notice of the approval in a newspaper having a general circulation in the town wherein the activity is located or will have an effect. Any person may appeal such decision of such agent to the inland wetlands agency within 15 days after the publication date of the notice and the inland wetlands agency shall consider such appeal at its next regularly scheduled meeting provided such meeting is no earlier than three business days after receipt by such agency or its agent of such appeal. The inland wetlands agency shall, at its discretion, sustain, alter or reject the decision of its agent or require an application for a permit in accordance with subdivision (1) of subsection (c) of this section.

Proposal Overview

This proposal recommends a method for Weston homeowners to obtain administrative review permits (ARP) to conduct regulated activities with minimal impact on wetlands and watercourses within the Town of Weston.

This method may result in a shorter time frame between application and permit issuance than going before the full commission for review. However, because of a required 15-day waiting period after public notification of an intent to issue an ARP, the method ordinarily will take three or more weeks before a permit is issued. Applications that go before the full commission usually take between six weeks and a few months depending on their complexity.

The ARP is not the preferred route for emergencies. Emergencies need to be brought to the attention of the Conservation Planner and Commission Chair to determine whether an emergency exists and what the commission's initial response will be subject to review by the full commission as necessary and appropriate.

Under the proposal, minimal impact ARPs would be issued by the Commission's duly authorized agent, who must be certified by the Connecticut Department of Environmental Protection (DEP) according to state statute.

In developing the ARP method, the Conservation Commission has sought the expertise of its members, one of whom has completed the DEP's agent certification requirements, its Conservation planner, who is DEP certified to serve as an agent, the Town Attorney's office and nearby communities who have instituted similar minimal impact ARPs.

Various drafts have been reviewed and discussed by the full commission at its regular meetings between March 2000 and May 2001. The Conservation Commission has reviewed the document with the Town Attorney. It also has transmitted copies to the Town Administrator and Board of Selectmen prior to conducting a public hearing.

Following receipt of comments at the public hearing, the Commission will assess the need, if any, to make further changes before deciding whether to adopt an ARP for minimal impact permits and appoint a duly authorized agent.

General Description of the Administrative Review Process

Under the Commission's normal permitting process, the Commission's agent (the intention is to confer this authority on the Conservation Planner) conducts initial reviews of all applications for permits before they are received by the full commission for determination.

This proposal describes a method by which the agent may issue ARP permits to homeowners who apply to undertake activities that involve minimal environmental impact. This new process may decrease the time it takes for homeowners to get necessary permits. It may also reduce the number of applications that come before the full commission and allow members to concentrate their time on projects with significant impacts.

The agent must determine whether the activity has minimal impact based on a thorough and objective scientific and technical review, as specified in state statutes and state and local regulations. The review involves study of project plans, the site, consideration of reasonable and prudent alternatives and the Commission's current practice of what constitutes minimal impact.

Should the agent find that the proposal has minimal impact, then the agent may issue an administrative permit. The permit must carry the Commission's standard conditions and any other prudent requirements to minimize impact to wetlands and watercourses that are indicated as a result of the agent's review.

Prior to the permit taking effect, the agent must provide notice of intent to issue a permit for the activity. The notice shall be dated and include a brief description of the activity, the address and location where it will take place and all conditions.

The agent will arrange on a timely basis to have the Conservation Administrator post the notice of intent to issue a permit on the official town bulletin board and, if available, on the Town cable government access channel and the town web site. The agent will also arrange for the Commission's office administrator to send the notice to abutting property owners and to have a legal notice published, on a timely basis, in a major circulating daily or weekly newspaper serving Weston. The cost of posting and publishing the notice of intent shall be covered by the application fee charged to the applicant, which will be the same amount as if the applicant were going before the full commission. Work covered by the permit will not be allowed to commence until after 15 days passes from the newspaper publication date in which the notice of intent appears.

Upon learning of the agent's intent to issue a permit, any person may appeal the agent's action in writing directly to the Commission at the office of the Commission in Town Hall. For an appeal to be valid it must state an environmental concern regarding wetlands and/or watercourses and be received at the Commission's office in Town Hall within 15 days of the newspaper publication date in which the notice of intent appears.

A valid appeal will automatically cause the agent to bring the appeal and the application to the full commission. The commission will determine whether the ARP is sustained or altered. If the commission rejects the agent's ARP decision the application should then follow the normal process for receipt and review by the full commission. The commission will take up such matters at its next meeting, provided such meeting is no earlier than three business days after receipt of the appeal. If the applicant prefers not to proceed at this point, the Commission must be notified in writing by the applicant. If, in the event of an appeal, the Commission shall, at its discretion, sustain or alter the decision of its agent, it will provide legal notice of its action in a major circulating daily serving Weston. Any appeal of an action to sustain or alter the agent's decision thereafter will be in accordance with Connecticut State Statutes.

When a homeowner is granted a minimal impact permit, the applicant has an obligation to notify the Commission's agent should there be any change or modification to the original proposal. In accepting the permit, the applicant agrees to be held strictly and unconditionally liable for the full restoration of the property to pre-permit conditions if the terms of the approval are violated, whether this occurs knowingly or unknowingly.

Definition of Minimal Impact

By definition, minimal impact means a "minor regulated activity" that occurs within the regulated area but not in a wetland or watercourse and has no more than minimal impact on any a wetland or watercourse as determined by the agent's objective review based on scientific and technical facts. In considering whether a proposed activity has a minimal impact, the agent may question whether it involves the following items, among others:

- * • Change in the footprint of existing structures
- * • Additions or expansions of structures
- New, expanded or failed septic systems
- Removal or installation of underground storage tanks
- * • Wells for potable water, irrigation or other uses.
- * • Distance from and natural buffers/transition areas between wetlands or watercourses
- * • Size and location of decks, docks, patios, swimming pools and tennis courts
- Driveways, roads and other impervious surfaces
- Bridges, crossings, dams, berms, basins, pools, ponds, fountains or cascades
- Diversions of water, intermittent water ways, vernal pools
- * • Roof leaders, footing drains and other methods for collecting and transmitting water
- Removal of leaves, groundcover, rocks or other erosion inhibiting materials from wooded areas, clearing of grasses, brush, trees, stumps and scouring of the earth.
- * • Changes to grades, contours, drainage or natural or man-made features including rock outcrops, steep slopes, major boulders and stone or earthen walls or edifices.
- Use of herbicides, defoliant or other chemicals.

Step-by-Step Procedure

1. The process begins with the applicant completing a regular Commission application and submitting drawings and maps to scale showing elevations and describing the activity, its scope and the location on the property in relation to wetlands and watercourses.
2. At the time of application or following the agent's initial site inspection, the applicant may request a minimal impact administrative review and shall state in writing the environmental reasons for making the request.
- * 3. The applicant must also submit with the application form stamped envelopes addressed to abutting property owners and the normal application fee to cover administrative costs including publication of legal notices.

4. If the application is not complete, the planner will inform the applicant and note that the application will not be reviewed until all information and fees are submitted.
5. If the Commission's agent is satisfied that the application is complete, the agent then can proceed with a review for a minimal impact administrative permit application.
- * 6. After the agent has made a complete review of the application, including site visit(s) to validate the information presented, the agent may then determine that the application involves minimal impact to wetlands and watercourses.
- * 7. If a determination of minimal impact is made, the agent shall provide notice of intent to issue a minimal impact administrative permit to the Town Clerk and have the Commission's administrator arrange to mail the notice to abutting property owners and a major circulating local daily and weekly newspapers serving Weston for prompt publication.
8. If a written appeal of the agent's intent to issue a minimal impact administrative permit is made, then the Commission will consider the appeal and determine whether to uphold the agent's decision or receive the application for its normal review process as long as the application is complete.
9. At any time, the applicant may withdraw a permit application as long as it is done in writing.
- * 10. If no appeal is made, the agent may then issue a written permit. The permit must be posted at the work site and work on the permitted project may commence according to the permit conditions.

Commission Controls

At each Commission meeting, the agent will provide the Commission with lists of notices of intent, permits issued and permits appealed. In addition to monthly listings to the commission, the agent will also submit an annual written report on this administrative review process. The report will include:

- Listings of all notices of intent, all permits issued and any permits appealed
- Brief summaries of the activities permitted
- Brief assessments on the status of each permit issued
- Recommendations, as appropriate, for any changes or improvements to the process.

The Town Attorney has also recommended that in the first year of implementing this process that the Commission undertakes informal monthly reviews with the agent to evaluate the effectiveness of the process and whether any adjustments are needed.

Fwd: 2020 Deed, Altered Zoning application that accompanied still unanswered complaints referenced in April 9, 2020 letter.

Sent from my iPhone

Tracy, this is a completely different description (to a new entity) from the one the bank gave to Arctic and Arctic gave to Lampert. (see the search attached to the Motion to Dismiss). As we discussed yesterday the new description eliminates the requisite frontage. Final email reflecting this to follow. As also discussed I have better things to do including trying to continue to help Social Services with the farm after Alison's appeal yesterday (which continues to be adversely impacted because of the Town's failure to enforce the ordinance which would prohibit the flooding and Mud pouring into the stream and then the river from the broken dam and clogged stream on Blueberry Hill Road). I did not cause this to happen. I did not fail to look at the legal description of the Property. I did not fail to follow the Procedure for A minor Regulated Activity (even though it is my assertion that this does not Qualify and should have been sent to the full Commission). I did not fail to see who the owner of the property was before giving a permit to a different entity. I did not ignore the repeated evidence of Zoning Violations at the location sent to you by myself and the other Neighbor impacted by the unpermitted filling at the site directly adjacent to her well that attempts to "cover up" the oversized wall.

Sent from my iPhone

ETW 1110:
Lampert, Robert & Renee
6 Main Street
New Canaan, CT 06840



Doc ID: C01854110003 Type: LAN

3/70

BK 618 PG 21-23
QUITCLAIM DEED
STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT SAM LAMPERT of Norwalk, Connecticut, 06851, for consideration of ONE (\$1.00) DOLLAR and other valuable consideration, grant to 100 GEORGETOWN ROAD, LLC of Wilton, Connecticut with QUITCLAIM COVENANTS, all that certain real property known as 100 GEORGETOWN ROAD (FORMERLY KNOWN AS PARCEL 475A), Weston, Connecticut being more particularly described in *Schedule A* attached hereto and made a part hereof.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 4th day of March, 2020.

BY: [Signature]
Sam Lampert

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

Witness: [Signature]
Jennifer E Rodriguez

Witness: [Signature]
TERRY L. BOTE

STATE OF CONNECTICUT
SS. NEW CANAAN
COUNTY OF FAIRFIELD

Personally appeared SAM LAMPERT, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, before me, on this 4th day of March, 2020.

