



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING

7:00 P.M. TUESDAY JULY 19, 2022

COUNCIL CHAMBERS CROMWELL TOWN HALL 41 WEST STREET AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Seating of Alternates**
4. **Approval of Agenda**
5. **Public Comments**
6. **Development Compliance Officer Report:**
7. **Director of Planning and Development Report:**
8. **New Business: Accept and Schedule New Applications:**
 - a. Application #22-16: Request for a Special Permit under Section 6.11.B of the Zoning Regulations to allow for the retail sales of Cannabis and Cannabis related products at 33 Berlin Road. 6 West Ave, LLC is the Applicant and Mary Ann Marchio is the Owner.
 - b. Application #22-18: Request for a Special Permit under Section 6.11.B of the Zoning Regulations to allow for the retail sales of Cannabis and Cannabis related products at 5 Berlin Road. Bantry Bay Ventures, LLC & Michael J. Cannata are the Applicants and Michael J. Cannata is the Owner.
 - c. Application #22-19: Request for Site Plan Approval to construct a 5,000 square foot building at 5 Berlin Road. Bantry Bay Ventures, LLC & Michael J. Cannata are the Applicants and Michael J. Cannata is the Owner.
 - d. Application #22-20: Request for a Special Permit under Section 4.1 of the Zoning Regulations to construct a building within the Flood Zone at 5 Berlin Road. Bantry Bay Ventures, LLC & Michael J. Cannata are the Applicants and Michael J. Cannata is the Owner.
9. **New Business:**
10. **Public Hearings:**
 - a. Application #22-13: Request to amend Section 5.2 of the Zoning Regulations to allow for the installation of electric charging units in parking lots. Miodrag Delict, Delmic Properties, LLC is the Applicant.
 - b. Application #22-15: Request for Special Permit under Section 3.5.C.4 for a Contractor yard for vehicles, equipment, materials and/or supplies at 150 Sebeth Drive. Alvin Ravizza is the Applicant and RANDA LLC is the Owner.
11. **Commissioner's Comments:**
12. **Approval of Minutes:**
 - a. June 21, 2022
13. **Adjourn:**

RECEIVED FOR RECORD
Jul 12, 2022 11:21A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

Permit	Name of Applicant	Site Location	Type of Activity	Decision Date	Status
		P&Z 2022 Permit Report	F:\Private\CFontaine\CANDICE DOCUMENTS\Spreadsheets Tracking\IPZC Bruce's Report 2022.xlsx 2022		
22-01	PGA Tour Event	One Golf Club Road	PGA Tour from 6/20-6/26/22	3/1/2022	Approved
22-02	Bantry Bay Ventures	N/A	App to Amend Zoning Regs	4/5/2022	Approved
22-03	Gary Dayharsh	34 Shunpike Road	Site Plan Modification Facade Renovations & Parking Lot Improvements	4/19/2022	Approved
22-04	Jeff Swanson/Adelbrook Inc	60 Hicksville Road	Adelbrook Proposed Splash Pad	3/15/2022	Approved
22-05	Andrew Siminow/Mary Ann & 6 West Ave, LLC	N/A	App to Amend Zoning Regulations	3/15/2022	Withdrawn
22-06	Planning and Zoning Cannabis	N/A	App to Amend Zoning Regulations	5/5/2022	Approved
22-07	P. Craig Way (Vice President, HB Nitkin)	Cromwell Sq Shopping Center -Burlington Store	Site Plan Modification- New Burlington Store	4/19/2022	Approved
22-08	Cromwell Village Associates	150 Country Squire Road - The Landon	Site Plan Modification - Planned Multi-family Residential Dev. (The Landon)	4/19/2022	Approved
22-09	M360 Berlin Land Holdings, LLC	100 Berlin Road & 15R Christian Hill Road	App for Change to the Zone Map	5/5/2022	Approved
22-10	Town of Cromwell Public Works	161 Coles Road	Site Plan Modification- Snow Park	4/5/2022	Approved
22-11	Rodney Bitgood	419 Main Street	Temporary Event Permit (Car Show)	Admin. Approved- event on 5/27	
23-12	Timothy & Sharon Farrell	560-562 Main Street	Garage greater than 1,000 SF	6/7/2022	Approved
22-13	Miodrag Delmic	Zoning Amendment	Text to allow electric charging stations	Pending	
22-14	Cromwell Little League	9 Captain James Mann	Site plan modification for lights	6/24/2022	Approved
22-15	Alvin Ravizza	150 Sebeth Drive	App for Special Permit	Pending	
22-16	6 West Ave, LLC Andrew Simonez	33 Berlin Road	App for Special Permit for Retail Cannabis	Pending	
22-17	John Paul Golino	6 River Park Drive	App for Special Permit	Pending	
22-18	Bantry Bay Ventures, LLC c/o Amy Souchens	5 Berlin Road	App for Special Permit to establish Adult-Use Cannabis Retailer	Pending	
22-19	Bantry Bay Ventures, LLC c/o Amy Souchens	5 Berlin Road	App for Site Plan Approval	Pending	
22-20	Bantry Bay Ventures, LLC c/o Amy Souchens	5 Berlin Road	App for Special Permit-Special Flood Hazard Area Overlay District	Pending	

