



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

THURSDAY, APRIL 1, 2021 – 7:00 P.M.

RECEIVED

2021 MAR 29 P 12:25

TOWN CLERK'S OFFICE  
NORTH STONINGTON CT

**THE MEETING WILL BE HELD VIA ZOOM**

Public will be able to attend the meeting by calling in through Zoom. Please call **1 646 558 8656**, then enter **Meeting ID: 828 6073 5040**. Public will be able to listen to the meeting and will be able to comment at the end of the meeting under public comment.

**AGENDA**

1. **CALL MEETING TO ORDER:**
2. **ROLL CALL:**
3. **ADDITIONS TO THE AGENDA:**
4. **PUBLIC COMMENT:**
5. **PUBLIC HEARINGS:**

TX AM #21-015 (*Text Amendment*) Application of North Stonington Business Park, LLC, c/o Salvatore E. Cherenzia, IV, 99 Mechanic Street, Pawcatuck, CT 06379 requesting a text amendment to allow by Site Plan approval in the Highway Commercial Zoning District, the uses of Recreational Campground, Recreation Facility Indoor & Outdoor & Recreational Vehicle Park, Luxury on parcels containing a minimum lot size of 50 acres. (*PH scheduled to open on 04/01/21; Commission received on 03/04/21 & Commission must act on or by 05/05/21*)

6. **PENDING APPLICATIONS:**

TX AM #21-015 (*Text Amendment*) Application of North Stonington Business Park, LLC, c/o Salvatore E. Cherenzia, IV, 99 Mechanic Street, Pawcatuck, CT 06379 requesting a text amendment to allow by Site Plan approval in the Highway Commercial Zoning District, the uses of Recreational Campground, Recreation Facility Indoor & Outdoor & Recreational Vehicle Park, Luxury on parcels containing a minimum lot size of 50 acres.

7. **PLANNING ISSUES & DISCUSSION:**

8. **SENIOR PLANNER & ZONING OFFICIAL'S REPORT/ISSUES:**

- a. ZEO Activity Report/March
- b. **Note Pending: PETITION NO. 1443** - SR North Stonington, LLC petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a 9.9-megawatt AC solar photovoltaic electric generating facility on five parcels located north and south of Providence New London Turnpike (State Route 184), west of Boombridge Road and north of Interstate 95 in North Stonington, Connecticut, and associated electrical interconnection.

9. **NEW APPLICATIONS:**

SPL #21-028 (*Site-Plan*) Application of Ms Beer Haven LLC, c/o Philipp Baumann, 622 Pendleton Hill Rd., N. Stonington, CT 06359 for site-plan approval for a proposed Farm Nano-Brewery Use to be located & operated within

an existing Barn/Out-Bldg. on existing farm for Commercial Beer Sales only. No on-site consumption of beer proposed, on property located at 622 Pendleton HI Rd in an R80 Zone. Tax Map #72, Lot #6436

**10. OLD BUSINESS:**

**11. NEW BUSINESS:**

**12. REVIEW MINUTES:** Review minutes of Regular Meeting of 03/11/21

**13. ADJOURNMENT:**

Louis E. Steinbrecher, Chairman



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

**REGULAR MEETING**

**THURSDAY, MARCH 11, 2021 - 7:00pm**

**VIA ZOOM**

**DRAFT MINUTES**

RECEIVED

2021 MAR 17 P 1:26

TOWN CLERKS OFFICE  
NORTH STONINGTON CT

1. **CALL MEETING TO ORDER:** Chairman Louis Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, March 11, 2021 at 7:03 p.m.

**COMMISSIONERS PRESENT:** Louis Steinbrecher, Chairman, Wayne Wilkinson, Pat Lewis, Mark Leonard, Ed Learned and Robert Kappes (Alternate)

**COMMISSIONERS ABSENT:** Jennifer Pensa (Alternate)

**STAFF PRESENT:** Planning, Development & Zoning Official Juliet Hodge, Administrative Assistant Cheryl Konsavitch and Town Attorney, Robert Avena

2. **ADDITIONS TO THE AGENDA:** None

3. **PUBLIC COMMENT:** None

4. **SENIOR PLANNER & ZONING OFFICIAL'S REPORT/ISSUES:**

**Note Pending:** **PETITION NO. 1443** - SR North Stonington, LLC petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a 9.9-megawatt AC solar photovoltaic electric generating facility on five parcels located north and south of Providence New London Turnpike (State Route 184), west of Boombridge Road and north of Interstate 95 in North Stonington, Connecticut, and associated electrical interconnection.