[Signature]
TOWN OF WESTON TAX \$ 0
CONVEYANCE TAX RECEIVED
STATE OF CT TAX \$ 0

[Signature]
Notary Public/Commissioner of the Superior Court

MAGDALENE C. COLANDRO
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires Oct. 31, 2021

**DESCRIPTION REVISED - PARCEL 475 A
100 GEORGETOWN ROAD, WESTON, CONNECTICUT**

All that certain parcel of land, being 2.908 acres, designated as Revised Parcel 475 A as depicted on a certain map entitled "Property Survey Revised Parcels 475A & 515B prepared for Artic Construction, LLC, Weston, Connecticut" dated September 30, 2016 prepared by Ryan and Faulds, Land Surveyors, A Redniss & Mead Company;

Beginning at a point, marked by an iron pin set on June 6, 2012 on the easterly highway line of Georgetown Road, Connecticut Route 53, said point being the northwesterly corner of land of Brett Dedman and the southwesterly corner of land herein described;

Thence running northerly on the easterly highway line of Georgetown Road, Connecticut Route 53 the following course and distance:

N 22° 54' 06" W 103.96' to a spike set June 2, 2012 at the southerly line of the 25' Access to Revised 515 B as depicted on said map;

Thence running easterly along said 25' Access to Revised Parcel 515 B and along Revised Parcel 515 B the following courses and distances:

N 39° 00' 00" E 157.63',
N 57° 29' 56" E 149.97',
N 61° 49' 00" E 67.66',
S 77° 25' 00" E 106.48', and

N 66° 12' 34" E 439.06', to an iron pin set June 6, 2012 at the southeasterly corner of Revised Parcel 515 B and the northeastern corner of the 20' Right of Way known as Meadowbrook Lane as depicted on said map;

Thence running southwesterly along the northern side of said 20' Right of Way known as Meadowbrook Lane the following courses and distances:

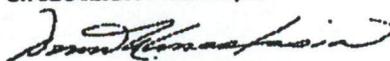
S 43° 02' 27" W 203.66' to a point marked by an iron pin found June 6, 2012,
S 39° 20' 55" W 50.50' to a point marked by an iron pin set June 6, 2012,
S 46° 28' 30" W 60.13' to a point marked by an iron pin set June 6, 2012,
S 42° 19' 48" W 57.79' to a point marked by an iron pin set June 6, 2012 and

S 43° 43' 27" W 92.11' to a point marked by an iron pin reset June 6, 2012 at the northeasterly corner of land of Brett Dedman as depicted on said map;

Thence running westerly along said land of Brett Dedman the following courses and distances:

S 70° 15' 50" W 142.12' to a point marked by an iron pin set June 6, 2012 and
S 71° 51' 40" W 315.23' to the point and place of beginning.

Received for Record at WESTON, CT
On 03/04/2020 At 2:27:00 pm

A handwritten signature in black ink, appearing to read "D. Thompson".

ZONING PERMIT APPLICATION

An appointment to submit this application to the Code Enforcement Officer is recommended. Please call Jim Pjura 222-2559.

(Please submit an A-2 Survey and a \$110.00 filing fee with this application. Check # _____)

LOCATION: 100 Georgetown rd.
PROJECT DESCRIPTION: Lot Development for Single Family Dwelling
OWNER'S NAME: Sean Lambert Arctic Construction
OWNER'S ADDRESS: 60 Little Fox Ln.
OWNER'S PHONE: (203) 644-0595

PLEASE ANSWER THE FOLLOWING QUESTIONS. IF YES, SUPPLY A COPY OF THE RESOLUTION/APPROVAL (CIRCLE ONE)

1. IS A SPECIAL PERMIT REQUIRED FOR THIS PROPERTY? Y NA

IF YES, WAS A SPECIAL PERMIT APPROVED BY THE PLANNING & ZONING COMMISSION? Y N NA

IN HOME OCCUPATION APARTMENT Y N NA

2. IS THE PROPERTY LOCATED IN A SUBDIVISION? Y NA
IF YES, IS THE SUBDIVISION SITE SPECIFIC? Y N NA

3. IS PROJECT LOCATED WITHIN A FLOODPLAIN? Y NA
IF YES, WAS A FLOODPLAIN DEVELOPMENT PERMIT ISSUED BY THE PLANNING & ZONING COMMISSION? Y N NA

4. WAS A VARIANCE GRANTED BY THE ZONING BOARD OF APPEALS? Y NA

5. WAS A CONSERVATION COMMISSION REGULATED ACTIVITY PERMIT ISSUED FOR THIS PROPERTY? N NA

APPLICATION DATE: 3/15/18 *
SIGNATURE OF OWNER: [Signature]

I HEREBY CERTIFY THAT THIS APPLICATION IS BEING FILED BY THE UNDERSIGNED AS AGENT FOR THE OWNER NAMED HEREIN.

SIGNATURE OF AGENT: _____
AGENT'S ADDRESS: _____
AGENT'S PHONE: () _____

BY SIGNING THIS APPLICATION, YOU HEREBY GRANT THE CODE ENFORCEMENT OFFICER THE RIGHT TO ENTER ONTO THE PROPERTY TO CONDUCT NECESSARY INSPECTIONS.

FOR OFFICE USE ONLY BELOW THIS LINE

A-2 PROPERTY SURVEY N
FOUNDATION AS BUILT BEFORE FRAMING N
DRIVEWAY PERMIT REQUIRED N
LOCATED IN HISTORIC DISTRICT N

CODE ENFORCEMENT OFFICER SIGNATURE: [Signature]
DATE: 4/19/18 *

Fwd: Deeds to Baseball Field which do not match each other, nor the Already expired permit on the Agenda, nor the 2016 Conservation Approval to a different entity, nor the configuration approved by the Conservation Commission. Also note that the 2020 Deed to a different entity eliminated the Frontage of the Expired Permit on tonight's agenda.

2/10/17
sam lampert
Little Fox Lane
Wilton, CT 06897

VOL 593 PG 078



Doc ID: 001530860002 Type: LAN

QUITCLAIM DEED
STATUTORY FORM

BK 593 PG 78-79

2/3

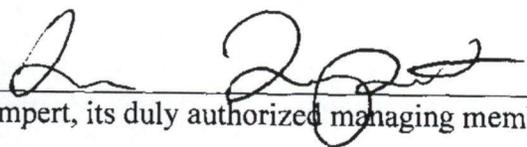
Arctic

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT ~~ARTIC~~ **CONSTRUCTION, LLC** of 60 Little Fox Lane, Wilton, Connecticut, 06897, for consideration of ONE (\$1.00) DOLLAR and other valuable consideration, grant to **SAM LAMPERT** of 60 Little Fox Lane, Wilton, Connecticut 06897 with QUITCLAIM COVENANTS, all that certain real property together with improvements thereon, if any, in the Town of Weston, County of Fairfield and Sate of Connecticut known as Map 3, Block 1, Lots 26 and 62, Georgetown Road, and as more particularly described on Schedule A attached hereto and made a part hereof.

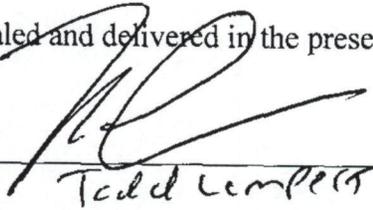
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

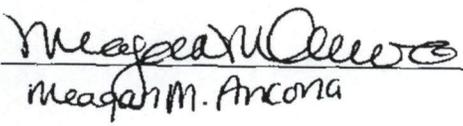
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 12th day of June, 2017.

Arctic 
~~ARTIC~~ CONSTRUCTION, LLC

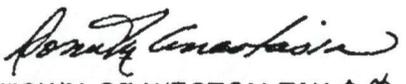
By: 
Sam Lampert, its duly authorized managing member

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

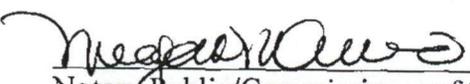
Witness: 
Todd Lampert

Witness: 
Meagan M. Ancona

STATE OF CONNECTICUT
SS. NEW CANAAN
COUNTY OF FAIRFIELD


TOWN OF WESTON TAX \$ 0
CONVEYANCE TAX RECEIVED
STATE OF CT TAX \$ 0

Personally appeared SAM LAMPERT, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained in the capacity therein stated, before me, on this 12th day of June, 2017.


Notary Public/Commissioner of Superior Court

MEAGAN M. ANCONA
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires Sept. 30, 2021

SCHEDULE A

All those certain tracts, pieces or parcels of land located in Weston, Connecticut being shown and designated as:

- (a) "Revised Parcel 515A Total Area = 2.036 Ac." And "Revised Parcel 515B Total Area = 2.144 Ac." On that certain map entitled "REVISED MAP OF PROPERTY AT 96 GEORGETOWN ROAD WESTON, CONNECTICUT" dated August 26, 1998 and certified "substantially correct" Class 'A-2' Accuracy" by Leo Leonard P.E. & L.S. Conn. Reg. No. 2496, which map is on file in the Office of the Weston Town Clerk as Map No. 3443.
- (b) "Revised Parcel 475A Total Area = 3.10 Ac." And "Revised Parcel 475B Total Area = 2.491 Ac." On that certain map entitled "REVISED MAP OF PROPERTY AT MEADOWBROOK LANE, WESTON, CONNECTICUT" dated August 26, 1998 and certified "substantially correct" Class 'A-2' Accuracy" by Leo Leonard P.E. & L. S. Conn. Reg. No. 2496, which map is on file in the Office of the Weston Town Clerk as Map No. 3444.

But excepting and excluding the following parcel due to a partial release executed and recorded on the Weston Land Records:

"Revised Parcel 515A Total Area = 2.036 Ac." On that certain map entitled "REVISED MAP OF PROPERTY AT 96 GEORGETOWN ROAD, WESTON, CONNECTICUT" dated August 26, 1998 and certified "substantially correct Class A-2' Accuracy" by Leo Leonard P.E. & L.S. Conn. Reg. No. 2496, which map is on file in the office of the Weston Town Clerk as Map No. 3443.