Memo

To: Planning and Zoning Commission
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: July 12, 2022
Re: Comments for the July 19, 2022 Meeting Agenda

- 8. New Business: Accept and Schedule New Applications:**
- a. Application #22-16: Request for a Special Permit under Section 6.11.B of the Zoning Regulations to allow for the retail sales of Cannabis and Cannabis related products at 33 Berlin Road. 6 West Ave, LLC is the Applicant and Mary Ann Marchio is the Owner.
 - b. Application #22-18: Request for a Special Permit under Section 6.11.B of the Zoning Regulations to allow for the retail sales of Cannabis and Cannabis related products at 5 Berlin Road. Bantry Bay Ventures, LLC & Michael J. Cannata are the Applicants and Michael J. Cannata is the Owner.
 - c. Application #22-19: Request for Site Plan Approval to construct a 5,000 square foot building at 5 Berlin Road. Bantry Bay Ventures, LLC & Michael J. Cannata are the Applicants and Michael J. Cannata is the Owner.
 - d. Application #22-20: Request for a Special Permit under Section 4.1 of the Zoning Regulations to construct a building within the Flood Zone at 5 Berlin Road. Bantry Bay Ventures, LLC & Michael J. Cannata are the Applicants and Michael J. Cannata is the Owner.
- 10. Public Hearings:**
- a. Application #22-13: Request to amend Section 5.2 of the Zoning Regulations to allow for the installation of electric charging units in parking lots. Miodrag Delict, Delmic Properties, LLC is the Applicant.
 - b. Application #22-15: Request for Special Permit under Section 3.5.C.4 for a Contractor yard for vehicles, equipment, materials and/or supplies at 150 Sebethe Drive. Alvin Ravizza is the Applicant and RANDA LLC is the Owner.

Attached is a map showing the location of the outside storage areas. Both areas are being leased month to month. The area adjacent to the driving is being leased by Patterson Line Construction out of Lebanon, New Jersey. The area contains a variety of trucks being used for the installation of fiber optic cable lines and storage of assorted materials. The other area is across from Joseph's Auto Body and it is being leased by Parkside Utility at 50 Sebethe Street. The area contains fiber optic cable spools and other related equipment.

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT**


Type of Activity: Retail Cannabis Establishment
(Per Section 6.11.2 of the Cromwell Zoning Regulations)
Street Address: 33 Berlin Rd. Zoning District: HB
Assessor's Parcel ID #: 00301700 Volume/Page: 726-140

Applicant's Name: 6 West Ave, LLC
Address: 6 West Ave E, Hampton CT 06424
Telephone Number (daytime): 860-952-9067
Email Address: 6 West Ave LLC@gmail.com

Property Owner's Name: Mary Ann Marchio
Address: 2 Quorn Hunt Rd West Simsbury, CT 06092

Description of Proposed Activity:
Restore vacant laundry facility to retail cannabis establishment.

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, *and with Section 13.2.d. (Sign Posting)*.