Attorney's Kenneth Baldwin & Jon Schaefer of Robinson & Cole were present along with Peter Candelaria, Morgan Day, and Ali Weaver of Silicon Ranch.

A. Weaver went over the project details and the lay out of the solar panels along with the benefits of the solar project stating there would be 60-70 employees on site and they would hire locally. Other members of the team also spoke during the presentation.

K. Baldwin stated this project falls under the Siting Council's jurisdiction and a Public Hearing is not required.

The Commission asked questions pertaining to the cutting of trees, and the location of the panels, preferably in an area that is already cleared such as the gravel pit.

R. Avena went over the legal guidelines for the Commission and public.

Chairman Steinbrecher asked if anyone from the public had any questions or comments. The following people spoke:

Mike Urgo, 1<sup>st</sup> Selectman, Henry & Catherine Maxwell, Carolyn Howell, Ryan Mason, Madeline Jeffery, Shawn Murphy, Mark Grigg, Gary Annino, Barbara Campagna, and Kerri Perez.

Some members of the public asked if a site-walk was possible and Atty. Baldwin stated he would arrange look into arranging one.

**5. ELECTION OF OFFICERS:**

**MOTION by M. Leonard, SECOND by P. Lewis to allow alternates to vote in the Election of Officers. MOTION CARRIED UNANIMOUSLY**

**MOTION by W. Wilkinson, SECOND by R. Kappes to nominate Lou Steinbrecher for Chairman. MOTION CARRIED UNANIMOUSLY**

Lou Steinbrecher is Chairman

**MOTION by R. Kappes, SECOND by M. Leonard to nominate Wayne Wilkinson for Vice-Chairman. MOTION CARRIED UNANIMOUSLY**

Wayne Wilkinson is Vice-Chairman

**MOTION by M. Leonard, SECOND by R. Kappes to nominate Pat Lewis for Secretary. MOTION CARRIED UNANIMOUSLY**

Pat Lewis is Secretary

**6. PLANNING ISSUES & DISCUSSION:**

**7. PUBLIC HEARINGS:**

TX AM #21-015 (*Text Amendment*) Application of North Stonington Business Park, LLC, c/o Salvatore E. Cherenzia, IV, 99 Mechanic Street, Pawcatuck, CT 06379 requesting a text amendment to allow by Site Plan approval in the Highway Commercial Zoning District, the uses of Recreational Campground, Recreation Facility Indoor & Outdoor & Recreational Vehicle Park, Luxury on parcels containing a minimum lot size of 50 acres. **(NO ACTION NEEDED; PH Scheduled for 04/01/21; Commission received on 03/04/21 & PH must close on or by 05/05/21)**

**8. NEW APPLICATIONS:** None

**9. OLD BUSINESS:** None

**10. NEW BUSINESS:**

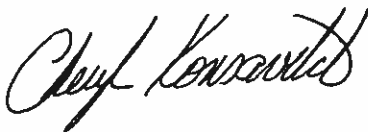
**11. REVIEW MINUTES:**

Review minutes of Regular Meeting of 03/04/21. The minutes of 03/04/21 were accepted as submitted.

**12. ADJOURNMENT:**

**MOTION by R. Kappes, SECOND by W. Wilkinson to adjourn the meeting at 9:38 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,



Cheryl Konsavitch, Administrative Assistant  
Land Use Office



Chapter 6—Commercial and Industrial Zoning Districts, Section 602.3 is amended to read as follows:

602.3 COMMERCIAL	C	HC	V C	ED	RC	I
*	*	*	*	*	*	*
Recreational Campground*(§1016)	-	<u>SPL</u>	-	-	-	SPL
Recreation Facility, Indoor* (§1017)	-	<u>SPP SPL</u>	-	SPP	SPP	SPP
Recreation Facility, Outdoor* (§1017)	-	<u>SPL</u>	-	-	SPP	-
Recreational Vehicle Park, Luxury* (§1018)	-	<u>SPL</u>	-	-	SPP	-

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\*

Chapter 10—Supplemental Regulations, Section 1016.1B is amended to read as follows:

“B. Each recreational vehicle space shall be at least 1,000 square feet and the total number of spaces shall not exceed 15 per acre of campground. No campground shall be permitted on a site of less than 25 acres, and in the HC Zone a minimum of 50 acres is required for a Recreational Campground.”

Chapter 10—Supplemental Regulations, Section 1017 D is amended to read as follows:

“D. Minimum Lot size for an Indoor and/or Outdoor Recreational Facility shall be that of the underlying Zoning District except in the HC Zone where a minimum of 50 acres is required for an Outdoor Recreational Facility.”

