



Town of
North Stonington, CT
PLANNING & ZONING COMMISSION

RECEIVED

THURSDAY, APRIL 8, 2021 – 7:00 P.M.

2021 APR -6 P 1:10

THE MEETING WILL BE HELD VIA ZOOM

TOWN CLERKS OFFICE
NORTH STONINGTON CT

Public will be able to Join the Zoom Meeting via the following link

<https://us02web.zoom.us/j/89852209009?pwd=Um9GUe3V0hRaEUxdW91Ymo0YWlPdz09>

or public can call **1 646 558 8656**, then enter **Meeting ID:** 898 5220 9009 Passcode: 558176

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. **COMMISSION REVIEW:**

A. **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 (*Commission received on 04/01/21 & must act on or by 06/04/21*)

B. **8-24 #21-032 (CT General Statue 8-24 Review)**, On behalf of the Board of Selectmen, Selectmen Michael Urgo requesting Planning & Zoning Commission review, in accordance with CGS 8-24, on the following item: The Town is seeking to partner with Stand Up For Animals, a non-profit, who would build a facility of approximately 3,500 sq. ft. to house dogs & cats & the Town would maintain the property & pay utilities. The is property located at 163 Wintechog Hill Rd., Tax Map #93, Lot #6737 in an R-80 Zone.

6. **PLANNING ISSUES & DISCUSSION:**

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

8. **NEW APPLICATIONS:**

9. **OLD BUSINESS:**

10. **NEW BUSINESS:**

11. **REVIEW MINUTES:** Review minutes of Regular Meeting of 04/01/21

12. **ADJOURNMENT:**

Louis E. Steinbrecher, Chairman



Town of North Stonington
Planning and Zoning Commission

Application for Commission Approval

received

Application Number: Receipt Date: Fee:

SPL
 SPP
 MP
 TX/MP AM
 ZC
 CU
 EXP
 MOD SPL
 MOD SPP

8-24

Applicant Information:

Name: Town of North Stonington
 Mailing Address: 40 Main St, North Stonington CT 06359

Contact Info: Phone: (860) 535-2877 E-mail: Selectman@northstoningtonct.gov

Owner of Record:
 Name: Town of North Stonington
 Mailing Address: 40 Main St, North Stonington CT 06359

Contact Info: Phone: (860) 535-2877 E-mail: Selectman@northstoningtonct.gov

Property Location: 1163 Wintechog Hl, North Stonington CT 06359

Assessor Parcel Information: Map: Lot:

Zoning District of Property: Restrictive Overlay Area:
R-10 · R-60 · R-80 · C · HC · I · ED · RC N/A · VPO · WSPO · SUO · APOA
 (See Chapter 7)

Specific Use as Listed under Specific Zoning District in Regulations:

Detail of Use Requested: Use of property for animal shelter, see attached memo.

4/5/2021
Date

[Signature]
Signature (Applicant)

4/5/2021
Date

[Signature]
Signature (Property Owner of Record)

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.

For Office Use Only: Disposition and action taken by the Inland Wetlands Commission or Insignificant and Rights of Use Permits by the Inland Wetlands Officer. (Wetlands Permit is valid for 5 years from date of issuance as long as work has commenced)

Signature of IWC Chairman or WEO: _____ Date: _____



Town of
North Stonington, Connecticut

April 5, 2021

Dear Members of Planning & Zoning Commission,

In March, the non-profit Stand Up For Animals presented at a Board of Selectmen's meeting the idea of building an animal shelter here in North Stonington. Their non-profit is often in a situation where they cannot help animals over the State line due to rules and regulations, so they were looking for a partner to find solutions to this. The Town of North Stonington has been looking for solutions to the lack of an animal shelter in town, making for a good partner. Stand Up For Animals has proposed to build a facility approximately 3,500 square feet to house dogs and cats. The Town will maintain the property and pay utilities and our Animal Control officer will handle her normal duties as they are with office space in the new facility. The Town will give a lifetime lease of the property to Stand Up For Animals.

The Board of Selectmen are requesting this 8-24 so Stand Up For Animals can begin the work on a design proposal for the Town to consider. This will go to Town meeting once more details are known. Stand Up For Animals would like to be certain zoning will approve this before expending resources on the design/construction work. We are coming to P & Z to ask for approval for this type of use on this property. The Board of Selectmen unanimously support this initiative.