(applicant)

6-27-2022
(date)

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT**


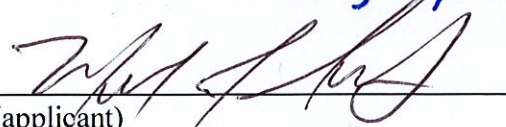
Type of Activity: Special Permit to establish Adult-Use Cannabis Retailer
(Per Section 6.11 of the Cromwell Zoning Regulations)
Street Address: 5 Berlin Road (CT Route 524) Zoning District: HB & SFHAOD
Assessor's Parcel ID #: 00095900 Volume/Page: 1136-232

Applicant's Name: Bantry Bay Ventures, LLC & Michael J. Cannata
Address: c/o Amy E. Souchuns, Esq. 147 N. Broad Street, Milford, CT 06460
Telephone Number (daytime): c/o 203-877-8000
Email Address: ASouchuns@hssklaw.com

Property Owner's Name: Michael J. Cannata
Address: 136 Nooks Hill Road, Cromwell, CT 06416

Description of Proposed Activity:
See attached.

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, *and with Section 13.2.d. (Sign Posting)*.

 6/27/22
(applicant) Bantry Bay Ventures LLC (date)
 6/27/2022
(applicant) (date)

Application # 22-19

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Adult-Use Cannabis Retailer
Street Address: 5 Berlin Road (CT Route 524)
Volume/Page: 1136-232 PIN #: _____

Applicant Name: Bantry Bay Ventures, LLC & Michael J. Cannata
Address: c/o Amy E. Souchuns, Esq. 147 N. Broad Street
Milford, CT 06460
Telephone: c/o 203-877-8000 (day) c/o 203-877-8000 (evening)
Email Address: ASouchuns@hssklaw.com

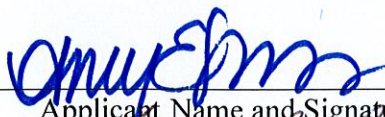
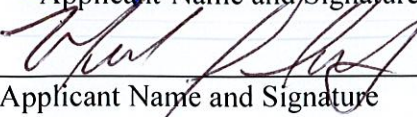
Property Owner Name: Michael J. Cannata
Address: 136 Nooks Hill Road
Cromwell, CT 06416

Attached:

- ☒ Application fee.
☒ Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations. **(8 full size & 15 reduced size per Director)**

1. Is any part of the site within 500' of an adjoining town? ☒ Yes ☐ No
2. Will this project require an Inland Wetlands Agency permit? ☒ Yes ☐ No
if yes, have you obtained it? ☒ Yes ☐ No
3. Will this project require a DEP Stormwater Management Permit? ☐ Yes ☒ No
if yes, have you applied for it? ☐ Yes ☒ No
4. Will this Project Require an STC Permit? ☐ Yes ☒ No
if yes, have you submitted a copy of the plans to the STC? ☐ Yes ☒ No
5. Does the parking comply with the handicapped parking requirements as set forth in current version of the State Building Code? ☒ Yes ☐ No

I hereby certify that the information presented above is correct to the best of my knowledge.

 Atty for Bantry Bay Ventures LLC
Applicant Name and Signature

Applicant Name and Signature

6/27/22
Date
6/27/2022
Date

22-20

Town of Cromwell
Planning and Zoning Commission

APPLICATION FOR SPECIAL PERMIT
SPECIAL FLOOD HAZARD AREA OVERLAY DISTRICT

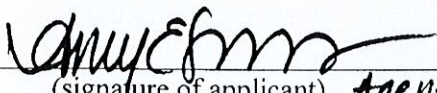
Description of Activity: Special Permit to construct new building & related parking/site improvements
Street Address: 5 Berlin Road (CT Route 524) Zoning District: HB & SFHAOD
Parcel ID #: 00095900 Volume/Page: 1136-232

Applicant's Name: Bantry Bay Ventures, LLC & Michael J. Cannata
Address: c/o Amy E. Souchuns, Esq. 147 N. Broad Street, Milford, CT 06460
Telephone Number (daytime): c/o 203-877-8000
Email Address: ASouchuns@hssklaw.com

Property Owner's Name: Michael J. Cannata
Address: 136 Nooks Hill Road, Cromwell, CT 06416

Description of Proposed Activity:
See attached.