Chapter 10—Supplemental Regulations, Section 1018 Recreational Vehicles Park Luxury (C) shall be added to read as follows:

“C. In the HC Zone, a minimum of 50 acres is required for a Luxury Recreational Vehicle Park.”

Applicant/Owner seeks a text amendment to allow, subject to Site Plan Approval in the Highway Commercial Zoning District, the uses of Recreational Campground, Recreation Facility Indoor and Outdoor; and Recreation Vehicle Park, Luxury, provided that the minimum area for said uses in the Highway Commercial Zoning District shall be 50 acres.

Applicant/Owner is owner of property now identified as Map 112-5599 North Stonington, Connecticut comprised of 65.74 acres and an adjoining parcel described as Plat 4, Lot 3 Hopkinton, Rhode Island comprised of 4.41 acres. Both parcels being shown and delineated on a plan entitled "Existing Conditions Plan, Showing Property of Al-Jo Realty, Inc. High Street (Route 216, Plat 4/Lot 3 Hopkinton, RI, Map 305/Lot 8 – North Stonington, CT, Scale 1"=120', March 21, 2008, Cherenzia & Associates, Ltd."

The property has a substantial border along I-95 in excess of 550 feet, and its entrance is less than ½ mile from both north and south exit and entrance ramps of I-95.

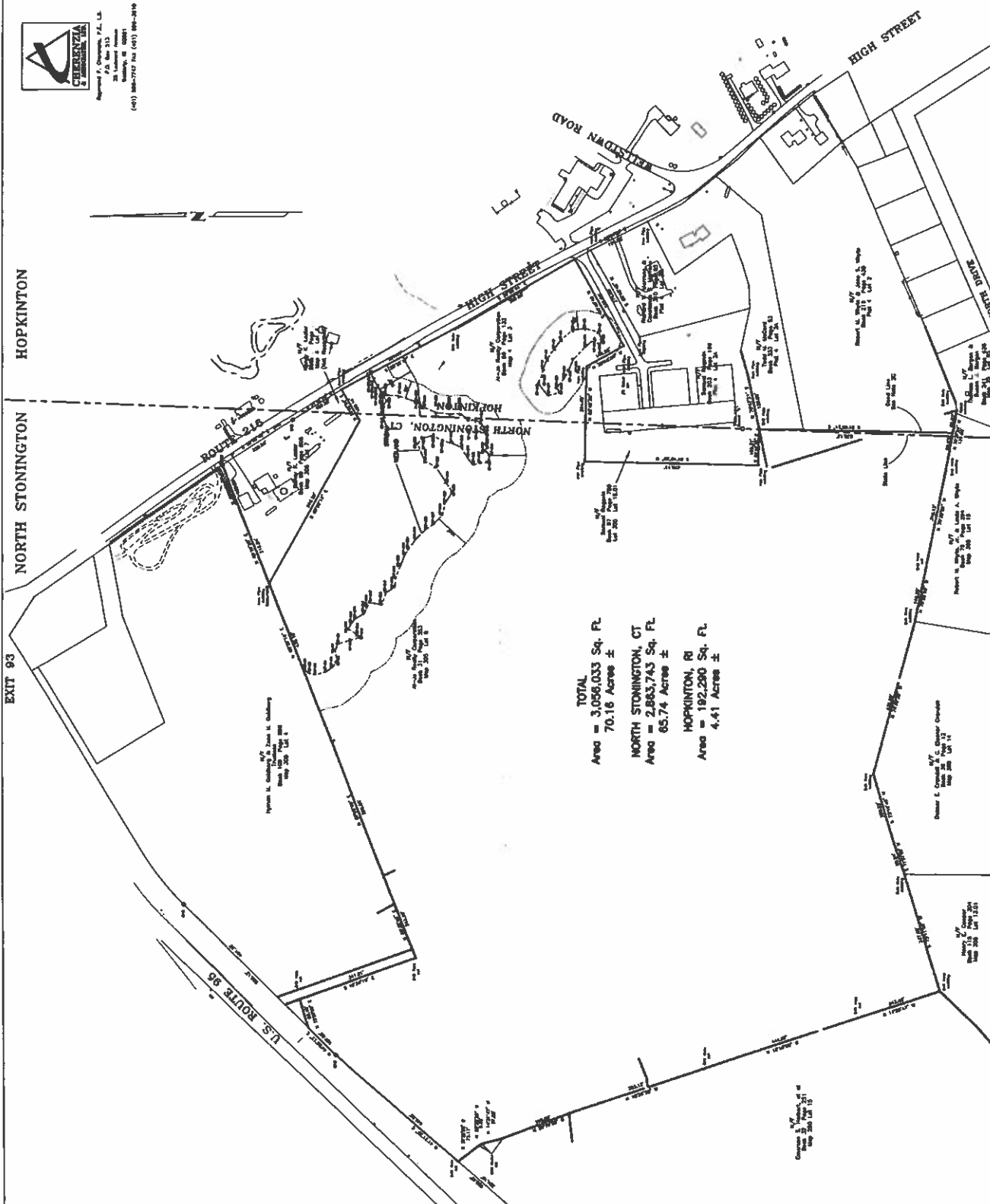
Applicant/Owner believes that the uses requested are appropriate given the location and size of its parcel. In making the request the Applicant/Owner is cognizant that such uses could be less appropriate on a substantially smaller property without the ability to provide buffers to neighboring property, if necessary.