Sincerely,

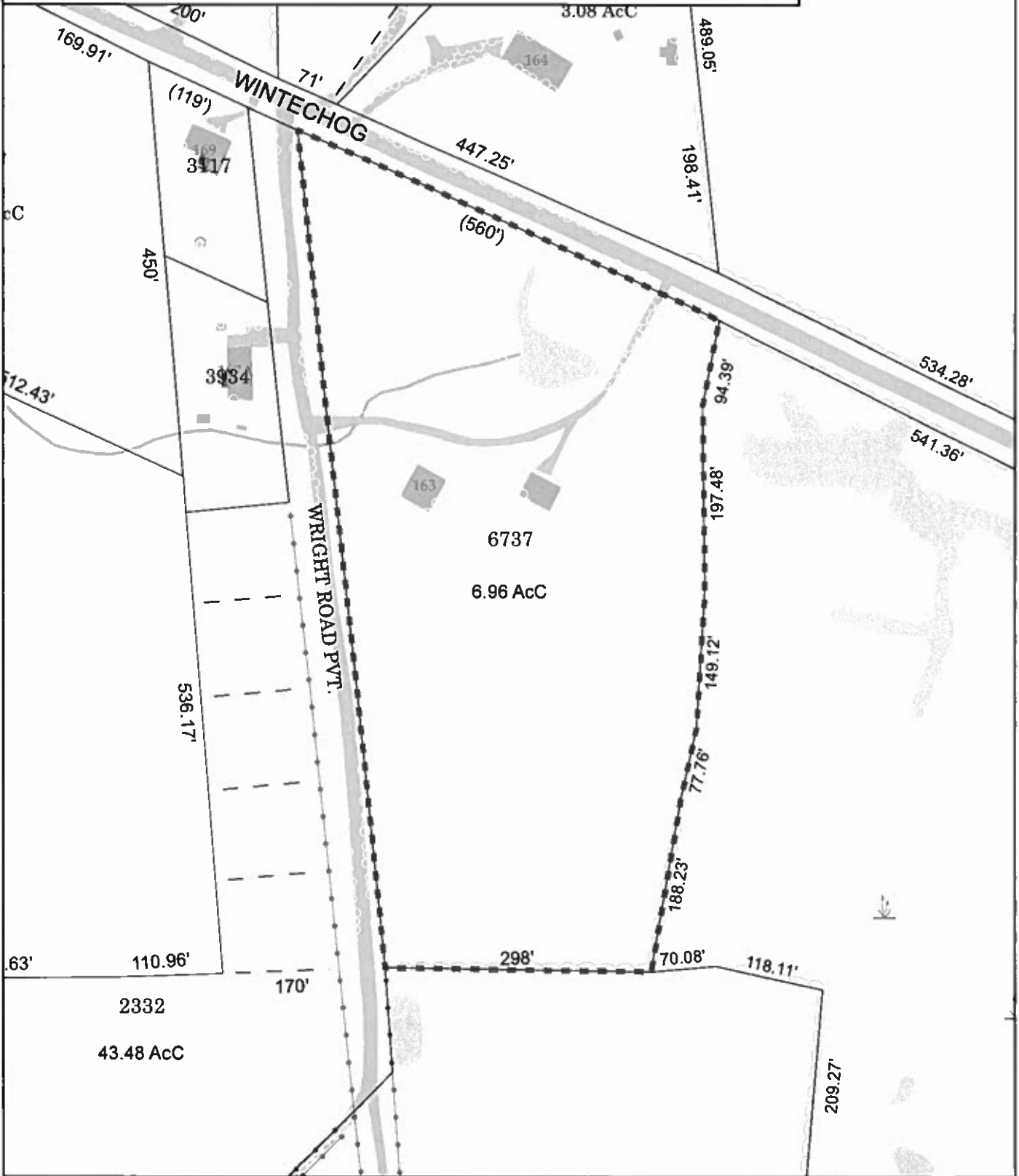
Mike Urgo

First Selectman

Town of North Stonington, Connecticut - Assessment Parcel Map

Parcel: 93-6737

Address: 163 WINTECHOG HL

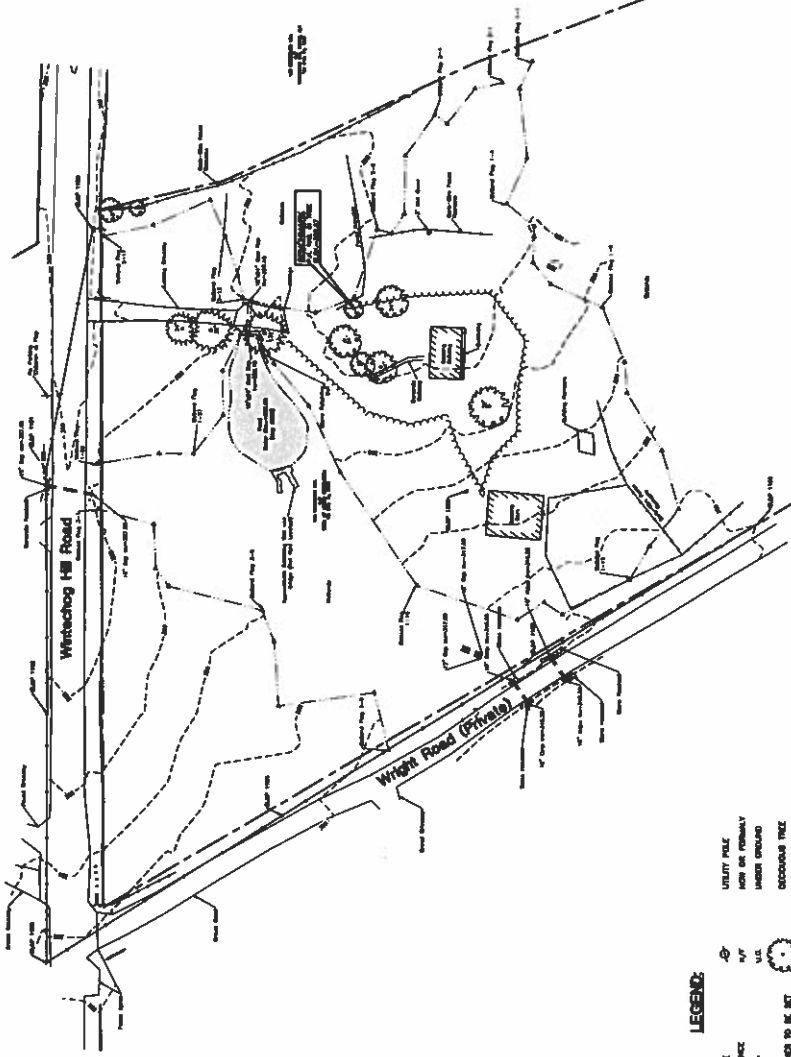


Approximate Scale: 1:1,700

0 30 60 120 180 240 Feet

Map Produced
June 2020

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



LEGEND:

- PROPERTY LINE
- CHALK-LINE FENCE
- REINFORCED WALL
- BOUNDARY MARKERS TO BE SET
- IRON PIN, IRON PIPE
- CONCRETE
- ONE OR TWO BRICK DATE
- TRAPING SIGN
- SEWER MANHOLE
- UTILITY POLE
- W/ F
- UNDERGROUND
- DECIDUOUS TREE
- CONCRETE ELECTRIC USE
- WRECK SIGNPOST
- BOLLARD
- SEWER

I HAVE REVIEWED THE WITHLINES ON THE PROPERTY IN THE FIELD AND HAVE FOUND THEM TO BE CORRECT. THE WITHLINES ARE SUBSTANTIALLY CORRECT AS SHOWN ON THE DRAWING.

DATE: _____

TO BE CORRECTED AND AS SHOWN THE DATE IS SUBSTANTIALLY CORRECT AS SHOWN ON THE DRAWING.

DATE: _____

- GENERAL NOTES**