Dr. Lampert, Doherty & Leucci
Main Street
Canaan, CT 06840

Doc ID: 001654110003 Type: LAN

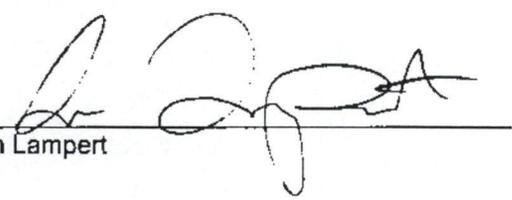
3/70

BK **618** PG **21-23**
QUITCLAIM DEED
STATUTORY FORM

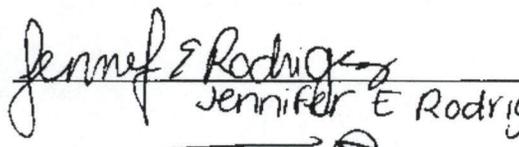
TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT **SAM LAMPERT** of Norwalk, Connecticut, 06851, for consideration of ONE (\$1.00) DOLLAR and other valuable consideration, grant to **100 GEORGETOWN ROAD, LLC** of Wilton, Connecticut with QUITCLAIM COVENANTS, all that certain real property known as **100 GEORGETOWN ROAD (FORMERLY KNOWN AS PARCEL 475A)**, Weston, Connecticut being more particularly described in *Schedule A* attached hereto and made a part hereof.

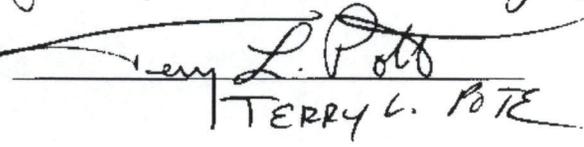
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 4th day of March, 2020.

BY: 
Sam Lampert

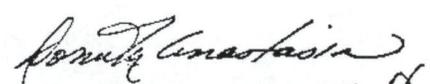
Signed, sealed and delivered in the presence of or attested by:

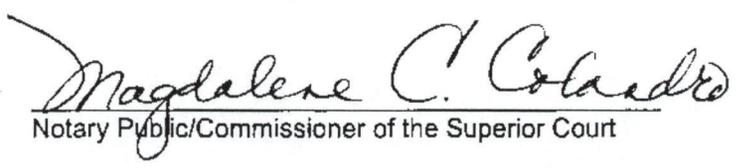
Witness: 
Jennifer E Rodriguez

Witness: 
TERRY L. POTE

STATE OF CONNECTICUT
SS. NEW CANAAN
COUNTY OF FAIRFIELD

Personally appeared **SAM LAMPERT**, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, before me, on this 4th day of March, 2020.


TOWN OF WESTON TAX \$
CONVEYANCE TAX RECEIVED
STATE OF CT TAX \$


Notary Public/Commissioner of the Superior Court

MAGDALENE C. COLANDRO
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires Oct. 31, 2021

**DESCRIPTION REVISED - PARCEL 475 A
100 GEORGETOWN ROAD, WESTON, CONNECTICUT**

All that certain parcel of land, being 2.908 acres, designated as Revised Parcel 475 A as depicted on a certain map entitled "Property Survey Revised Parcels 475A & 515B prepared for Artic Construction, LLC, Weston, Connecticut" dated September 30, 2016 prepared by Ryan and Faulds, Land Surveyors, A Redniss & Mead Company;

Beginning at a point, marked by an iron pin set on June 6, 2012 on the easterly highway line of Georgetown Road, Connecticut Route 53, said point being the northwesterly corner of land of Brett Dedman and the southwesterly corner of land herein described;

Thence running northerly on the easterly highway line of Georgetown Road, Connecticut Route 53 the following course and distance:

N 22° 54' 06" W 103.96' to a spike set June 2, 2012 at the southerly line of the 25' Access to Revised 515 B as depicted on said map;

Thence running easterly along said 25' Access to Revised Parcel 515 B and along Revised Parcel 515 B the following courses and distances:

N 39° 00' 00" E 157.63',
N 57° 29' 56" E 149.97',
N 61° 49' 00" E 67.66',
S 77° 25' 00" E 106.48', and

N 66° 12' 34" E 439.06', to an iron pin set June 6, 2012 at the southeasterly corner of Revised Parcel 515 B and the northeastern corner of the 20' Right of Way known as Meadowbrook Lane as depicted on said map;

Thence running southwesterly along the northern side of said 20' Right of Way known as Meadowbrook Lane the following courses and distances:

S 43° 02' 27" W 203.66' to a point marked by an iron pin found June 6, 2012,

S 39° 20' 55" W 50.50' to a point marked by an iron pin set June 6, 2012,

S 46° 28' 30" W 60.13' to a point marked by an iron pin set June 6, 2012,

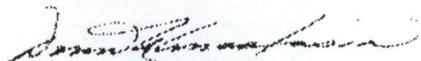
S 42° 19' 48" W 57.79' to a point marked by an iron pin set June 6, 2012 and

S 43° 43' 27" W 92.11' to a point marked by an iron pin reset June 6, 2012 at the northeasterly corner of land of Brett Dedman as depicted on said map;

Thence running westerly along said land of Brett Dedman the following courses and distances:

S 70° 15' 50" W 142.12' to a point marked by an iron pin set June 6, 2012 and
S 71° 51' 40" W 315.23' to the point and place of beginning.

Received for Record at WESTON, CT
On 03/04/2020 At 2:27:00 pm

A handwritten signature in black ink, appearing to be "Joseph [unclear]", written over the printed text.



~~AnnMarie Fontana <afontana@westonct.gov>~~

Fwd: Memorandum in support of motion to dismiss. Title search showing Arctic Construction was not the owner of the property at the time of the second public hearing in front of P&Z in 2018 (but was the owner at the time of first hearing in 2017 and at time of 2016 Conservation Hearing).

1 message

Bob Walpuck <bobwalpuck@gmail.com>

Mon, May 4, 2020 at 3:47 PM

To: tkulikowski@westonct.gov, Jonathan Luiz <jluiz@westonct.gov>, cspaulding@westonct.gov, snestor@westonct.gov, Stephan Grozinger <stephan@stephangrozinger.com>, tvonroseninge@westonct.gov, mreiner@westonct.gov, sschlechter@westonct.gov, jsmith@westonct.gov, hcharlesworth@westonct.gov, David Pattee <dpattee@westonct.gov>, Ken Edgar <simick54@gmail.com>, Saltzman <dsaltzman@westonct.gov>, Wolf <rwolf@westonct.gov>, skorsh@westonct.gov, Herlitz <BHERLITZ@optonline.net>, Falber <hfalber@gmail.com>, Dedmanfarmlet@gmail.com, jpjura@westonct.gov
Cc: AnnMarie Fontana <afontana@westonct.gov>

Sent from my iPhone

Begin forwarded message:

From: Bob Walpuck <bobwalpuck@gmail.com>

Date: April 9, 2020 at 11:21:21 AM EDT

To: Tracy Kulikowski <tkulikowski@westonct.gov>

Cc: jpjura@westonct.gov, Jonathan Luiz <jluiz@westonct.gov>, tvonroseninge@westonct.gov, mreiner@westonct.gov, sschlechter@westonct.gov, Ejsjdc <EJSJDC@gmail.com>, jsmith@westonct.gov, hcharlesworth@westonct.gov, David Pattee <dpattee@westonct.gov>, cspaulding@westonct.gov, Stephan Grozinger <stephan@stephangrozinger.com>, snestor@westonct.gov, Ken Edgar <simick54@gmail.com>, Saltzman <dsaltzman@westonct.gov>, Ejsjdc <EJSJDC@gmail.com>, Wolf <rwolf@westonct.gov>, skorsh@westonct.gov, Herlitz <BHERLITZ@optonline.net>, Falber <hfalber@gmail.com>, Dedmanfarmlet@gmail.com

Subject: Memorandum in support of motion to dismiss. Title search showing Arctic Construction was not the owner of the property at the time of the second public hearing in front of P&Z in 2018 (but was the owner at the time of first hearing in 2017 and at time of 2016 Conservation Hearing). 2018 application altered from true owner at time (Lampert who took title according to the record Map 3443) to Arctic Construction. Search also shows that Conservation Planner never looked to see that Arctic Construction was not the owner when he allowed the permit to proceed without the required minimal impact procedure/notice. Resulting withdrawal by Lampert's lawyer/father/Bankwell Board Member. Property now conveyed to a third owner with a completely different legal description.

Hopefully, someone will ask what is going on here and question how in the world this could possibly happen.

FST CV-19-60044153S

SUPERIOR COURT
STAMFORD-NORWALK
JUDICIAL DISTRICT

SUPERIOR COURT

100 GEORGETOWN ROAD LLC

FEB 21 P 12:11

J.D. OF STAMFORD

V.

: AT STAMFORD

THREE K'S LLC, ET AL

: FEBRUARY , 2020

MEMORANDUM IN SUPPORT OF MOTION TO DISMISS

FACTS

The Plaintiff commenced this action in a two count complaint, seeking to quiet the title and alleging slander of title claiming that they were the owner of a certain piece and parcel of real estate. The title to property located at 100 Georgetown Road in Weston, which is the subject of this action, is currently in the name of Sam Lampert. In fact, the chain of title shows that the Plaintiff, not only doesn't hold title to the property but has never held or had an interest in the property. (see the affidavit of George R. Blanks annexed as exhibit A). The two most recent deeds recorded for transfer of the subject property. (attached as Exhibit B). The records of the Secretary of State on its business registry lists the Plaintiff as not being registered as a limited liability company in this State until May 1, 2019. (see Business Inquiry sheet attached as exhibit C).

LAW

Connecticut General Statutes §47-31(a) provides in pertinent part that "an action may be brought by any person claiming title to, or any interest in, real . . . property, . . . against any person who may claim to own the property, or any part of it, . . . or against any person in whom the land records disclose any interest, lien, claim or title conflicting with the plaintiff's claim, title or interest, for the purpose of determining such adverse

estate, interest or claim, and to clear up all doubts and disputes and to quiet and settle title to the property." Connecticut General Statute §47-31(b) provides in pertinent part that "the complainant in such action shall describe the property in question and state the plaintiff's claim interest or title and the manner in which the plaintiff acquired the claim, interest or title and shall name the person or persons who may claim the adverse estate or interest." (emphasis added) One cannot rightfully invoke the jurisdiction of the court unless [one] has, in an individual or representative capacity, some real interest in the cause of action, or a legal or equitable right, title or interest in the subject matter of the controversy." Ardmare Construction Co. v. Freedman, 191 Conn. 497, 501, 467 A.2d 674 (1983). If a party is found to lack standing, the court is without subject matter jurisdiction to determine the cause. 226 Conn. 718 Housing Authority v. Local 1161, 1 Conn.App. 154, 157, 468 A.2d 1251, cert. denied, 192 Conn. 802, 471 A.2d 244 (1984). Further, "the court has a duty to dismiss, even on its own initiative, any [portion of the] appeal that it lacks jurisdiction to hear." Sasso v. Aleshin, 197 Conn. 87, 89, 495 A.2d 1066 (1985). It is the burden of a plaintiff ultimately bears the burden of establishing standing. Wells Fargo Bank, N.A. v. Strong, 149 Conn.App. 384, 397-98, 89 A.3d 392, cert. denied, 312 Conn. 923, 94 A.3d 1202 (2014).