For this reason, Applicant/Owner proposes the additional uses be permitted in the Highway Commercial Zoning District provided a minimum lot size of 50 acres is required for these uses.



Registered P. Chemist, P.A., U.K.  
P.O. Box 212  
25 Lombard Avenue  
Buckley, W. G20 0ET  
(011) 204-7747 Fax (011) 800-3010

EXIT 93 NORTH STONINGTON HOPKINTON



EXISTING CONDITIONS PLAN  
SHOWING PROPERTY OF  
AL-JO REALTY, INC.

HIGH STREET

(ROUTE 216)

PLAY 4/LOT 3 - HOPKINTON, RI  
MAP 305/LOT 8 - NORTH STONINGTON, CT

SCALE: 1" = 120' DRAWN BY: TWS

**MARCH 21, 2008**      **CHECK BY: TJL**

**CHIRONZLA & ASSOCIATES, LTD.**

**WESTERLY, RHODE ISLAND**

NO. 1  
NO. 2





Town of North Stonington  
Planning and Zoning Commission

## Application for Commission Approval

Application Number:	<u>21-028</u>	Receipt Date:	<u>3/26/21</u>	Fee:	<u>310</u>			
<input checked="" type="checkbox"/> SPL	<input type="checkbox"/> SPP	<input type="checkbox"/> MP	<input type="checkbox"/> TX/MP AM	<input type="checkbox"/> ZC	<input type="checkbox"/> CU	<input type="checkbox"/> EXP	<input type="checkbox"/> MOD SPL	<input type="checkbox"/> MOD SPP

OK#  
90

**Applicant Information:** Ms Beer Haven LLC - attn: Mr. Philipp Baumann

Name:

Mailing Address: 622 Pendleton Hill Road; North Stonington CT 06359

Contact Info:

Phone: 860-501-6637

E-mail: pbaumannjr@comcast.net

**Owner of Record:**

Name: Philipp H. & Kimberly A. Baumann

Mailing Address: 622 Pendleton Hill Road; North Stonington, CT 06359

Contact Info:

Phone: 860-501-6637

E-mail: pbaumannjr@comcast.net

**Property Location:** 622 Pendleton Hill Road; Stonington, CT 06359

**Assessor Parcel Information:**

Map: 72

Lot: 6436

**Zoning District  
of Property:**

R-80

R40 - R60 - R80 - C - HC - I - ED - RC

**Restrictive**

**Overlay Area:**

N/A - VPO - WSPO - SUO - APOA

(See Chapter 7)

N/A

**Specific Use as Listed under Specific Zoning  
District in Regulations:**

ZR 10001.3.D - Farm Nano-Brewery

**Detail of Use Requested:** Proposed Farm Nano-Brewery Use to be located and operated within existing Barn/Out-Bldg on existing farm. Proposed on-site beer brewing volume = 50 gal/week. Hops used for brewing are grown on-site. Commercial Beer Sales only. No on-site commercial consumption of beer proposed. No on-site food prep/sales is proposed. No restroom within the barn. Wastewater discharge to be directed to new on-site holding tank (to be permitted by CTDEEP) and pumped on bi-monthly schedule. Water supply to be from a new on-site drilled well dedicated to nano-brewery use.

The applicant and property owner above are applying for a Site Plan Approval as specified above and in accordance with the Zoning Regulations of the Town of North Stonington.

3-26-21

Date

[Signature]  
Signature (Applicant)

3-26-21

Date

[Signature]  
Signature (Property Owner of Record)

## **ZONING PERMIT (FOR OFFICE USE ONLY)**

**Site Plan Application #       -       is hereby certified to (    ) comply (    ) not comply with the Town of North Stonington Zoning regulations.**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature (Zoning Enforcement Officer)

**Conditions:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **Site Plan Modification**

Proposed modifications to approved site plans shall be submitted to the Zoning Enforcement Officer for review and such proposed modifications may be:

- a. approved by the Zoning Enforcement Officer if minor in nature; or
- b. submitted to the Commission for additional review if they propose major changes (i.e., additional building floor area, alteration of building location, access, drainage infrastructure, parking etc.)