1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 86-200-1, TITLE 86-200-2 OF THE REGULATIONS FOR STATE AGENCIES TRANSFERRED FOR SURVEYORS OF LAND SURVEYORS, INC. OF THE STATE OF CONNECTICUT AS ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
 2. TYPE OF SURVEY: CONFORMANCE SURVEY - CLASS 0 COMPLETION PLAN
 3. SURVEY INSTRUMENTS USED: TOTAL STATION
 4. SURVEY DATE: 04/12/20
 5. ATTENTION TO: CLIENT: CHINA COMMUNICATIONS AND TELECOMMUNICATIONS COMPANY LIMITED (CCC)
 6. THIS PLAN HAS BEEN COMPILED FROM OTHER SURVEYS, RECORDS, RECORDS ON OTHER RECORDS AND FIELD NOTES. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE OR FOR ANY OTHER FIELD SURVEY WITHOUT THE WRITTEN CONSENT OF CLA ENGINEERS, INC.
 7. LATEST DATE OF FIELD NOTES: 04/12/20
 8. ALL VERTICAL, HORIZONTAL AND ANGLE MEASUREMENTS ARE BASED UPON THE OBSERVATIONS MADE IN THE FIELD AND NOT ON ANY PREVIOUS RECORDS.
 9. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE INDICATED.
 10. THE MAP AND SURVEY ARE VALID ONLY IF THE PART OR PARTS CONTAINS THE DETAILED SURVEY AND THE SURVEYOR'S SIGNATURE.