ARGUMENT

The Plaintiff alleges it is the owner of the subject property but a search of the land records determines that it is not. Furthermore, the plaintiff never has held title nor ever had an interest in the property.

CONCLUSION

The Plaintiff lacks standing and the Court must dismiss the action.

The Defendant

By Robert Walpuck
Robert Walpuck

CERTIFICATION

This shall certify that a copy of the foregoing was mailed, postage paid on February 21,
2020 to the following:

Lambert, Toohey & Rucci LLC
46 Main Street
New Canaan, CT 06840

Robert Walpuck
Robert Walpuck

FST CV-19-60044153S : SUPERIOR COURT
100 GEORGETOWN ROAD LLC : J.D. OF STAMFORD
V. : AT STAMFORD
THREE K'S LLC, ET AL :

MOTION TO DISMISS

The Defendant pursuant to P.B. sec. 10-30(a)(1) herein moves to Dismiss the action for lack of subject matter jurisdiction over the case

The Defendant

By Robert Walpuck
Robert Walpuck

CERTIFICATION

This shall certify that a copy of the foregoing was mailed, postage paid on ^{February 21,} 2020 to the following:

Lambert, Toohey & Rucci LLC
46 Main Street
New Canaan, CT 06840

Robert Walpuck
Robert Walpuck

Exhibit A

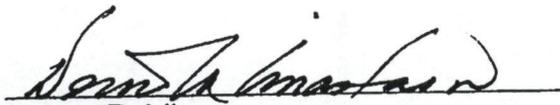
AFFIDAVIT of GEORGE R. BLANKS

I, George R. Blanks, being duly sworn, deposes and says:

1. That I am over the age of 18 years and firmly believe in the obligations of an oath.
2. I own a title search firm, County Search Ltd. Established in 1979 and I have been searching titles in this State for over 45 years, I have been engaged to do title work for Fidelity Title Insurance Company and First American Title Insurance Company and Stewart Title Insurance Company.
3. I have testified as an expert in cases in both the Superior Court and Probate Court in this State.
4. At the request of Robert Walpuck, I searched the land records of Weston to determine the chain of title to property known as 100 Georgetown Road.
5. Attached hereto is a Chain of Title report as my search determined on February 6, 2020.
6. Accordingly, 100 Georgetown Road LLC is not and never was the owner of the subject property.

Subscribed and sworn to before me this 18th day of February, 2020


George R. Blanks


Notary Public

My commission expires 8/31/21

SEAL

Donna M. Anastasia Notary Public
State of Connecticut County of Fairfield
Town of Weston 58540 Exp 8/31/2021



Exhibit 11

CHAIN OF TITLE

**100 Georgetown Road, Weston, Connecticut &
(Unique ID: 3126 Assessor Map3, Block 1, Lot 26)**

Owner of Record: Sam Lampert

Chain of Title (from Foreclosure)

Certificate of Judgment of Strict Foreclosure in favor of the Wilton Bank and against John J. Walpuck Jr., Lost Trail, LLC and MP Finance, LLC dated August 21, 2012 and recorded February 22, 2013 in Volume 543 at page 29 of the Weston Land Records.

Certificate of Merger to be Recorded on the Land Records merging the Wilton Bank with and into Bankwell Bank dated November 12, 2013 and recorded November 15, 2013 in Volume 553 at Page 334 of the Weston Land Records.

As to 100 Georgetown Road, Quit Claim Deed from Bankwell Bank Successor by Merger to The Wilton Bank to Arctic Construction LLC dated August 17, 2016 and recorded August 23, 2016 in Volume 584 at page 502 of the Weston Land Records.

As to 100 Georgetown Road, Quit Claim Deed from Arctic Construction, LLC to Sam Lampert dated June 12, 2017 and recorded June 12, 2017 in Volume 593 at Page 78 of the Weston Land Records.

There have been no subsequent transfers of the property.

COUNTY SEARCH LTD.

By George R. Blanks

George R. Blanks

Dated: 2/18/2020

Subscribed and sworn to before me
this 18th day of Feb, 2020

State of Connecticut County of Fairfield

Donna M Anastasia 58540 8/31/2021

Donna M Anastasia



Return to:
Page 1 of 2
Sam Lampert
60 Little Fox Lane
Wilton, CT 06897

VOL 593 PB 078

Doc ID: 001530880002 Type: LAN

2/58

QUITCLAIM DEED
STATUTORY FORM

BK 593 PG 78-79

Exhibit B

Arctic

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT **ARTIC CONSTRUCTION, LLC** of 60 Little Fox Lane, Wilton, Connecticut, 06897, for consideration of ONE (\$1.00) DOLLAR and other valuable consideration, grant to **SAM LAMPERT** of 60 Little Fox Lane, Wilton, Connecticut 06897 with QUITCLAIM COVENANTS, all that certain real property together with improvements thereon, if any, in the Town of Weston, County of Fairfield and State of Connecticut known as Map 3, Block 1, Lots 26 and 62, Georgetown Road, and as more particularly described on Schedule A attached hereto and made a part hereof.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 12th day of June, 2017.

Arctic
ARTIC CONSTRUCTION, LLC

By: [Signature]
Sam Lampert, its duly authorized managing member

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

Witness: [Signature]
Todd Lampert

Witness: [Signature]
Meagan M. Ancona

[Signature]
TOWN OF WESTON TAX \$ 0
CONVEYANCE TAX RECEIVED
STATE OF CT TAX \$ 0

STATE OF CONNECTICUT
SS. NEW CANAAN
COUNTY OF FAIRFIELD

Personally appeared **SAM LAMPERT**, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained in the capacity therein stated, before me, on this 12th day of June, 2017.

[Signature]
Notary Public/Commissioner of Superior Court

MEAGAN M. ANCONA
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires Sept. 30, 2021

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL DOCUMENT RECEIVED FOR RECORD IN THE OFFICE OF THE TOWN CLERK OF THE TOWN OF WESTON ON

6/12/17 AT 1:40pm
Jan 9, 2020 [Signature]
DATE TOWN CLERK

SCHEDULE A

All those certain tracts, pieces or parcels of land located in Weston, Connecticut being shown and designated as:

(a) "Revised Parcel 515A Total Area = 2.036 Ac." And "Revised Parcel 515B Total Area = 2.144 Ac." On that certain map entitled "REVISED MAP OF PROPERTY AT 96 GEORGETOWN ROAD WESTON, CONNECTICUT" dated August 26, 1998 and certified "substantially correct" Class 'A-2' Accuracy" by Leo Leonard P.E. & L.S. Conn. Reg. No. 2496, which map is on file in the Office of the Weston Town Clerk as Map No. 3443.

(b) "Revised Parcel 475A Total Area = 3.10 Ac." And "Revised Parcel 475B Total Area = 2.491 Ac." On that certain map entitled "REVISED MAP OF PROPERTY AT MEADOWBROOK LANE, WESTON, CONNECTICUT" dated August 26, 1998 and certified "substantially correct" Class 'A-2' Accuracy" by Leo Leonard P.E. & L. S. Conn. Reg. No. 2496, which map is on file in the Office of the Weston Town Clerk as Map No. 3444.

But excepting and excluding the following parcel due to a partial release executed and recorded on the Weston Land Records:

"Revised Parcel 515A Total Area = 2.036 Ac." On that certain map entitled "REVISED MAP OF PROPERTY AT 96 GEORGETOWN ROAD, WESTON, CONNECTICUT" dated August 26, 1998 and certified "substantially correct Class A-2' Accuracy" by Leo Leonard P.E. & L.S. Conn. Reg. No. 2496, which map is on file in the office of the Weston Town Clerk as Map No. 3443.

7217166v2

3

Received for Record at WESTON, CT
On 09/12/2017 At 1:40:00 pm





Doc ID: 001474820003 Type: LAN

BK 584 Pg 502-504

3/65

Record and return to:
Douglas Bayer, Esq.
Bayer & Black, P.C.
195 Danbury Road, suite 160A
Wilton, Connecticut 06897

Exhibit B

STATUTORY QUITCLAIM DEED

BANKWELL BANK SUCCESSOR BY MERGER TO THE WILTON BANK, a
banking corporation organized under the laws of the State of Connecticut, having an
office at 208 Elm Street, New Canaan, Connecticut 06840 (herein designated as the
"Grantor"), for the consideration of **ONE HUNDRED NINETY-FIVE THOUSAND AND**
00/100 US DOLLARS (US\$195,000.00) and other valuable consideration grants to
ARCTIC CONSTRUCTION LLC having an address of 60 Little Fox Lane, Wilton,
Connecticut 06897 (herein designated as the "Grantee"), **WITH QUITCLAIM**
COVENANTS, that certain real property, together with improvements thereon, if any, in
the Town of Weston, County of Fairfield and State of Connecticut known as Map 3,
Block 1, Lots 26 and 62, Georgetown Road, and as more particularly described on
Schedule A attached hereto and made a part hereof.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURE PAGE FOLLOWS

Rosetta Lenastasio
TOWN OF WESTON TAX \$ 187.50
CONVEYANCE TAX RECEIVED
STATE OF CT TAX \$ 1,460.50

7217168v2

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF
THE ORIGINAL DOCUMENT RECEIVED FOR
RECORD IN THE OFFICE OF THE TOWN CLERK
OF THE TOWN OF WESTON ON

6/23/12 AT 11:37AM
Jan 9, 2020 *Rosetta Lenastasio*
DATE TOWN CLERK

SCHEDULE A

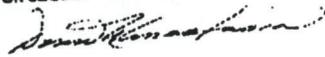
All those certain tracts, pieces or parcels of land located in Weston, Connecticut being shown and designated as:

- (a) "Revised Parcel 515A Total Area = 2.036 Ac." And "Revised Parcel 515B Total Area = 2.144 Ac." On that certain map entitled "REVISED MAP OF PROPERTY AT 96 GEORGETOWN ROAD WESTON, CONNECTICUT" dated August 26, 1998 and certified "substantially correct" Class 'A-2' Accuracy" by Leo Leonard P.E. & L.S. Conn. Reg. No. 2496, which map is on file in the Office of the Weston Town Clerk as Map No. 3443.
- (b) "Revised Parcel 475A Total Area = 3.10 Ac." And "Revised Parcel 475B Total Area = 2.491 Ac." On that certain map entitled "REVISED MAP OF PROPERTY AT MEADOWBROOK LANE, WESTON, CONNECTICUT" dated August 26, 1998 and certified "substantially correct" Class 'A-2' Accuracy" by Leo Leonard P.E. & L. S. Conn. Reg. No. 2496, which map is on file in the Office of the Weston Town Clerk as Map No. 3444.