### **Expiration**

Any Site Plan application under which no work is commenced (a structural portion of a building has not been erected) within twelve (12) months from the date of approval, shall expire unless the Commission shall provide for a longer time period not to exceed twenty-four (24) months from the date of approval.

All work in connection with a site plan shall be completed within five (5) years after the date of approval of the plan and failure to complete all work within such five-year period shall result in automatic expiration of the approval of such site plan unless the Commission shall have granted an extension of the time to complete work in connection with such site plan.

The Commission may grant one (1) or more extensions of the time to complete all or part of the work in connection with the site plan provided the total extension or extensions shall not exceed ten (10) years from the date of approval of such site plan

### **Certificate of Zoning Compliance (As-built)**

No building, structure, land or premises shall be occupied for use or converted to a new use until a certificate of zoning compliance has been issued by the Zoning Enforcement Officer or his designee. An application for a Certificate of Zoning Compliance shall be accompanied by plans and/or other information that comply with the requirements set forth on the Certificate of Zoning Compliance Check Sheet.

### **Surety**

Any required surety/bond shall not be released by the Commission until:

- a. the release has been requested, in writing, by the applicant;
- b. the Town Engineer has submitted a letter stating that all required improvements have been satisfactorily completed and that all conditions and requirements of the Commission's approval have been satisfied; and
- c. the applicant's engineer or surveyor has certified to the Commission, through submission of a set of detailed "Record" plans on mylar, that all improvements and other work are in accordance with submitted site plans.





Cheryl Haase <chaase@llhd.org>

3/12/2021 6:25 AM

## Re: 622 Pendleton Hill rd, North Stonington

To ms.bee.haven@comcast.net <ms.bee.haven@comcast.net> Copy  
Jr Phil Baumann <pbaumannjr@comcast.net>

Good Morning,

This project will not fall under a B100a review provided you are not adding any bathrooms or a tasting room. I'm attaching the public water screening form just in case you fall under the regulations for a public drinking well. I would also suggest you contact Department of Consumer Protection as water is used for the consumption of a product (beer), and I'm unsure of their requirements. I will get you our regional contact information for you later today. I'm in the field this morning and working from home this afternoon my cell is 860-214-0776 if you have any questions.

Regards,  
Cheryl Haase  
Environmental Technician  
Ledge Light Health District  
216 Broad Street, New London  
Office: (860) 448-4882 ext. 1313  
Direct: (860) 910-0399  
Fax: (860) 448-4885



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**From:** [ms.bee.haven@comcast.net](mailto:ms.bee.haven@comcast.net) <[ms.bee.haven@comcast.net](mailto:ms.bee.haven@comcast.net)>  
**Sent:** Wednesday, March 10, 2021 4:09 PM  
**To:** Cheryl Haase <[chaase@llhd.org](mailto:chaase@llhd.org)>  
**Cc:** Phil Baumann, Jr <[pbaumannjr@comcast.net](mailto:pbaumannjr@comcast.net)>  
**Subject:** Re: 622 Pendleton Hill rd, North Stonington

Cheryl,  
Thanks for getting back to me today.  
Attached is the plot plan that my engineer put together.  
Thanks again,

Philipp H. Baumann, Jr.  
860-501-6637

On 12/15/2020 12:51 PM Cheryl Haase <[chaase@llhd.org](mailto:chaase@llhd.org)> wrote:

## Re: Well instalations

To Naomi Siravo <naomi.siravo@ct.gov> Copy Amanda Valden <amanda.valden@ct.gov> •  
PHIL BAUMANN <pbaumannjr@comcast.net>

---

Good Morning Naomi,

Thank you for the information - I wasn't sure if DCP required anything from breweries, now I know.