CLA Engineers, Inc. Civil - Structural - Surveyors	
217 Main Street, Norwich, CT 06460 (860) 885-1100 Fax: (860) 885-1110	
Project No.:	1
Client:	North Stonington Animal Shelter
Survey Date:	04/12/20
Surveyor:	John J. Deane
Checker:	John J. Deane
Existing Conditions - Topography	





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>
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OK#
90

<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
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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
N/A - VPO - WSPO - SUO - APOA
 (See Chapter 7)

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.

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	
BAUMANN PHILIPP H & KIMBERLY	1 Level	5 Well	6 Septic	1 Paved	3 Rural	RES LAND	Code	Appraised Value
622 PENDLETON HILL RD						RES EXCES	1-1	73,000
NORTH STONINGTON, CT 06359						DWELLING	1-2	8,300
Additional Owners:						RES OUTBL	1-3	348,800
						FARM LAND	1-4	38,200
							6-1	22,500
								440
								490,800
								328,250

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	W/	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)	
Year	Type	Amount	Description	Code	Number	Amount	Comm. Ini.	Yr.	Code
2013	AAA VETERAN'S EX	4,000.00		U	V	100,000	0	51,100	1-1
2013	CAB VETERAN'S EX	2,000.00		V	0	1A	0	5,810	1-2
2013	AAA VETERAN'S EX	4,000.00		U	V	0	0	244,160	1-3
2013	CAB VETERAN'S EX	2,000.00		V	0	0	0	26,740	1-4
Total:		12,000.00						328,250	Total:

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Description	Amount	Comm. Ini.
2013	AAA VETERAN'S EX	4,000.00	
2013	CAB VETERAN'S EX	2,000.00	
2013	AAA VETERAN'S EX	4,000.00	
2013	CAB VETERAN'S EX	2,000.00	
Total:		12,000.00	

ASSESSING NEIGHBORHOOD	
NBHD SUB	Street Index Name
0500/A	Tracing

NOTES
 2018 ADDED 4.5 AC FARM - HONEY BEES
 ING POOL IRR SHAPE 9/11 EGD
 REF VOL 87 PG 331
 GRAY / PDS IG
 10/02 TOTL ACS=45.95CAI
 2 ACCTS SEE #M4090501
 SPL15=PROPERTY SPLT 10/1/92
 5 FIX BTH-XTRA SNK

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Type	Date
B18-038	04/06/2018	RE	08/31/2015
E17-028	05/30/2017	EL	10/08/2011
BP06-072	06/07/2006	RE	09/10/2011
BP05-168	11/22/2005	NC	09/07/2011
ZP05-200	11/16/2005	NC	02/05/2001

LAND LINE VALUATION SECTION		SPECIAL PRICING	
B #	Use	Spec Use	Spec Calc
1	1010 SINGLE FAM MDL-01		
1	1010 SINGLE FAM MDL-01	490	140
1	17180 Pasture F 490		

TOTAL CARD LAND UNITS:		PARCEL TOTAL LAND AREA:	
Units	AC	Units	AC
8.00	AC	8.00	AC

Total Land Value: 103,800

CONSTRUCTION DETAIL (CONTINUED)

Element	Code	Ch.	Description	Element	Code	Ch.	Description
Style	03		Colonial				
Model	01		Residential				
Grade	07		Good + 10				
Stories	02		2 Stories				
Occupancy	01						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2	03		Gable				
Roof Structure	03		Asphalt Shingl				
Roof Cover	03		Drywall/Sheet				
Interior Wall 1	05						
Interior Wall 2	12		Hardwood				
Interior Flr 1	14		Carpet				
Interior Flr 2	02		Oil				
Heat Fuel	05		Hot Water				
Heat Type	03		Central				
AC Type	04		4 Bedrooms				
Total Bedrooms	2						
Total Bthrms	0						
Total Half Baths	0						
Total Xtra Fixtrs	7		7 Rooms				
Total Rooms	03		Modern				
Bath Style	03		Modern				
Kitchen Style							