But excepting and excluding the following parcel due to a partial release executed and recorded on the Weston Land Records:

"Revised Parcel 515A Total Area = 2.036 Ac." On that certain map entitled "REVISED MAP OF PROPERTY AT 96 GEORGETOWN ROAD, WESTON, CONNECTICUT" dated August 26, 1998 and certified "substantially correct Class A-2' Accuracy" by Leo Leonard P.E. & L.S. Conn. Reg. No. 2496, which map is on file in the office of the Weston Town Clerk as Map No. 3443.

Received for Record at WESTON, CT
On 08/23/2016 At 11:37:00 am



7217166v2

3

Business Details

Business Name: 100 GEORGETOWN ROAD, LLC
 Business ID: 1308057
 Business Address: 60 LITTLE FOX LANE, WILTON, CT, 06897
 Mailing Address: 60 LITTLE FOX LANE, WILTON, CT, 06897
 Date Inc/Registration: May 01, 2019
 Annual Report Due Date: 03/31/2020
 NAICS Code: NONE

Citizenship/State Inc: Domestic/CT
 Last Report Filed Year: NONE
 Business Type: Domestic Limited Liability Company
 Business Status: Active
 NAICS Sub Code: NONE

Principals Details

Name/Title	Business Address	Residence Address
JAM LAMPERT MEMBER	60 LITTLE FOX LANE, WILTON, CT, 06897	60 LITTLE FOX LANE, WILTON, CT, 06897

Agent Summary

Agent Name LAMPERT TOOHEY & RUCCI LLC
 Agent Business Address 46 MAIN STREET, NEW CANAAN, CT, 06840
 Agent Residence Address NONE
 Agent Mailing Address 46 MAIN STREET, NEW CANAAN, CT, 06840



Georgetown Road, Lack of frontage after March 2020 conveyance to a third party using a different description.

1 message

Bob Walpuck <bobwalpuck@gmail.com>

Mon, May 4, 2020 at 3:47 PM

To: tkulikowski@westonct.gov, Jonathan Luiz <jluiz@westonct.gov>, cspaulding@westonct.gov, snestor@westonct.gov, Stephan Grozinger <stephan@stephangrozinger.com>, tvonrosenvinge@westonct.gov, mreiner@westonct.gov, sschlechter@westonct.gov, jsmith@westonct.gov, hcharlesworth@westonct.gov, David Pattee <dpattee@westonct.gov>, Ken Edgar <simick54@gmail.com>, Saltzman <dsaltzman@westonct.gov>, Wolf <rwolf@westonct.gov>, skorsh@westonct.gov, Herlitz <BHERLITZ@optonline.net>, Falber <hfalber@gmail.com>, Dedmanfarmlet@gmail.com, jpjura@westonct.gov

Cc: AnnMarie Fontana <afontana@westonct.gov>

Sent from my iPhone

This Note added to original emails sent April 9, 2020. No response whatsoever has been received to date on any of these complaints. Also, in the 2018 public hearing on this matter, it was erroneously asserted by one member of the Commission, that Three K's had made its lot non conforming by deeding some of its frontage to Nicholas Klokus. This is incorrect. The lot still has frontage on the circle on the attached record map. As well, it still has in excess of 25' on the road. The applicant, as of today, still has frontage on that same circle (see attached record maps 3443 and 3444). This circle does not appear on the March 2020 deed to 100 Georgetown Road. The applicant eliminated his own frontage. However, the remainder of the property, is still in its original configuration, per record maps 3443 and 3444. Hence, the two do not match. The applicant is asking for an extension of an approval, of something that does not exist. Apparently, no one ever checked.

Sent from my iPhone

Begin forwarded message:

From: Bob Walpuck <bobwalpuck@gmail.com>

Date: April 9, 2020 at 3:00:05 PM EDT

To: Tracy Kulikowski <tkulikowski@westonct.gov>

Cc: jpjura@westonct.gov, Jonathan Luiz <jluiz@westonct.gov>, cspaulding@westonct.gov, snestor@westonct.gov, Stephan Grozinger <stephan@stephangrozinger.com>, tvonrosenvinge@westonct.gov, mreiner@westonct.gov, sschlechter@westonct.gov, Ejsjdc <EJSJDC@gmail.com>, jsmith@westonct.gov, hcharlesworth@westonct.gov, David Pattee <dpattee@westonct.gov>, Ken Edgar <simick54@gmail.com>, Saltzman <dsaltzman@westonct.gov>, Ejsjdc <EJSJDC@gmail.com>, Wolf <rwolf@westonct.gov>, skorsh@westonct.gov, Herlitz <BHERLITZ@optonline.net>, Falber <hfalber@gmail.com>, Dedmanfarmlet@gmail.com

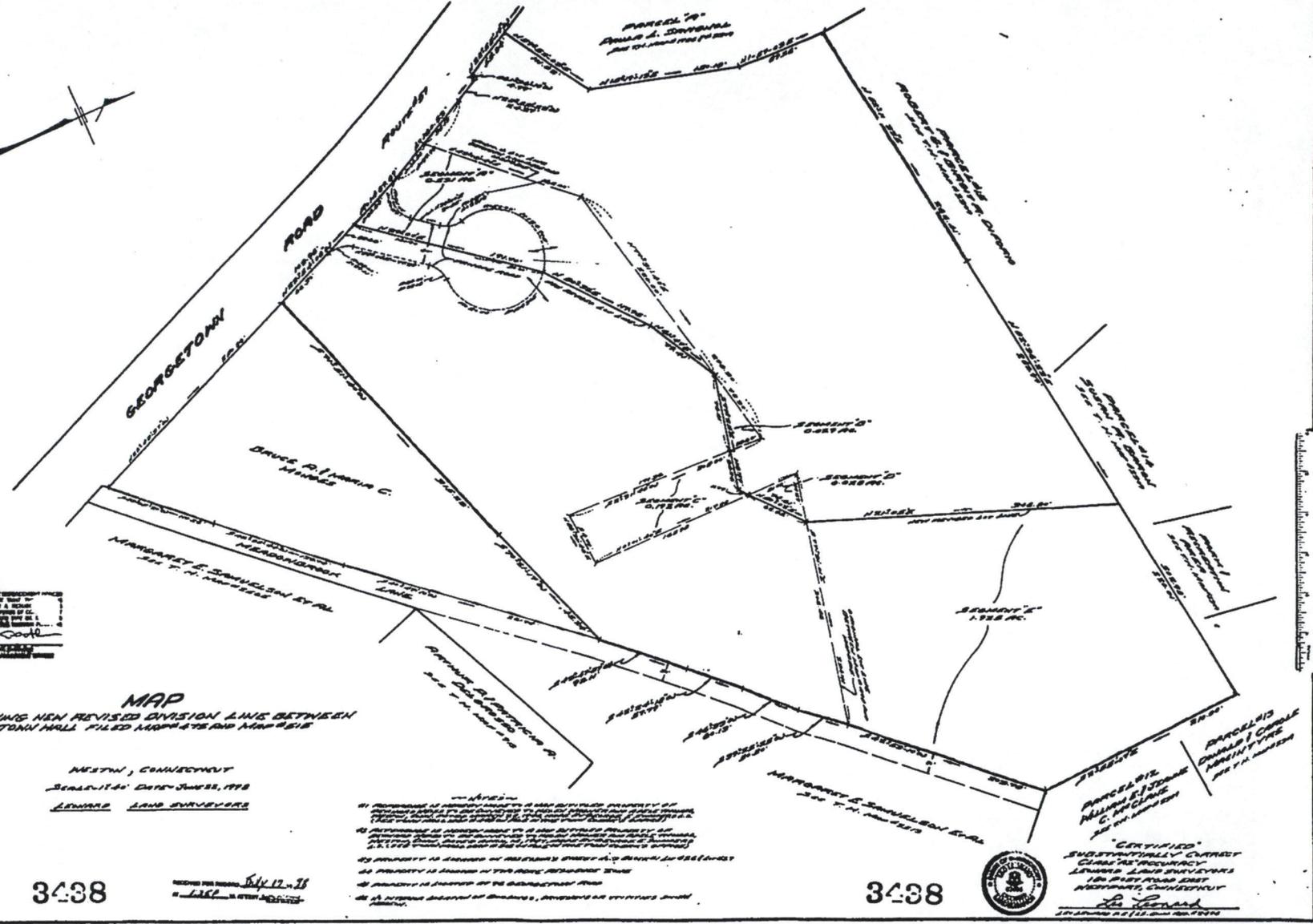
Subject: Fwd: Georgetown Road, Lack of frontage after March 2020 conveyance to a third party using a different description.

Tracy, I sent (by separate email) the deed I referenced yesterday. I also resent the motion to dismiss and attached Title search which resulted in the Withdrawal of the case (sent to you on March 10). As the title search shows, the case was withdrawn because the Plaintiff was not the owner of the property at the time the suit was filed. The search also shows, amazingly so, that Arctic Construction was the owner of the property at the time the Conservation Commission gave the permit but not at the time Mr Pattee failed to follow the Mandatory procedure for a Minor regulated activity. If you are the agent of the Commission, and going to ignore a Mandatory Procedure established by the Commission, without so much as even an application, shouldn't you check to make sure you at least got the owner right?? (see also the previously sent altered 2018 Zoning Permit application which changes the true owner at the time (Lampert who gets the property in 2017 using Map 3443) to Arctic Construction. It is also important to note that the property was conveyed to Lampert in 2017 using a different description from the one approved by the Conservation Commission in 2016. This is Ridiculous.