Regards,  
Cheryl Haase  
Environmental Technician  
Ledge Light Health District  
216 Broad Street, New London  
Office: (860) 448-4882 ext. 1313  
Direct: (860) 910-0399  
Fax: (860) 448-4885



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**From:** Siravo, Naomi <Naomi.Siravo@ct.gov>  
**Sent:** Friday, March 19, 2021 8:48 AM  
**To:** Cheryl Haase <chaase@llhd.org>  
**Cc:** Valden, Amanda <Amanda.Valden@ct.gov>; PHIL BAUMANN <pbaumannjr@comcast.net>  
**Subject:** Well instalations

Hi Cheryl-

I was talking with my supervisor Ms. Amanda Valden about the well installation for Mr. Paul Baumann; our department does not deal with well installations and we do not get involved with breweries usually. I am not sure where to send Mr. Baumann for help in the matter, I tried to do some research for him but came to a dead end. Here is a link that Ms. Valden has sent me:

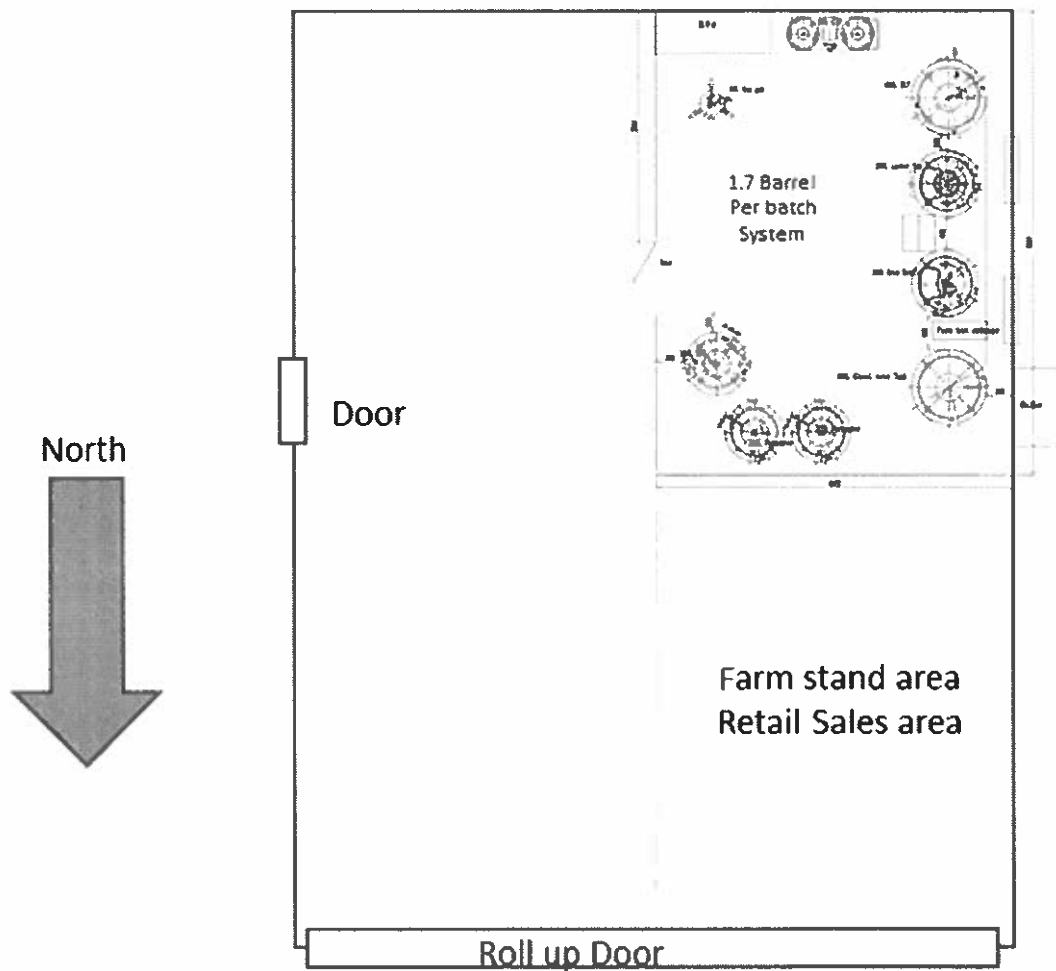
<https://portal.ct.gov/DPH/Drinking-Water/DWS/Public-Water-System-Lists>

Best regards,  
Naomi Siravo  
STATE OF CT DEPT. OF CONSUMER PROTECTION  
860-713-6184

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- Outlook-jmjzgydr.png (36 KB)