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100
MDL-01		

COST/MARKET VALUATION

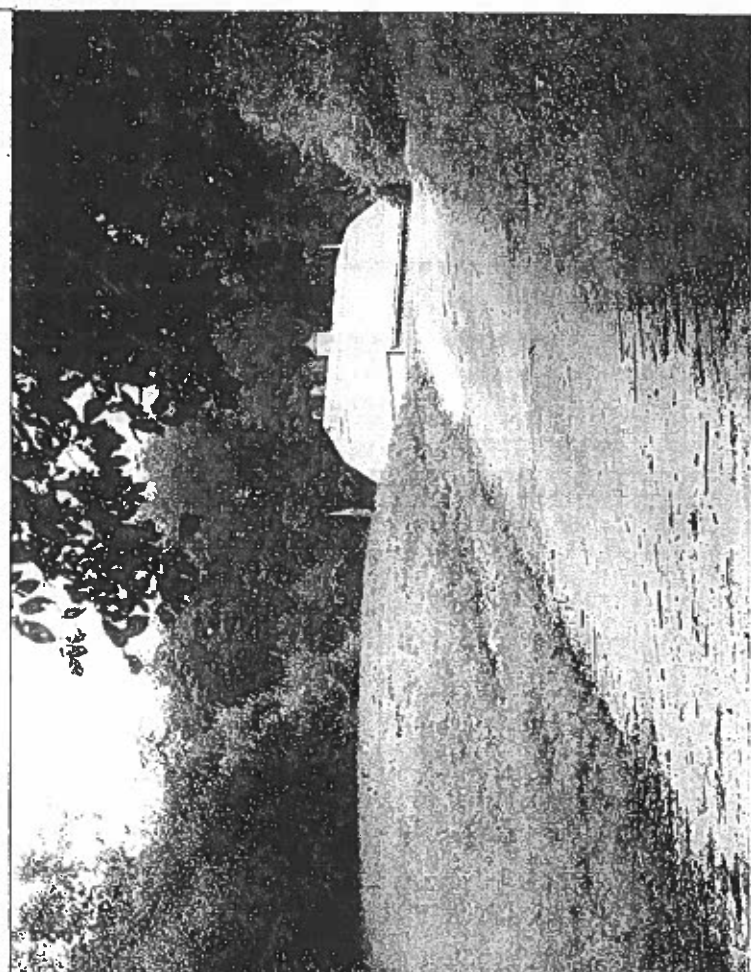
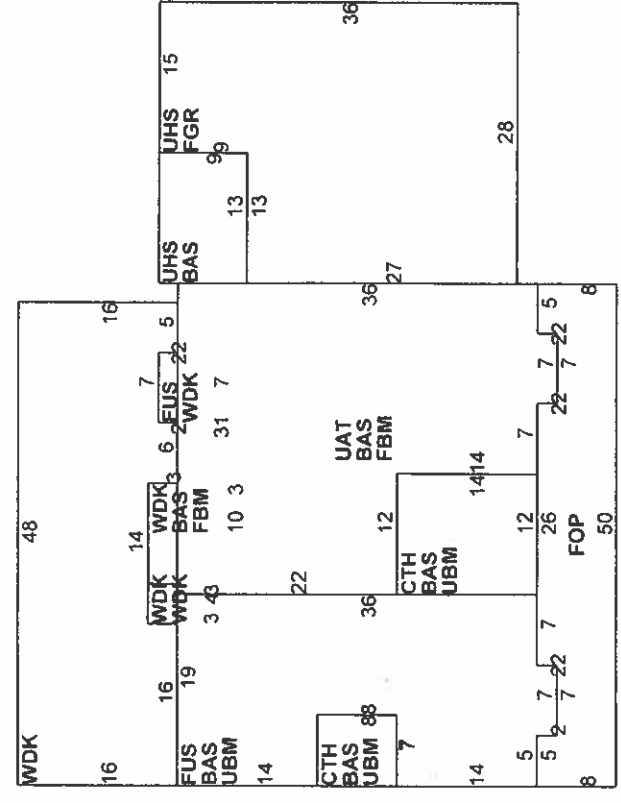
Adj. Base Rate	88.83
Replace Cost	405,903
AYB	2000
Dep Code	A
Remodel Rating	15
Year Remodeled	
Dep %	
Functional Obslnc	
External Obslnc	
Cost Trend Factor	
Status	
% Complete	85
Overall % Cond	345,000
Apprais Val	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