"I have read and I am familiar with the Cromwell Zoning Regulations Article 4.2 ("Special Flood Hazard Area Overlay District"), Article 8.7 ("Special Permit Application Procedures"), Article 8.10.G ("Notification of Abutting Property Owners") and Article 8.10.H ("Public Hearing Sign Posting Requirements"). An "Impact Statement" per Section 9.4.A is attached."


(signature of applicant) *Agent for Bantry Bay*
Amy E. Souchuns
(printed name of signer)

7/12/22
(date)

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

AMENDED LEGAL NOTICE

The Town of Cromwell Planning and Zoning Commission will hold a Public Hearing on Tuesday July 19, 2022 at 7:00 p.m. in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #22-13: Request to amend Section 5.2 of the Zoning Regulations to allow for the installation of electric charging units in parking lots. Miodrag Delict, Delmic Properties, LLC is the Applicant.
2. Application #22-15: Request for Special Permit under Section 3.5.C.4 for a Contractor yard for vehicles, equipment, materials and/or supplies at 150 Sebethe Drive. Alvin Ravizza is the Applicant and RANDA LLC is the Owner.

At this hearing interested persons may appear and be heard and written testimony received. This application is available for public inspection in the office of the Town Planner.

Alice Kelly
Chairman

Dated in Cromwell, Connecticut this the 29TH day of June 2022.

Application# 22-13

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION**

APPLICATION FOR AMENDMENT TO THE ZONING REGULATIONS

Name: Miodrag Delmic, Delmic Properties, LLC
Address: 30 Fieldstone Court
Cheshire, CT 06410
Telephone: 860-604-5352 Email: mdelmic@yahoo.com

A. Request to Change an Existing Regulation:

1. Current Article Number: N/A

2. Current Regulation wording (attach if necessary):
N/A

3. Proposed Change wording (attach if necessary):
To add a new section to Section 5.2 Off-Street Parking and Loading to allow for the installation
and use of Electric Vehicle Supply Equipment in accordance with the attached proposed regulation

B. Request to Create a New Regulation:

1. Suggested Article Number: 5.2.P Electric Vehicle Supply Equipment

2. Zoning District(s) to be Affected by New Regulation: In all zones that permit commercial development

3. Wording of New Regulation (attach if necessary):

please see the attached regulation draft proposal

C. Reason for Proposed Change or New Regulation:

please see the attached narrative

(Applicant)

(date)

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
APPLICATION FOR SPECIAL PERMIT**

Type of Activity: Outside storage
(Per Section #8 of the Cromwell Zoning Regulations)
Street Address: 150 Sebeth Drive Zoning District: IND
Assessor's Parcel ID #: 00384600 Volume/Page: 1666/142

Applicant's Name: Alvin Ravizza
Address: 42 Skyview Drive, Berlin, CT 06037
Telephone Number (daytime): 860-280-4542
Email Address: RAVIZZA9@AOL.COM

Property Owner's Name: RANDA LLC
Address: 42 Skyview Drive, Berlin, CT 06037

Description of Proposed Activity:
Outside storage within lease areas as shown on Site Plan

I certify that I have read and I am familiar with the Cromwell Zoning Regulations that pertain to this type of Special Permit activity, *and with Section 13.2.d. (Sign Posting)*.


(applicant)

6-16-22
(date)

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
7:00 PM THURSDAY, JUNE 21, 2022
COUNCIL CHAMBERS CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Ann Grasso, Ken Rozich, Nick Demetriades and Chris Cambareri

Absent: Paul Cordone, Brian Dufresne, Robert Donohue and John Keithan

Also present: Director of Planning and Development Stuart Popper and Zoning Enforcement Officer Bruce Driska

1. **Call to Order:** The meeting was called to order by Chairman Alice Kelly at 7:00 PM.

2. **Roll Call:**

The presence of the above members was noted.

3. **Seating of Alternates:**

No alternates were seated.