Tracy, pursuant to our discussion yesterday and my prior discussions with my attorneys, surveyor and engineer I provide the attached . As discussed, the right of way on the attached "as built", filed in early October, and appearing on the map referenced in the void Zoning Permit allegedly issued by Mr Edgar, does not comply with the Town's Zoning Regulations (see attached). Lot 515b formerly had "Frontage" on the circular road shown on stamped, approved, recorded map #3443. Since the March 2020 conveyance to a third party using a completely different description it no longer complies. As I am sure you recall, having received a prior opinion from Bob Fuller on another matter, the Planning and Zoning Commission can not approve an application that does not comply with the Town's Zoning Regulations. Since the Planning and Zoning Commission can not approve such an application, certainly Mr Edgar (who lacks such authority) can not unilaterally approve a completely different, non complaint plan, that was previously referred to the commission. Furthermore, the F. O. I. documentation revealed that in June, at the time you were debating issuing the void Zoning Permit (eventually signed by Mr Edgar) you had a copy of the jury instructions in the Stones Trail Case. As documented, the judge in this case instructed the jury that Stones Trail had a vested property interest in the configuration of the lots on the signed, stamped and recorded map. As evidenced by the attached, this is exactly what occurred on Georgetown Road. How then could anyone possibly issue a permit which eliminated Three K's vested right of access?? Especially, apparently, without the benefit of any documented legal advice?? In fact the only legal advice that was received (from former Town Attorney, Pat Sullivan) said to assume that Three K's has the right to use the 40' circular road shown on map #3443.

Finally, regarding the illegal wall and unpermitted filling, we previously reviewed your handwritten notes from your late January meeting with S.L. and the assertions he made to attempt to justify the preceding. After consultation with my surveyor and engineer I previously refuted these ridiculous contentions. These blatantly untrue declarations are also refuted by earlier pictures and videos which were previously sent. The evidence of the Town's selective enforcement of its Zoning Regulations continues to mount.

3438



THE STATE OF CONNECTICUT
SHERMAN S. HAYES
Surveyor General
J. P. Doolittle
Surveyor
7-11-91

MAP
SHOWING NEW REVISED DIVISION LINE BETWEEN
TOWN HALL FILED MAPS 478 AND MAP 818

NESHAN, CONNECTICUT
SEARCHED DATE JUNE 22, 1978
LEWIS LAND SURVEYORS

- 1. PROPERTY IS SHOWN AS BEING OWNED BY THE PROPERTY OF THE STATE OF CONNECTICUT AND IS NOT TO BE CONSIDERED AS A PART OF THE TOWN HALL FILED MAPS 478 AND MAP 818.
- 2. PROPERTY IS SHOWN AS BEING OWNED BY THE PROPERTY OF THE STATE OF CONNECTICUT AND IS NOT TO BE CONSIDERED AS A PART OF THE TOWN HALL FILED MAPS 478 AND MAP 818.
- 3. PROPERTY IS SHOWN AS BEING OWNED BY THE PROPERTY OF THE STATE OF CONNECTICUT AND IS NOT TO BE CONSIDERED AS A PART OF THE TOWN HALL FILED MAPS 478 AND MAP 818.
- 4. PROPERTY IS SHOWN AS BEING OWNED BY THE PROPERTY OF THE STATE OF CONNECTICUT AND IS NOT TO BE CONSIDERED AS A PART OF THE TOWN HALL FILED MAPS 478 AND MAP 818.
- 5. PROPERTY IS SHOWN AS BEING OWNED BY THE PROPERTY OF THE STATE OF CONNECTICUT AND IS NOT TO BE CONSIDERED AS A PART OF THE TOWN HALL FILED MAPS 478 AND MAP 818.

5/4/12-28
L.S.P. LAND SURVEYORS

3438

3438



"CERTIFIED"
SUBSTANTIALLY CORRECT
CLASSIFICATION
LEWIS LAND SURVEYORS
188 EAST MAIN STREET
NESHAN, CONNECTICUT
J. P. Doolittle
Surveyor
JULY 12, 1978

3440

GEORGETOWN ROUTE #57 ROAD

PARCEL #15
ROBERT G. & BIRGIT R. DIFORIO
SEE MAP #2300 W.L.R.

PARCEL #14
SUSAN R. BARRON
SEE MAP #2300 W.L.R.

PARCEL #7
PAULA L. SALMONO
SEE MAP #1708 & #2300 W.L.R.

PARCEL 515A
TOTAL AREA = 2.03 AC.±

PARCEL 515B
AREA EXCLUDING ACCESSWAY = 2.03 AC.±
ACCESSWAY AREA = 0.09 AC.±
TOTAL AREA = 2.12 AC.±
VERY POORLY DRAINED SOIL AREA = 0.31 AC.±

THE TOWN ENGINEER AND CODE ENFORCEMENT OFFICER
HEREBY ATTEST TO THE FACT THAT THIS PLAN IS
NEITHER A SURVEYOR NOR A RESURVEYOR AS
DEFINED BY THE GENERAL STATUTES OF CONNECTICUT
AND THE TOWN OF WESTON AND MAY BE RECORDED
WITHOUT PRIOR APPROVAL OF THE WESTON PLANNING
AND ZONING COMMISSION.
John B. Conte
JOHN B. CONTE, TOWN ENGINEER
E. EDWARD MARSH, CODE ENFORCEMENT OFFICER
DATE: 8-12-98

MEADOWBROOK LANE
SEE MAP #3430 W.L.R.

MAP OF PROPERTY
AT
96 GEORGETOWN ROAD
WESTON, CONNECTICUT

SCALE: 1" = 40' JULY 30, 1998

BY LEONARD SURVEYOR'S

CERTIFIED "SUBSTANTIALLY CORRECT"

CLASS "D" ACCURACY

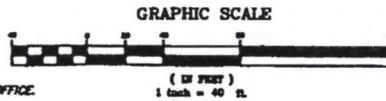
Leo Leonard
LEO LEONARD, P.E., S.L.S., CIVIL ENGINEER
181 POPE ROAD EAST
WESTON, CONN. 06890
(203) 236-7881



BLOCK A-3 WESTON Weston/Chaplin

- NOTES
- 1) PROPERTY IS LOCATED ON ASSESSOR'S SHEET NO. 3, BLOCK #1, LOT #27.
 - 2) PROPERTY IS LOCATED IN TWO ACRE RESIDENCE ZONE.
 - 3) NO INTERIOR LOCATION OF BUILDINGS, DRIVEWAYS OR UTILITIES SHOWN HEREON.
 - 4) REFERENCE IS HEREBY MADE TO MAP #3430 ON FILE IN THE WESTON TOWN CLERK'S OFFICE.

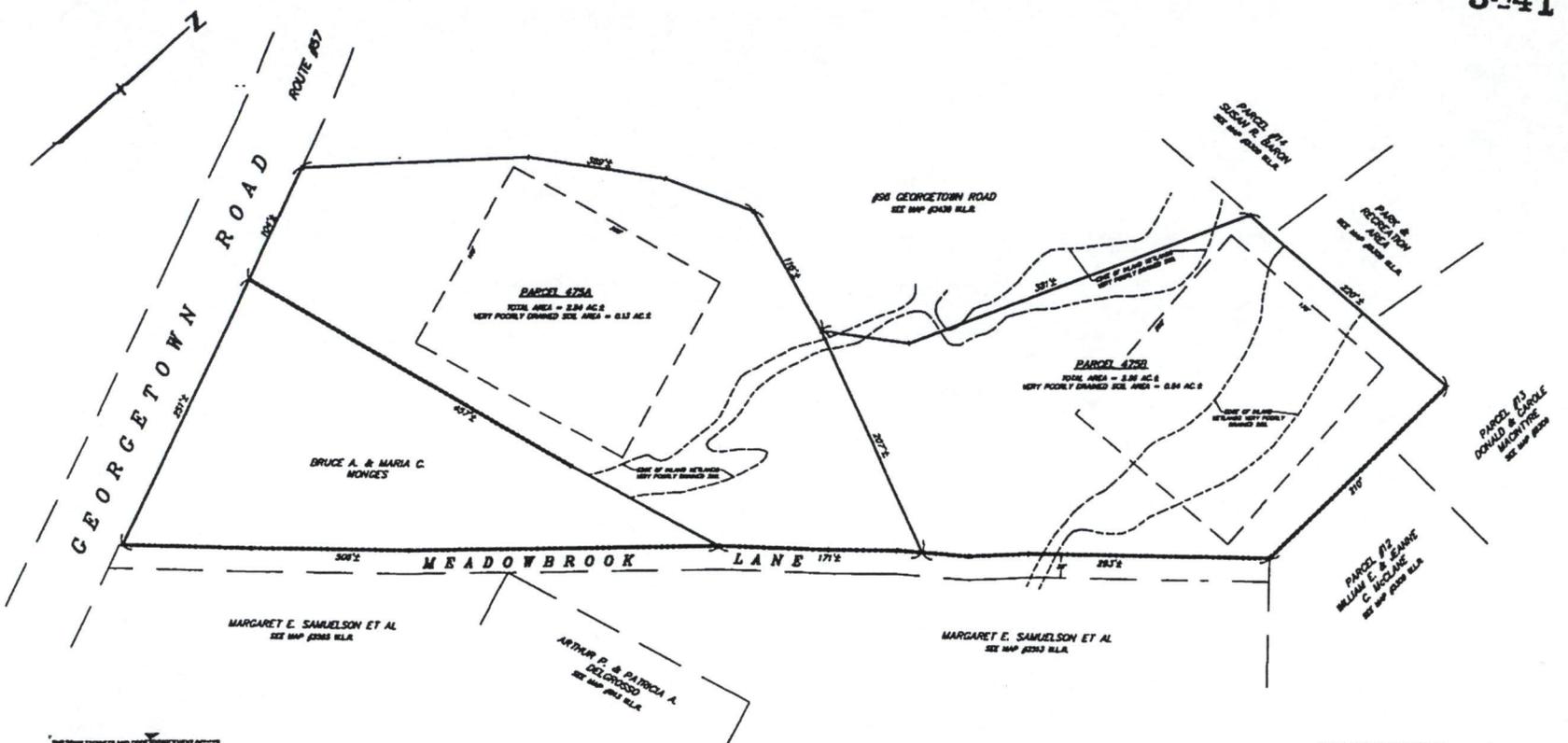
RECEIVED FOR RECORD August 18, 98
P. 11:00 A.M. ATTEST: [Signature]



THIS MAP IS AN ORIGINAL INK DRAWING ON MYLAR BY LEONARD SURVEYORS

3441

3441



THE TOWN ENGINEER HAS REVIEWED THIS MAP AND FINDS IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

[Signature]
 TOWN ENGINEER
 5-18-96

3441

NOTES

- 1) PROPERTY IS LOCATED ON ASSESSOR'S SHEET NO. 3, BLOCK #, LOT #.
- 2) PROPERTY IS LOCATED IN THIS ASSESSOR'S ZONE.
- 3) NO INTERIOR LOCATION OF BUILDINGS, OR OTHER USES SHOWN HEREON.
- 4) REFERENCE IS MADE TO MAP #2438 ON FILE IN THE WESTON TOWN CLERK'S OFFICE.