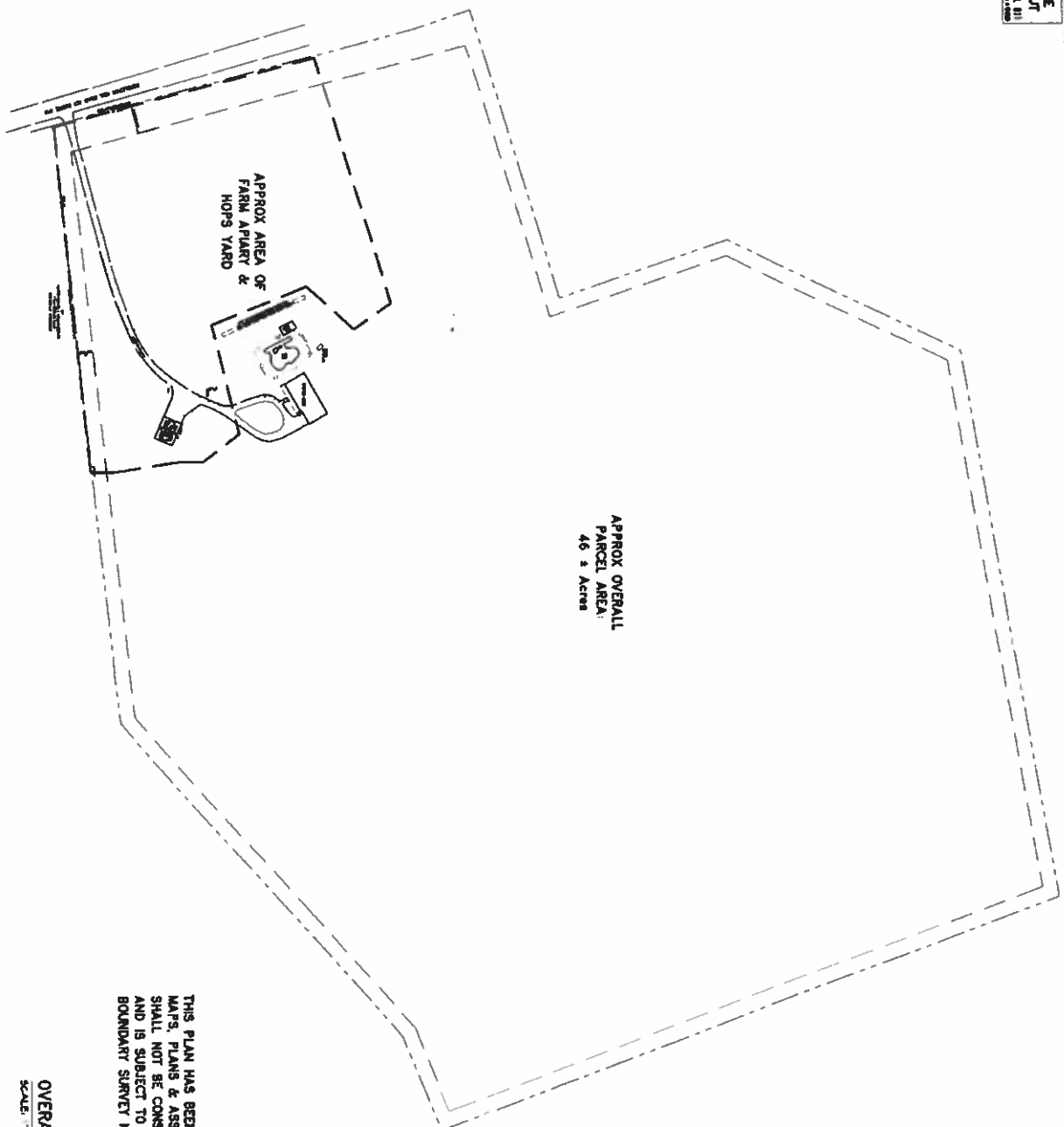
# Baumann Barn Farm Nano-Brewery











THIS PLAN HAS BEEN COMPILED FROM OTHER  
MAPS, PLANS & ASSESSOR INFORMATION AND  
SHALL NOT BE CONSTRUED AS A BOUNDARY SURVEY  
AND IS SUBJECT TO CHANGE AS A MORE ACCURATE  
BOUNDARY SURVEY MIGHT DISCLOSE.