RECEIVED FOR RECORD
Jun 30, 2022 10:11A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT



4. **Approval of Agenda:**

Mr. Popper said he would like to amend the agenda to add Application #22-15 Request for Special Permit for Outside Storage at 150 Sebethe Drive. Alvin Ravizza is the Applicant and RANDA LLC is the Owner. He asked the commission to accept the application this evening and schedule it to be heard at the Tuesday July 19, 2022 meeting.

Michael Cannata made a motion to accept Application #22-15 to be heard on Tuesday, July 19th. Seconded by Ann Grasso. *All in favor, Motion passed.*

5. **Public Comments:**

There were no public comments

6. **Development Compliance Officer Report:**

Mr. Driska said the tall grass at the Friendly's site and the former Red Lion has been recently mowed. He said Dollar General corporate was notified regarding the Dollar General on Main Street because their contractor wasn't responsive about the grass being cut which has been taken care of.

Chairman Alice Kelly asked about the tall grass across from the Sunoco station. Mr. Driska said the area is exempt from blight because it is not a residence or a corner building lot.

Mr. Driska said he spoke with the new property owner at 37 Coles Road regarding the previous blight issues. He said the new owner has cleaned up the front yard and expects to demolish the existing house and build new.

7. Director of Planning and Development Report:

Mr. Popper said he has been having serious discussions about developing commercial properties that have been for sale for many years in the Town. He said there has been conversations about a possible medical office building and a small new warehouse building.

Mr. Popper suggested that the PZC to meet once in July on Tuesday, July 19th. He said at that meeting, Application #22-15 will be heard, and other applications may be accepted. Mr. Popper said the effective date of the new regulations for special permits for the retail sales of adult use cannabis is June 27, 2022. He said any applications submitted from that date on will be accepted at the Tuesday, July 19, 2022 meeting.

Ann Grasso asked Mr. Popper where the new electric charging stations will be located in the Community Field Road parking lot. Mr. Popper said the initial thought was that they would be located in the rear of the lot closer to the former train station facility. He explained that the location may change depending on the consultant's recommendations.

Ann Grasso asked Mr. Popper is solar power is an option. Mr. Popper said we would look at that once the consultant has been hired.

Ann Grasso asked Mr. Popper about the status updated business list. Mr. Popper said he would work on it. He said the only new business that has recently opened is therapy office next to the tattoo shop in the former Glen Johnson realty building.

8. New Business: Accept and Schedule New Applications:

Mr. Popper asked the commission to accept and schedule to be heard on July 19, 2022 Application #22-15 Request for Special Permit for Outside Storage at 150 Sebethe Drive. Alvin Ravizza is the Applicant and RANDA LLC is the Owner.

Michael Cannata made a motion to accept Application #22-15 and schedule it to be heard on Tuesday July 19th. Seconded by Ann Grasso. *All in favor, Motion passed.*

9. New Business:

a. Application #22-14 Request for a Site Plan Modification to install lights at Henderson Field at 9 Captain James Mann Memorial Field Drive. Cromwell Little League is the Applicant and the Town of Cromwell is the Owner.

Mr. Scott Brown from 9 Horse Run Hill Cromwell said he is representing the Cromwell

Little League. He said they are proposing to install four (4) sixty (60) foot high light poles at Henderson Field. Mr. Brown said two of the lights will be in the infield at first base and third base, and the other two lights will be in the outfield. He said 10:00PM will be the latest time the Cromwell Little League will complete a game and the lights will be on.

Chairman Alice Kelly asked Mr. Brown how the lights will affect the house near the baseball field. He said the lights will have very little effect because they are LED lights. Mr. Driska said it is a photometric plan and the lights will not go off the field into other areas. Mr. Brown said the lights are shielded and the lights will only be on when they are being used at a ballgame.

Ken Rozich said the lights at Henderson Field are long overdue and thinks they would be a great benefit to the town and the Little League. Chris Cambareri said he agreed. Ann Grasso asked if any precautions will be taken for the birds that rest on lights. Mr. Brown said he will speak with the lighting company about this concern.