THIS MAP IS AN ORIGINAL SET CHANGE OR REVISION BY GEORGE S. SUTTON

RECEIVED FOR RECORD AUG 15 1996
 11 912



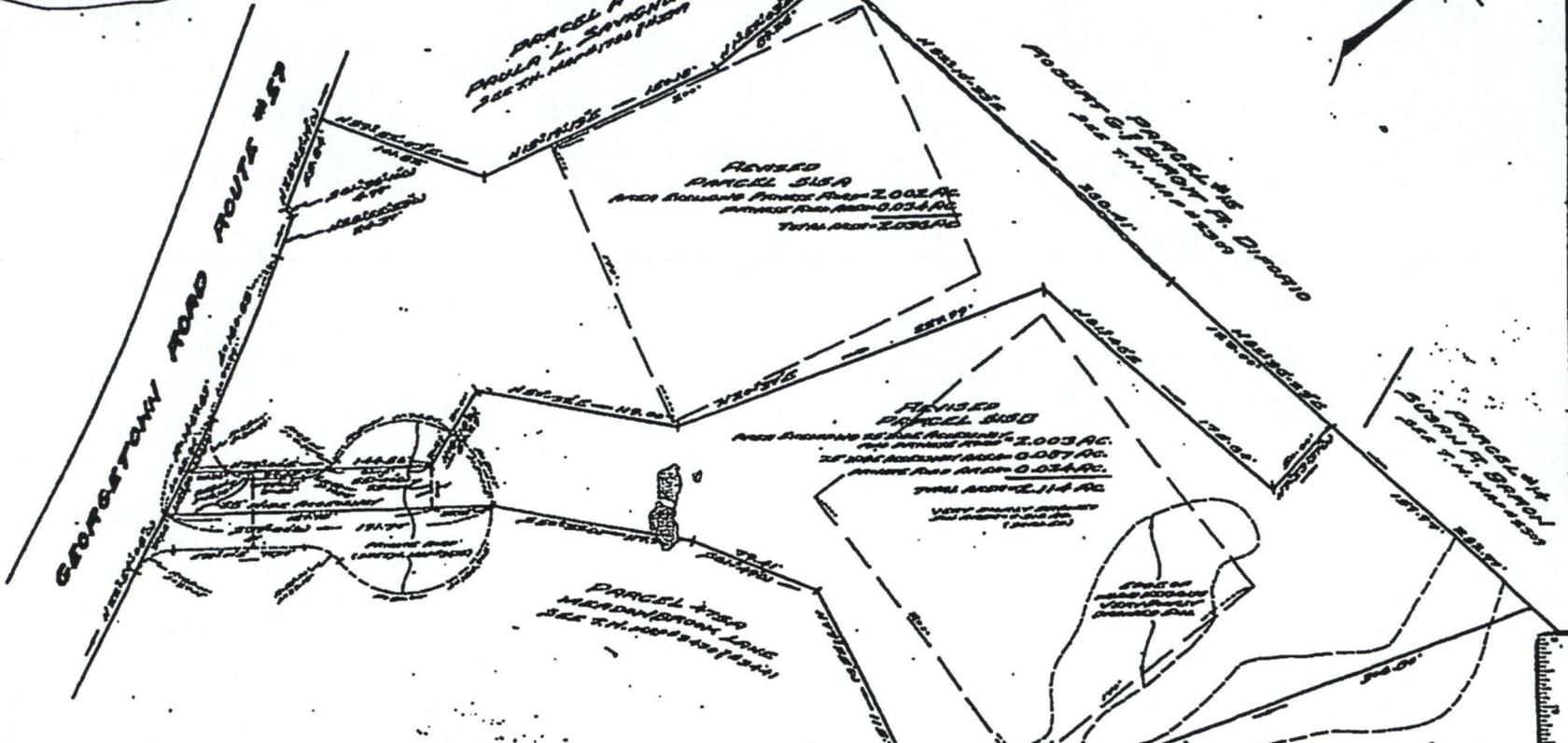
MAP OF PROPERTY
 AT
MEADOWBROOK LANE
 WESTON, CONNECTICUT
 SCALE: 1" = 60' JULY 30, 1996

BY LEONARD SUTTON'S
 GEORGE S. SUTTON, CIVIL ENGINEER
 CLASS "A" ACCURACY

[Signature]
 TOWN ENGINEER
 5-18-96



Map#
3443



THE YORK ENGINEER AND CONSTRUCTION OFFICE
 BEING ATTENTIVE TO THE FACT THAT THIS PLAN IS
 SUBJECT TO A RECORDING ACT AND RECORDATION IS
 REQUIRED BY THE COMMON PRACTICES OF CONSTRUCTION
 AND THE STATE OF CONNECTICUT AND THAT THE RECORDING
 OFFICE OF THE STATE OF CONNECTICUT HAS REVIEWED
 THIS PLAN AND FOUND IT TO BE IN ACCORDANCE WITH
 THE REQUIREMENTS OF THE RECORDING ACT.

[Signature]
 JOHN B. COLE, Surveyor
 1500 BROADWAY, CONN. ENGINEERING OFFICE
 WESTPORT, CT 06894

**REVISED
 MAP OF PROPERTY
 AT
 76 GEORGETOWN ROAD
 WESTPORT, CONNECTICUT**

SCALE: 1" = 40' DATE: 04/20/1990
LEONARD LAND SURVEYORS

NOTES-
 ALL PROPERTY IS LOCATED ON RESIDENTIAL ZONING N-3 DISTRICT 1 BY 1.5X
 ALL PROPERTY IS LOCATED IN THE HOME RESIDENTIAL ZONING
 DISTRICT 1.5X
 ALL MEASUREMENTS, LOCATIONS OF BUILDINGS, DIMENSIONS OR UTILITIES SHOWN HEREON
 ARE BASED UPON THE RECORDING ACT AND THE RECORDING ACT AND THE RECORDING ACT
 AND THE RECORDING ACT.

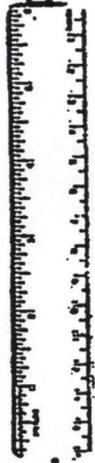
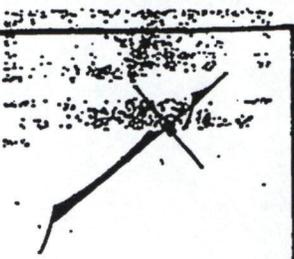
RECORDED FOR RECORD: 04/20/1990
 3:40P
 3443

THIS MAP IS THE
 ORIGINAL COPY
 OF THE RECORDING ACT
 AND THE RECORDING ACT



**CERTIFIED
 'SUBSTANTIALLY CORRECT'
 CLASS 'A' ACCURACY
 LEONARD LAND SURVEYORS
 180 POST ROAD EAST
 WESTPORT, CONNECTICUT**