OVERALL PARCEL MAP  
SCALE: 1" = 60' 0" 20' 40' 60' 80'  
NORTH

<b>OVERALL PARCEL MAP</b> APPLICANT: <b>MS BEER HAVEN LLC</b> PROPERTY OF: <b>PHILIPP H. &amp; KIMBERLY A. BAUMANN</b> FOR PROPERTY LOCATED AT: 422 FORTLETON HILL ROAD (CONN. ROUTE 49) ZONE: R-30 N 72 / 804 / 136 & 136A 1D 20000000 & 20000001 TOWN OF NORTH STORBRIDGE - NEW LONDON COUNTY - CONNECTICUT		SHEET 2 OF 2 <b>C-02</b> Date: MARCH 2001 Project: 110214	DESIGNER: <b>EDWARD H. WENKE III, PE</b> CIVIL - STRUCTURAL ENGINEER Licensed in: Connecticut, New York, Rhode Island, Maine Northampton, Maryland, Pennsylvania, Illinois, California P.O. Box 646 NORTON, MA 01944 Ph: 508.489.1628 Email: ewenke@edwardh.com	REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>A</td> <td>Revised title block</td> <td>03/01/01</td> </tr> <tr> <td>B</td> <td>Added north arrow</td> <td>03/01/01</td> </tr> <tr> <td>C</td> <td>Added title block</td> <td>03/01/01</td> </tr> </table>	NO.	DESCRIPTION	DATE	A	Revised title block	03/01/01	B	Added north arrow	03/01/01	C	Added title block	03/01/01
NO.	DESCRIPTION	DATE														
A	Revised title block	03/01/01														
B	Added north arrow	03/01/01														
C	Added title block	03/01/01														

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That E. ORRIN MAINE, JR., of Nashua, New Hampshire and NANCIE M. GRAY of Ashaway, Hopkinton, Rhode Island, for consideration paid, grant to PHILIPP H. BAUMANN and KIMBERLY A. BAUMANN of 32 Mohegan Drive, Jewett City, Connecticut 06351, as Joint Tenants, with Right of Survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land, with the buildings and improvements thereon, situated on the easterly side of the Pendleton Hill Road, Route 49, in the Town of North Stonington, County of New London and State of Connecticut, bounded and described as follows:

NORTHERLY, by land now or formerly of Herbert and Mildred Tennant; EASTERLY, by land now or formerly of said Herbert and Mildred Tennant; SOUTHERLY, by land formerly of Susan K. Miner, formerly of Raymond Gould, and now of Walter E. and Marion E. Kuta; and WESTERLY, by the said Pendleton Hill Road, Route 49.

EXCEPTING THEREFROM that certain piece or parcel of land conveyed to LOUIS W. GINGERELLA and GERALDINE M. GINGERELLA by Quit-Claim Deed dated November 2, 1992 and recorded in volume 93, page 254 of the North Stonington Land Records.

The premises hereby conveyed is a portion of FIRST TRACT in deed of Kathryn B. Maine dated July 23, 1991 to E. Orrin Maine and Nancie M. Gray, Trustees under Trust Agreement between Kathryn B. Maine as grantor and E. Orrin Maine and Nancie M. Gray as Trustees, dated

"No Conveyance Tax collected  
*Patricia P. McGowan*  
Town Clerk of North Stonington"

"No State Conveyance Tax collected  
*Patricia P. McGowan*  
Town Clerk of North Stonington"

July 15, 1991 recorded in volume 87, page 528 of the North Stonington Land Evidence Records.

Reference is made to deed of E. Orrin Maine, Jr. and Nancie M. Gray as Trustees to E. Orrin Maine, Jr. and Nancie M. Gray dated November 3, 1992 and recorded in Volume 93 page 391 of the North Stonington Land Evidence Records.

The purpose of this deed is to correct a prior deed of record from the grantors to the grantees dated July 23, 1993 wherein the grantors were described as Trustees.

WITNESS our hands this 27 day of August, 1993

Raymond E. Bretton E. ORRIN MAINE, JR.  
RAYMOND E. BRETTON  
Leo Phaneuf  
LEO PHANEUF  
NORMAN L. LANGLEY  
NANCIE M. GRAY  
M. Jeanne Matthey  
M. JEANNE MATTHEY

STATE OF RHODE ISLAND  
COUNTY OF WASHINGTON

In Westerly on the 27<sup>th</sup> day of August, 1993, before me personally appeared NANCIE M. GRAY, to me known and known by me to be the party executing the foregoing instrument, and she acknowledged said instrument, by her so executed, to be her free act and deed.

William B. Thornton  
Notary Public  
My Commission Expires:

WILLIAM B. THORNTON  
NOTARY PUBLIC  
My Commission Expires July 10, 1995



STATE OF NEW HAMPSHIRE  
COUNTY OF ✓

In Nashua, N.H. on the 16th day of September,  
1993, before me personally appeared E. ORRIN MAINE, JR., to me  
known and known by me to be the party executing the foregoing  
instrument, and he acknowledged said instrument, by him so  
executed, to be his free act and deed.

Davis K Bryant  
Notary Public  
My Commission Expires: April 10, 1995



RECEIVED OCTOBER 7 A.D. 1993 at 2:10 P.M. Recorded in  
NORTH STONINGTON LAND RECORDS Vol.98 Pages 344-346  
Attest: Patricia P. McFarlane Town Clerk