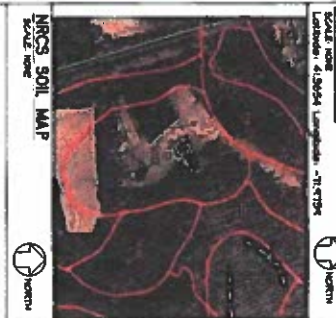
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Description	UB	Units	Unit Price	Yr	Code	Dp Rr	Cond	%Cnd	Aur Value
BRN5	2 STORY	L		1,200	15.00	1998		0			60	10,800
SPL2	INGR POOL V	L		1,500	22.00	2006		0			80	26,400
PAT1	PATIO-AVG	L		88	7.00	2011		0			60	400
SHD1	SHED FRAME	L		96	9.00	2011		0			60	500
LNT	LEAN-TO	L		80	3.00	2011		0			60	100
FPL3	2 STORY CHH	B		1	3,000.00	2000		1			100	2,600
SPA	SPA/HOT TUB	B		1	1,500.00	2000		1			80	1,200

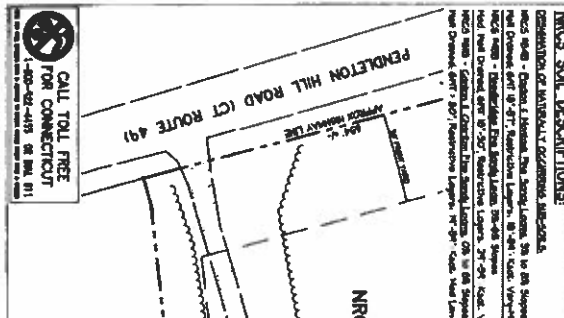
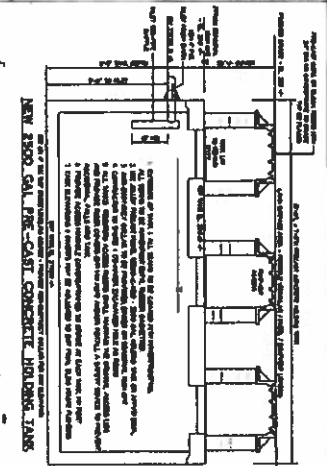
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Unleprec. Value
BAS	First Floor	1,975	1,975	1,975	98.83	195,193
CTH	Cathedral Ceiling	0	224	11	4.85	1,087
FBM	Basement, Finished	0	992	397	39.55	39,236
FGR	Garage, Attached	0	891	356	39.49	35,184
FOP	Porch, Open, Finished	0	372	74	19.66	7,314
FUS	Upper Story, Finished	656	656	656	98.83	64,834
UAT	Attic, Unfinished	0	962	96	9.86	9,488
UBM	Basement, Unfinished	0	866	173	19.74	17,098
UHS	Half Story, Unfinished	0	1,008	252	24.71	24,906
WDK	Deck, Wood	0	780	117	14.82	11,563
	Ttl. Gross Liv/Lense Area:	2,631	8,726	4,107		405,903