[Signature]
 LEONARD LAND SURVEYORS
 180 POST ROAD EAST
 WESTPORT, CT 06894



3443

GEORGETOWN ROAD ROUTE #57

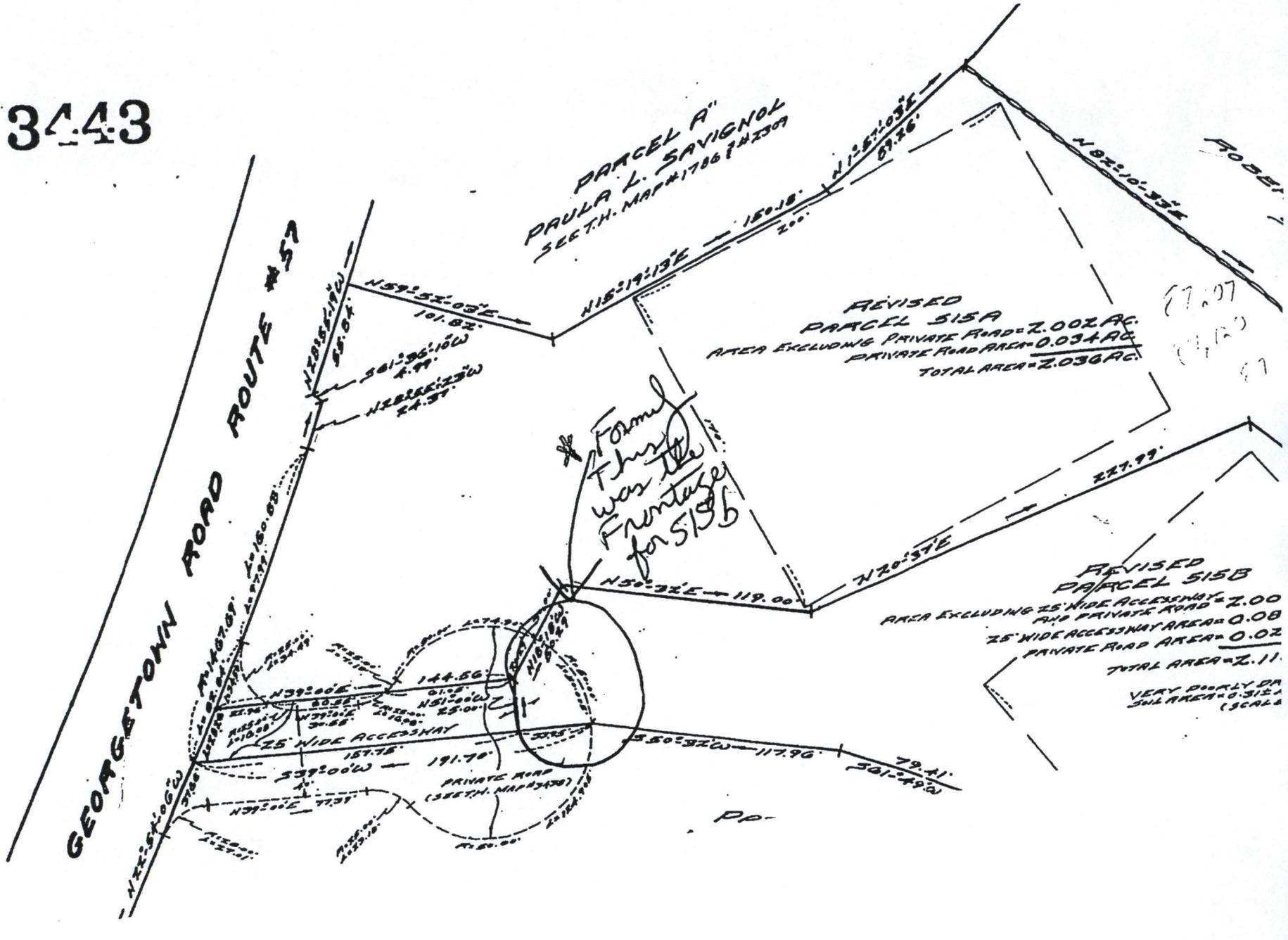
PARCEL A"
PAULA L. SAVIGNOL
SEETH. MAP #1786742309

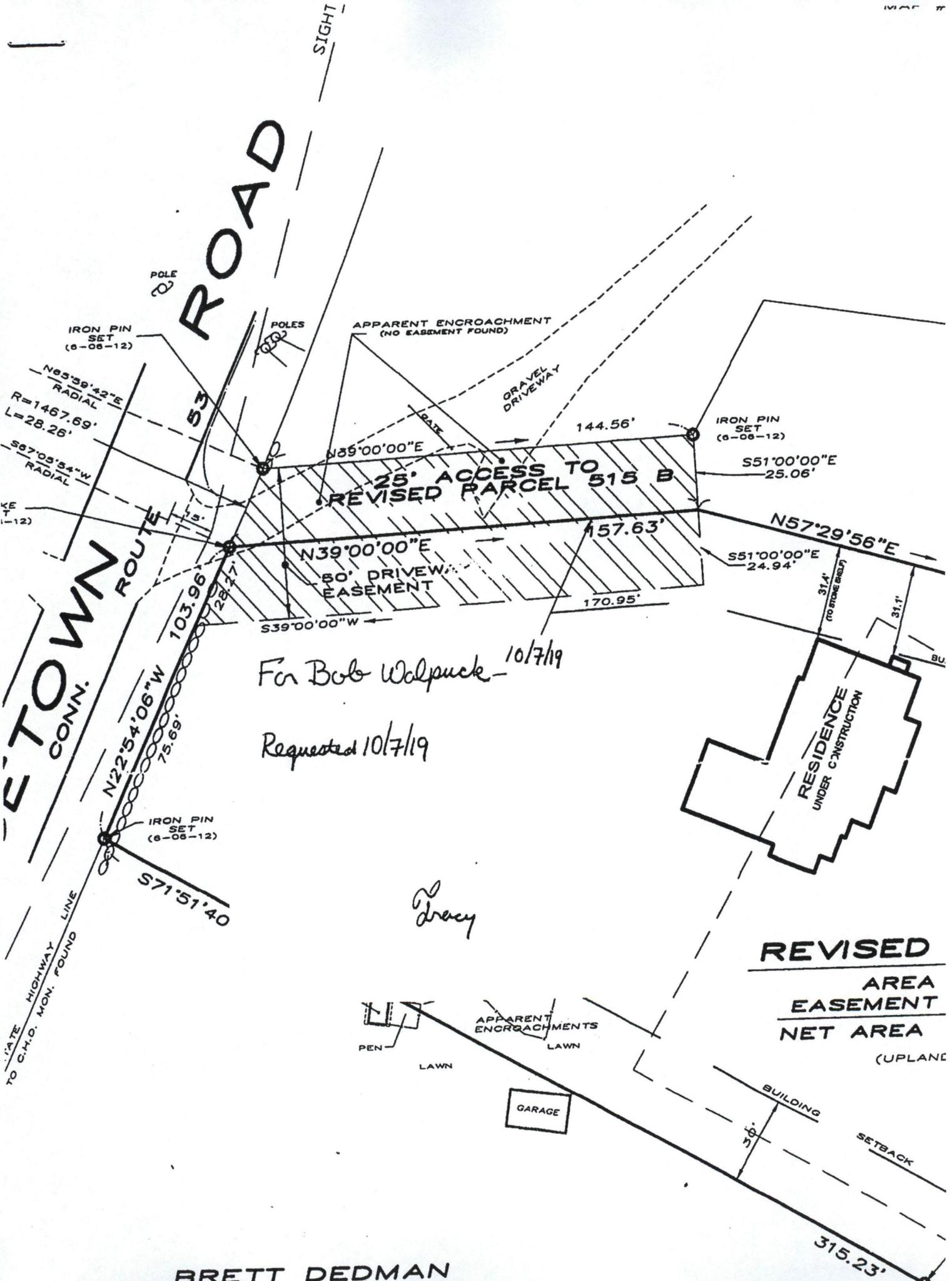
REVISED
PARCEL 515A
AREA EXCLUDING PRIVATE ROAD = 2.00 AC.
PRIVATE ROAD AREA = 0.034 AC.
TOTAL AREA = 2.036 AC.

* Found
This
was the
Frontage
for 515B

REVISED
PARCEL 515B
AREA EXCLUDING 25' WIDE ACCESSWAY = 2.00
AND PRIVATE ROAD = 0.08
25' WIDE ACCESSWAY AREA = 0.02
PRIVATE ROAD AREA = 0.02
TOTAL AREA = 2.11

VERY DUBLY DA
SUL AREA = 0.3121
(SCALE)





For Bob Walpuck - 10/7/19

Requested 10/7/19

Tracy

BRETT DEDMAN

§ 240-11 Two-Acre Residential and Farming District.

- (4) Club, subject to the terms and conditions of § 240-24.
- (5) Nursery school, subject to the terms and conditions of § 240-25.
- (6) Riding stable or academy, subject to the terms and conditions of § 240-26.
- (7) Municipal uses on lots owned by the Town of Weston, subject to the terms and conditions of § 240-27.
- (8) Regulated home occupation, subject to the terms and conditions of § 240-28.
- (9) Museum/art gallery, subject to the terms and conditions of § 240-29.
- (10) Farmers' market, subject to the terms and conditions of § 240-30.
- (11) Parks and playgrounds, subject to the terms and conditions of § 240-31.

D. Minimum lot area: two acres.

✶ E. Minimum lot dimensions. The shape of each lot shall be such that a rectangle 170 feet by 200 feet can be contained within its horizontal boundaries. No part of any dwelling or principal building shall be erected at a point where the lot width is less than 170 feet. Each lot shall have frontage on a road or highway, as defined herein, of at least 170 feet, except as follows:

- (1) Where a lot fronts on a permanent turnaround no frontage of less than 50 feet shall be permitted.
- (2) One lot with a minimum frontage of 25 feet, or two adjacent lots each with a minimum frontage of 25 feet, shall be permitted between any two other lots each with a minimum of 170 feet of road frontage.
- (3) Access to two lots which would otherwise be served by adjacent twenty-five-foot wide accessways may be served by a common private right-of-way which is a minimum of 30 feet in width and has at least 30 feet of road frontage, where access is provided in the form of a joint travel path at least 16 feet in width and centered on the common property line. Acreage involved in the thirty-foot common right-of-way may not be counted as acreage toward the minimum lot dimension.

see map 34-38, FORMERLY Lot 515b had frontage

F. Minimum setback requirements. No structure shall extend less than 50 feet from the front lot line or 30 feet from any side or rear lot line. Notwithstanding the foregoing:
[Amended 5-26-2011]

- (1) In the case of a flag lot, no structure shall extend less than 30 feet from any lot line; and

Lot, flag A lot which has NO frontage on any road, except for a single access way not to exceed 25' in width, or a shared right of way not to exceed 30' in width,

Tonight's P&Z agenda. Please include this as well as the previously sent 5 items (sent by separate emails) in the record. Thanks.

Inbox



Bob Walpuck

Mon, May 4, 3:49 PM (18 hours ago)

to tkulikowski, Jonathan, cspaulding, snestor, Stephan, tvonroservinge, mreiner, sschlechter, jsmith, hcharlesworth, David, Ken, Saltzman, Wolf, skorsh, Herlitz, I

1. The permit has already expired. A new hearing w/ the requisite notice to All is Required. I understand that multiple neighbors have not received notice of tonight's meeting. On what basis can P&Z have a meeting without notifying the neighbors??
- >> 2. The Conservation Permit is No longer Valid. It was conveyed to a different entity without the requisite Approval of the Commission (see also #3)
- >> 3. As previously repeatedly documented, in emails sent in March and April (and previously) the Conservation permit was given to a different entity and then subsequently conveyed to Lampert in 2017 by a Legal description that was radically different from the approved description, different access, different acreage, different frontage, etc, etc. (per Map 3443 and 3444 attached). A new Conservation Permit is required. The act of subsequently deeding the lot in a different configuration from the configuration approved by the commission is a change to the lot. How is this legal??
- >> 4. Since a new Conservation Permit is required, The Planning and Zoning Commission can not just renew the already expired Zoning Permit.
- >> 5. A new Zoning Permit Application is required. The last application is more than three years old. As an aside, the Health District, also Taxpayer funded, required a new Application with the payment of an additional fee, when the septic permit expired, even though the Septic was in the same place. Here we have a new entity asking for a renewal of an expired permit, without an application or the requisite fee being paid.
- >> 6. It is well documented that The Planning and Zoning Commission can not determine matters of Title. The approved Record Map (3443 and 3444) shows a circle with access for the Three K's lot. In a legal opinion (the only one given to the town), given to the ZBA by the previous Town Attorney, the town was told to assume the existence of the right of way. The Planning and Zoning Commission can not ignore this and determine a matter of title. Especially since the legal description of The property is per record map 3443 and 3444. That is the purview of the court and Three K's is already a Defendant, in an action brought by 100 Georgetown Road, the grantee in the March 2020 deed.
- >> 7. In March of 2020, Lampert conveys the adjoining piece to a new entity, 100 Georgetown LLC, by a new description (attached). The New description does not match the description of 98 Georgetown Road, which legal description is also attached (2017 deed from Arctic to Lampert). As stated, in my previously sent and attached email the applicant has created his own nonconformity (As opposed to Three k's deed to Nicholas Klokus). This matter was correctly stated by one member of the Commission previously. If you have a conforming lot, you can not deed out the frontage, that makes it conform, to one of your neighbors and still have a conforming lot. Yet this is precisely what happened in March of 2020. How is this legal?? I certainly do not know, nor do any of the lawyers. We have been waiting to here from the Town on all of this but have heard absolutely nothing. So this is perfectly clear, I am aware that tonight's meeting is regarding 98 Georgetown Road. Although much of it will apply to 100 Georgetown Road when that finally gets heard by the Court.