Michael Cannata made a motion to approve Application #22-14 Request for a Site Plan Modification to install lights at Henderson Field at 9 Captain James Mann Memorial Field Drive. Cromwell Little League is the Applicant and the Town of Cromwell is the Owner. Seconded by Ken Rozich. *All in favor, Motion passed.*

b. Discussion and Adoption of the Town of Cromwell Affordable Housing Plan. Mr. Robert Collins, Principal Planner at SLR International Consulting in Cheshire gave a summary of the Affordable Housing Plan to the commission. He said ten other towns have worked RiverCOG have adopted their Affordable Housing Plans.

Mr. Collins asked the commission if they had any questions. Chairman Alice Kelly discussed concerns she has about the implementation of the Plan objectives, strategies and action steps and who will pay for them. She spoke about her experience in getting the town to implement the recommendations of the 2012 Plan of Conservation and Development.

The commission members and Mr. Collins and Mr. Popper discussed the purpose of the plan and the implementation of the plan.

Michael Cannata noted that the Housing Plan is not a mandate it is more a series of recommendations. Nick Demetriades said he did not have a problem with the Affordable Housing Plan, but had concerns with some of the implementation and who would oversee the implementation. They discussed the establishment PZC subcommittee versus a new Housing Committee to implement the plan. Mr. Popper spoke in favor of a Housing Committee noting they could be the champions of the plan and get more town residents involved.

Mr. Collins said Cromwell is fortunate to have such a diverse housing stock and spoke about tasks that would not cost money such as informing realtors and the public in general about such things as CHFA mortgages for first time homeowners.

Ann Grasso asked Mr. Popper if he sees this implementation of the recommendations has something he and staff can manage.

Mr. Popper said he sees the implementation of the plan as a long-term effort by the planning department working in conjunction with other town departments and committees. Ann Grasso said she wants to see and would like more people to know about the Affordable Housing Plan.

Mr. Popper said the creation of a new Housing committee would bring citizens to the forefront who are interested in being champions of this cause and give them a venue to promote the Plan.

Michael Cannata made a motion to approve the Adoption of the Town of Cromwell Affordable Housing Plan Seconded by Chris Cambareri. *All in favor, Motion passed.*

10. Commissioner's Comments:

There were no comments.

11. Approval of Minutes:

a. April 19, 2022

Michael Cannata made a motion to accept the minutes on April 19, 2022. Seconded by Nick Demetriades. *All in favor, Motion passed.*

b. May 5, 2022

Michael Cannata made a motion to accept the minutes on April 19, 2022. Seconded by Nick Demetriades. *All in favor, Motion passed.*

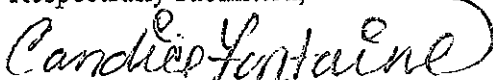
c. June 7, 2022

Michael Cannata made a motion to accept the minutes on April 19, 2022. Seconded by Nick Demetriades. *All in favor, Motion passed.*