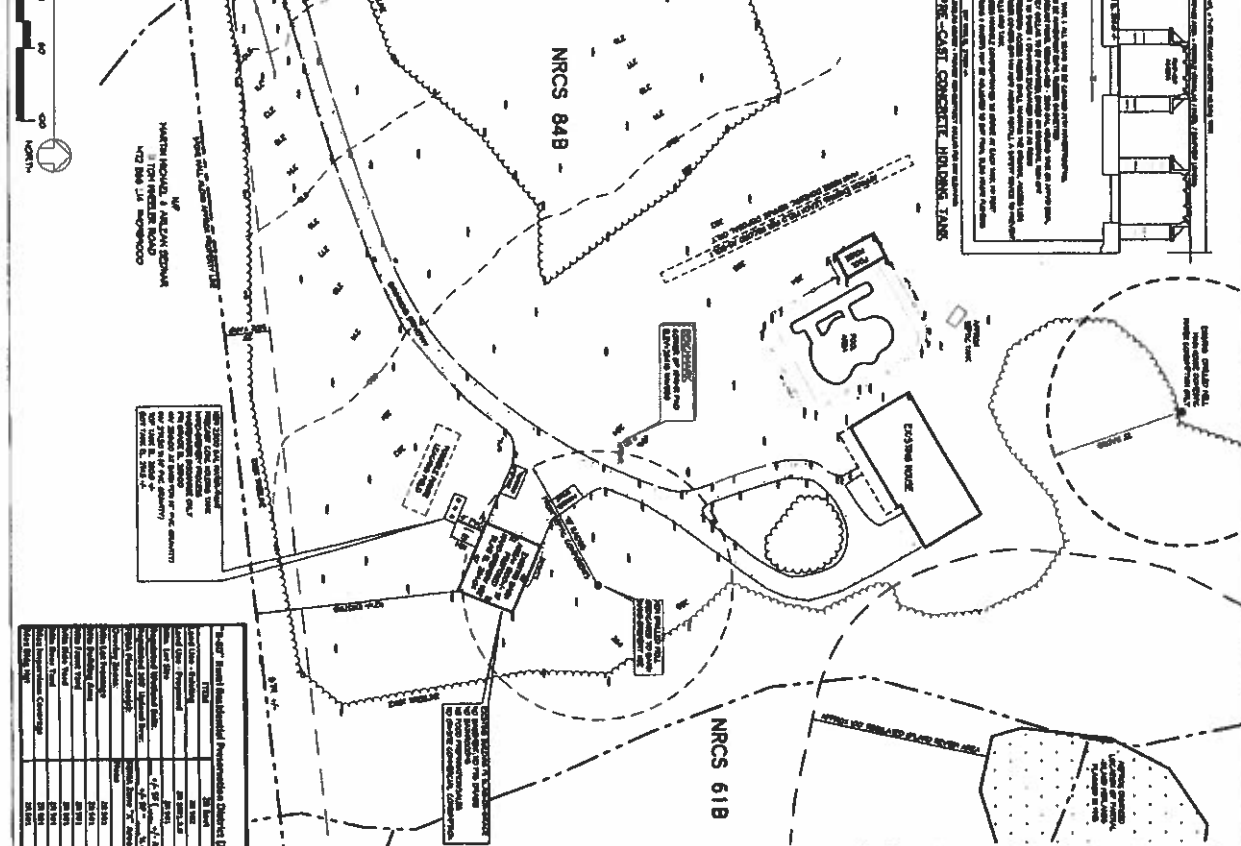




NIRCS SOIL DESCRIPTIONS:
 ORGANIC OR HEAVILY ORGANIC SANDS
 100% Sand - Organic or heavily organic sand, 10% to 20% silt, 0% clay. Organic content 10% to 20%.
 100% Sand - Organic or heavily organic sand, 10% to 20% silt, 0% clay. Organic content 10% to 20%.
 100% Sand - Organic or heavily organic sand, 10% to 20% silt, 0% clay. Organic content 10% to 20%.



DEVELOPMENT OF MATERIALS:
 100% Sand - Organic or heavily organic sand, 10% to 20% silt, 0% clay. Organic content 10% to 20%.



ZONING DATA

Code	Use	Setback	Height	Area	Other
100	Single-Family Residential	30'	35'	10,000 sq. ft.	...
200	Two-Family Residential	30'	35'	10,000 sq. ft.	...
300	Multi-Family Residential	30'	35'	10,000 sq. ft.	...
400	Commercial	30'	35'	10,000 sq. ft.	...
500	Industrial	30'	35'	10,000 sq. ft.	...

GENERAL NOTES

1. The site is located in a rural area and is zoned for agricultural use.
2. The site is located in a rural area and is zoned for agricultural use.
3. The site is located in a rural area and is zoned for agricultural use.
4. The site is located in a rural area and is zoned for agricultural use.
5. The site is located in a rural area and is zoned for agricultural use.
6. The site is located in a rural area and is zoned for agricultural use.
7. The site is located in a rural area and is zoned for agricultural use.
8. The site is located in a rural area and is zoned for agricultural use.
9. The site is located in a rural area and is zoned for agricultural use.
10. The site is located in a rural area and is zoned for agricultural use.

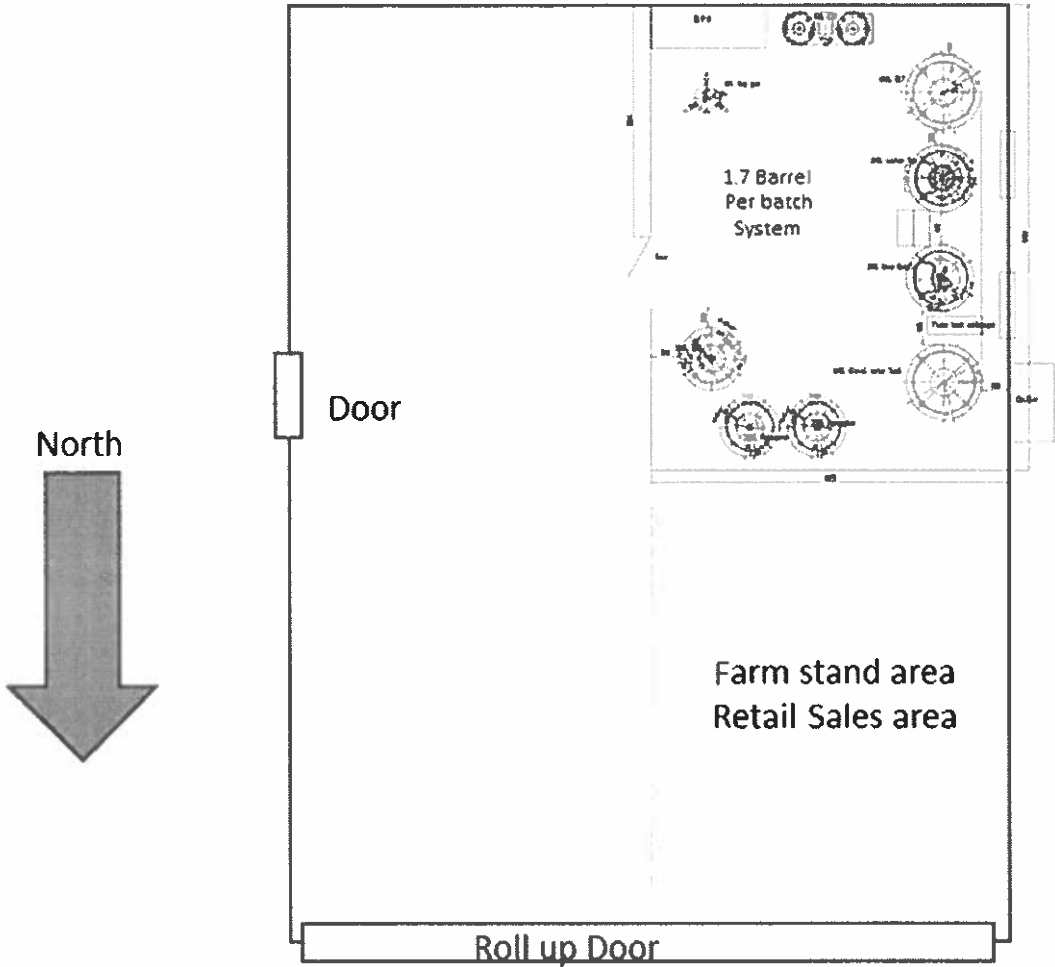
SITE PLAN - PROPOSED FARM AND BREWERY USE

APPLICANT: **MS BEER HAVEN LLC**
 PROPERTY OF: **PHILIPP H. & KIMBERLY A. BALMANN**
 FOR PROPERTY LOCATED AT: **602 FORDHAM HILL ROAD NORTH STRATFORD, CT 06108**

Scale: AS SHOWN
 Date: MARCH 2021
 Project No: 210814

EDWARD H. WENKE III, PE
 CIVIL - STRUCTURAL ENGINEER
 Licensed in Connecticut, New York, Rhode Island, Maine
 P.O. Box 546, Westport, CT 06880
 Tel: 203.426.1400 Email: ewenke@edwardwenke.com

Baumann Barn Farm Nano-Brewery



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. McSpurran
 Town Clerk of North Stonington"

"No State Conveyance Tax collected
Patricia P. McSpurran
 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
 RAYMOND E. BRETTON
E. Orrin Maine, Jr.
 E. ORRIN MAINE, JR.

Leo Phaneuf
 LEO PHANEUF
Nancie M. Gray
 NANCIE M. GRAY

Norman L. Lancelas
 NORMAN L. LANCELAS
M. Jeanne Matley
 M. JEANNE MATLEY

STATE OF RHODE ISLAND
COUNTY OF WASHINGTON

In Westerly on the 27th 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.


 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 J. McFarlane Town Clerk