12. Adjourn:

Mike Cannata made a motion to adjourn at 8:23 PM. *All in favor, Motion passed.*











Respectfully submitted,

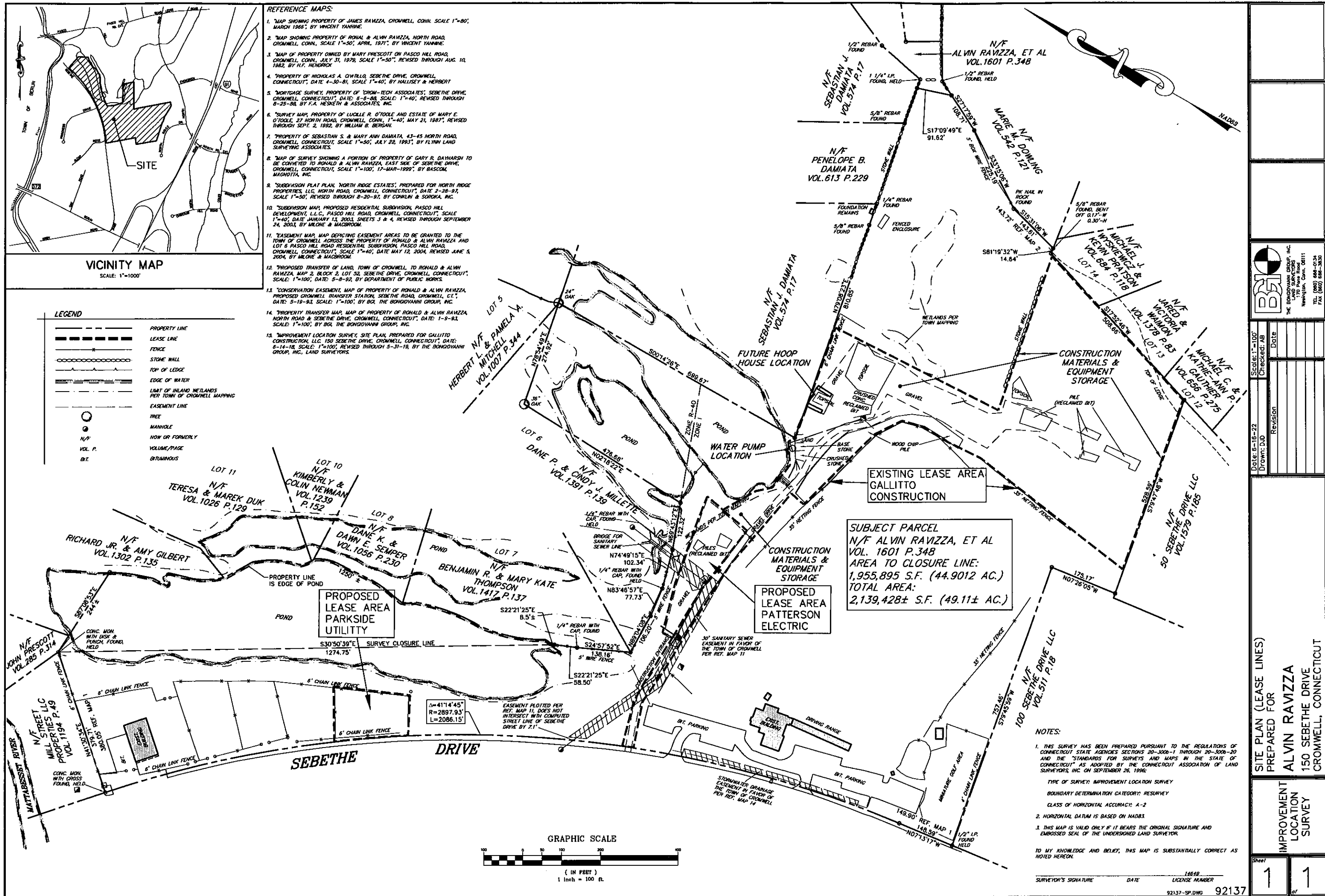


Candice Fontaine
Recording Clerk



- LEGEND**

- | | |
|---|---|
|  | PROPERTY LINE |
|  | LEASE LINE |
|  | FENCE |
|  | STONE WALL |
|  | TOP OF LEDGE |
|  | EDGE OF WATER |
|  | LIMIT OF INLAND WEEDLANDS
PER TOWN OF ORWELL MAPPING |
|  | EASEMENT LINE |
|  | TREE |
|  | MANHOLE |
| N/A | NOW OR FORMERLY |
| VOL. P. | VOLUME/PAGE |
| B.T. | BITUMINOUS |



NOTES

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996;

TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY

BOUNDARY DETERMINATION CATEGORY: RESURVEY

CLASS OF HORIZONTAL ACCURACY: A-2

2. HORIZONTAL DATUM IS BASED ON NAD83

3. THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE UNDERSIGNED LAND SURVEYOR.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

SURVEYOR'S SIGNATURE DATE LICENSE NUMBER 14619

BGI

THE BONGIOVANNI GROUP, INC.
LAND SURVEYORS
170 Pease Road
Newington, Conn. 06111

TEL. (860) 698-0134
FAX (860) 698-3830

[illegible]

**SITE PLAN (LEASE LINES)
PREPARED FOR
ALVIN RAVIZZA
150 SEBETHE DRIVE
CROMWELL, CONNECTICUT**

IMPROVEMENT LOCATION SURVEY

Sheet 1 of 1